



Gopper CREEK

Offering Summary

A 99-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

the OPPORTUNITY

An Amenity-Rich Community Offering Lifestyle Convenience in a Serene Environment

Copper Creek (the “Property”), an investment opportunity on Tucson’s east side, is ideally positioned with frontage along Golf Links Road, a major east-west corridor. The Property features 99 units averaging 938 square feet, an unmatched average unit size within a one-mile radius.

Built in 1973, Copper Creek offers its residents one-, two-, and three-bedroom apartments homes in both traditional and townhome-style options. Unit interiors feature a fully equipped kitchen with frost-free refrigerator, stove, dishwasher, accompanied by ample closet space and windows fitted with sunscreens. Wood-style vinyl plank flooring flows through the living areas, complemented by ceramic tile in the wet areas and plush carpets in the bedrooms. Select units include a yard, washers and dryers, and/or washer and dryer connections. Residents enjoy a swimming pool, fully equipped fitness center, basketball court, clubhouse with a Wi-Fi business center, playground, barbecue areas, and laundry facilities throughout the well-maintained community.

Leveraging its Golf Links Road location, Copper Creek benefits from a notable average household income of \$69,000 and a predominantly white-collar demographic, representing $\pm 61\%$ of residents within a five-mile radius of the Property. This high-earning population is attracted to the all-inclusive conveniences accessible through nearby major thoroughfares, Aviation Highway and Interstate 10. These transportation corridors serve as a connection to numerous employment hubs that the city of Tucson offers, boasting $\pm 257,000$ professionals across $\pm 9,000$ employers. Major employment sectors stimulating Tucson’s economy are inclusive of aerospace and defense, healthcare, business services, high-tech manufacturing, and information technology. Top legacy employers contributing to the city’s thriving economy include Davis-Monthan Air Force Base ($\pm 11,000$ airmen), University of Arizona ($\pm 16,000$ employees), Raytheon ($\pm 13,400$ employees), Banner Health ($\pm 7,500$ employees), Tucson Medical Center ($\pm 6,700$ employees), and Carondelet Health Network ($\pm 2,150$ employees).

the OFFERING

6666 EAST GOLF LINKS ROAD | TUCSON, ARIZONA

PRICE MARKET	TERMS ALL CASH	OWNERSHIP FEE SIMPLE	CONSTRUCTION GARDEN	# OF UNITS 99	YEAR COMPLETED 1973	AVERAGE UNIT SIZE ± 938 SF	PARCEL SIZE ± 5.73 ACRES	SITE DENSITY ± 17.28 UNITS PER ACRE
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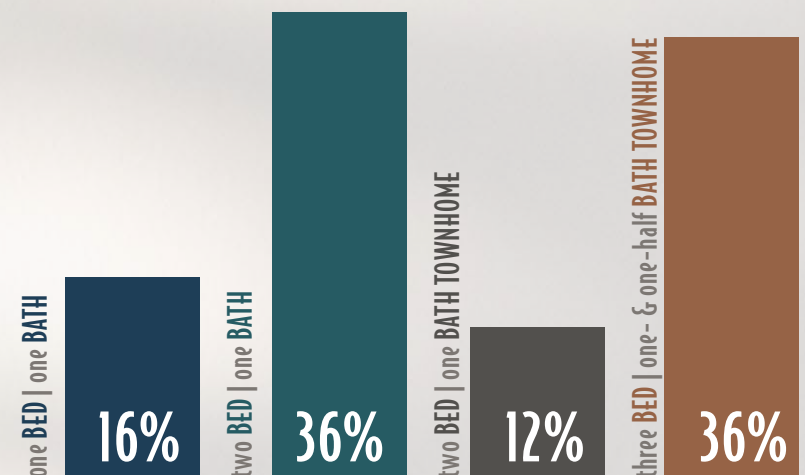
unit mix SUMMARY

April 22nd, 2025 Rent Roll

Unit Description	Unit Count	Unit Mix	Square Feet	Net Rentable Square Feet	Market Rent		Occupied Rent	
					Per Unit	Per SF	Per Unit	Per SF
1 Bdr 1 Bath	16	16%	656	10,496	\$ 995	\$ 1.52	\$ 962	\$ 1.47
2 Bdr 1 Bath	36	36%	895	32,220	\$ 1,118	\$ 1.25	\$ 1,086	\$ 1.21
2 Bdr 1 Bath Townhome	12	12%	949	11,388	\$ 1,261	\$ 1.33	\$ 1,222	\$ 1.29
3 Bdr 1.5 Bath Townhome	35	36%	1,108	38,780	\$ 1,353	\$ 1.22	\$ 1,303	\$ 1.18
Total / Average	99	100%	938	92,884	\$1,198	\$1.28	\$1,159	\$1.24
Monthly Potential					\$118,620		\$114,752	
Annual Potential					\$1,423,440		\$1,377,020	

**All square footages are approximate.*

unit mix BREAKDOWN



Copper CREEK



Marcus & Millichap

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