

# For Sale or Lease

*1622 North Swan Road  
Tucson, Arizona 85712  
Former Urgent Care Facility*



<b>Size Available:</b>	<b>5,184 Square Feet</b>
<b>Lease Rate:</b>	<b>\$24.75/foot Triple net</b>
<b>Purchase Price:</b>	<b>To be determined.</b>
<b>Zoning:</b>	<b>O-3, City of Tucson Professional Office</b>
<b>Assessor's Parcel Number:</b>	<b>121-11-160A \$13,843.52 (2023) \$2.67foot/year</b>
<b>Year Built:</b>	<b>1983</b>
<b>Comments:</b>	<b>Former Northwest Hospital Urgent Care facility Located on the Swan Road Corridor. Front Door and Rear Door parking for clients. Major signage available on Monument Sign. Simple egress and egress onto Swan Road.</b>
<b>Rental Sales Taxes:</b>	<b>All rents are City/State rental sales taxes, currently 3.1%</b>
<b>Available:</b>	<b>January 1, 2025</b>
<b>Flood Zone:</b>	<b>Flood Zone X</b>



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Chase C. Cotlow  
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# 1622 North Swan Road Tucson, Arizona 85711



03/17/2022



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**General Notes**

1. Basis of Bearing: North (0°00'00" East on the Book 18 of Record of Surveys as page 5, Pima County, Arizona, between the monuments as shown.
2. This survey was performed without the presence of adjacent property owners. It is recommended that adjacent property owners be made aware of the existence and location of underground or hidden utilities.
3. All dimensions shown are measured or a calculated derivative thereof unless otherwise noted.
4. Indicate a record measurement according to Arizona Revised Statutes, Title 9, Chapter 4, Article 1, Section 3, and Arizona Administrative Code, Title 17, Chapter 3, Article 2, Section 3, and Arizona Administrative Code, Title 17, Chapter 3, Article 2, Section 4.
5. Indicate a found monument as noted.
6. Indicate a set tag RLS S3099.

**Legend**

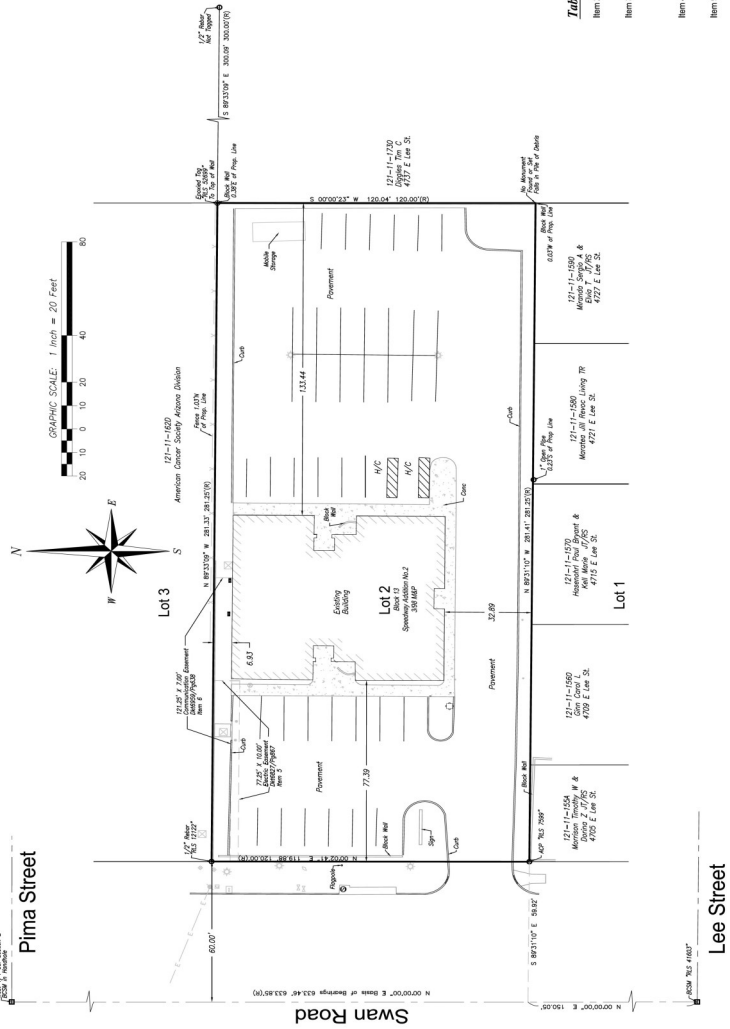
- Electric Transformer
- Utility Pole
- Street Lighting Pole
- Utility Pole with River
- Telephone Pole
- Communication Pole
- Sewer Chained
- River Valve
- Boardwalk Valve
- Boiloff
- Pole
- Storm Sewer Manhole
- Manhole



**Location Map**  
Section 2,  
Township 14 South, Range 14 East,  
Grid, Pima County, Arizona  
Scale: 3" = 1 mile

**Table A Notes:**

- Item 2. The address of the subject parcel is 1022 N Swan Road, Tucson, AZ 85716.
- Item 3. The subject parcel falls in unincorporated Zone X, within the City of Tucson, Arizona, and is subject to the FRM parcel 2262 of 4750, Map No. 04019C2262L, dated June 16, 2011.
- Item 4. The area of the subject parcel is 33751.7 square feet or 0.8 acres as described.
- Item 5. The subject parcel contains 27 regular and 2 handicapped parking spaces.
- Item 6. At the date of this survey no recent construction was observed on the subject parcel.



**Legal Description (per title report):**

Lot 2, Block 13 of SPEEDWAY ADDITION No. 2, subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona in Block 13, Page 98 and Part 1 of Page 99 thereof, EXCEPT the West 50 feet.

**Schedule B(1) - Exceptions:**

This survey was performed with the benefit of a Title Report issued by First American Title Insurance Company, an Arizona corporation, dated August 23, 2014 and is subject to the following Schedule B Exceptions:

1. RESERVATIONS contained in the Plat from the United States of America, Revised (NSR)
2. SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in the local customs, laws and decisions of courts, and there is reserved from the land hereby granted, a right of way thence for ditches or canals constructed by the authority of the United States of America.
3. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien payable but not yet due for the following year. (NS)
4. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records, and any other interests in water, including but not limited to, rights relating to Water Rights as may be set forth elsewhere in Schedule B. (NSR)
5. EASEMENTS, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision in Block 13 of Maps and Plans at page 98, Platted.
6. EASEMENT and rights incident thereto, as set forth in instrument: (Platted)  
Recorded in Docket 6627  
Page 807  
Purpose: electric facilities
7. RIGHTS OF PARTIES in possession. NOTE: This exception will be amended to reflect the removal of the corresponding document required in Schedule B, Part 1. (NS)
8. EASEMENT and rights incident thereto, as set forth in instrument: (Platted)  
Recorded in Docket 6627  
Page 808  
Purpose: communication facilities

**Certifications:**

To First American Title Insurance Company  
COTLOW COMPANY, an Arizona corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSRS, and includes the information required by ARS § 9-413, and is of Title A nature. The field work was completed on 09/18/2014.



Date of Plat or Map: 09/18/2014  
Travis Webb, RLS S3099

**Arrow Land Survey, Inc.**  
LAND SURVEYING  
CONSTRUCTION STAKING  
3121 E. KLEINDALE RD.  
TUCSON, AZ 85716  
(520)881-2468 FAX

**Project Name and Address**  
**ALTA/ACSM Land Title Survey**  
A Portion of Lot 2, Block 13 of Speedway  
Addition No. 2, Block 3 of Maps and Plans at  
Page 98, Pima County, Arizona

Project: 14203  
Date: September 2014  
Scale: 1" = 20'  
Sheet: 1 of 1

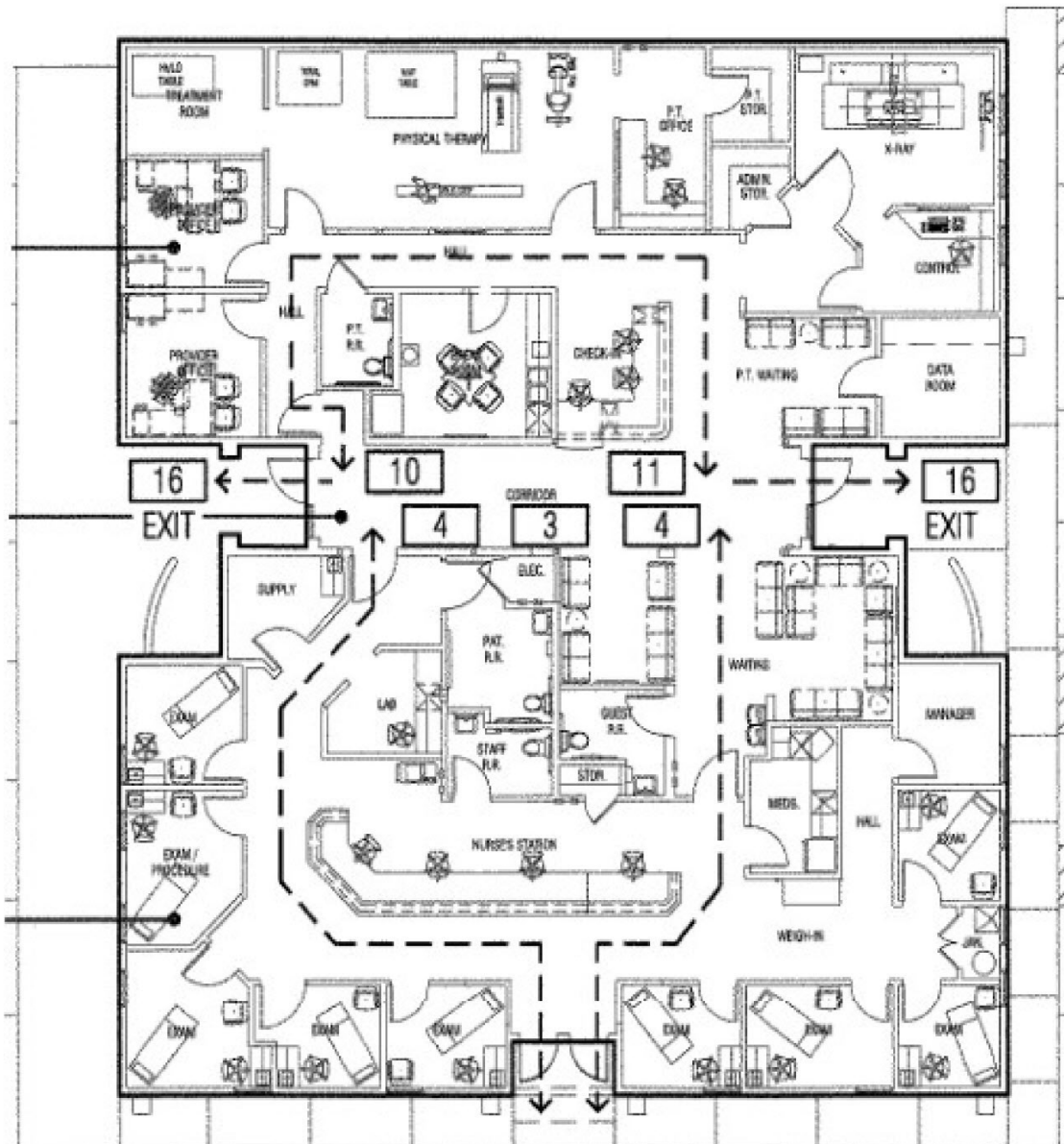


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## AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

### SECTION 1- DISCLOSURE

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#### PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing with all parties.

A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

#### SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing.

A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

**Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.**

#### LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties.

The Broker shall be obligated at all times to deal honestly and fairly with all parties.



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**SECTION 2- ELECTION**

PURCHASER'S/TENANT'S Election (complete this section if you are the Purchaser/Tenant)

The undersigned elects to have: <i>(check any that apply)</i>	
<input type="checkbox"/>	Broker represents the Purchaser/Tenant only as the Purchaser's/Tenant's Broker (See Purchaser's Broker section above)
<input checked="" type="checkbox"/>	<b>Broker represents the Seller only as Seller's Broker (See Seller's Broker section above).</b>
<input type="checkbox"/>	Broker shall act as agent for both Purchaser/Tenant and Seller (See Limited Dual Representation section above).

DATED this Day of		2024	,	2024
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Acknowledged:

Purchaser(s)/Tenant(s)

Name: \_\_\_\_\_

By: \_\_\_\_\_  
Purchaser/Tenant
Name/Title
Date

By: \_\_\_\_\_  
Purchaser/Tenant
Name/Title
Date

Broker: Cotlow Company, an Arizona corporation

By: \_\_\_\_\_  
Dean P. Cotlow
President/Designated Broker
Date

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Our ability to think for ourselves, move by ourselves, and follow our own instincts gives us a sizable advantage when scouring the market and pursuing the right opportunities. Especially when our "instincts" have been honed through 30+ years of experience in all forms of real estate transactions.

We never rely on others to lead. We are never afraid to go our own way. Our thinking is intelligent. Innovative. Focused. We see what others don't. We find what others won't. We don't do things the way others do. And we'll never apologize for that. It's the reason we will deliver exactly what we promise.

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