

NNN Leased Medical Condominium for Sale

Confidential
Offering
Memorandum

SimonMed, 4566 N 1st Ave, Tucson, AZ 85718

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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at **4566 N 1st Ave, Tucson, AZ 85718 (Property)**. Colliers, as agent, has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner's expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser's sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

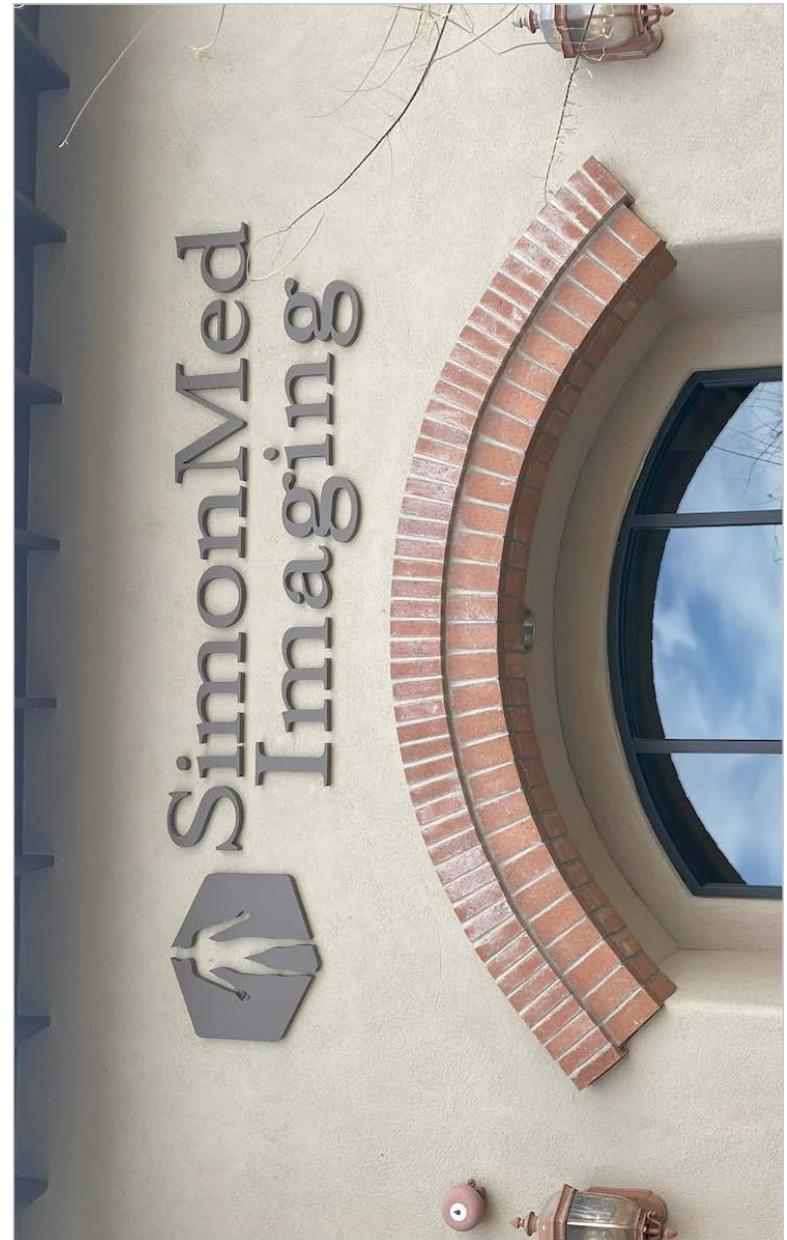
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner's Agent.

Investment Summary



Investment Highlights

- Simon Med – Medical Condominium For Sale
- NNN Lease Investment
- National Credit Tenant: www.simonmed.com
- 3,487SF on .24 AC
- Prime Tucson Location
- Original Lease 10 Years, Commenced on 6/19/2019
- Expiration Date: June 30, 2029
- Current NOI: \$99,927.84
- Three percent (3%) Annual Increases
- Huge Capital Investment from Tenant into the Facility
- Outstanding Upscale Medical Office near Tucson Foothills





Property Profile

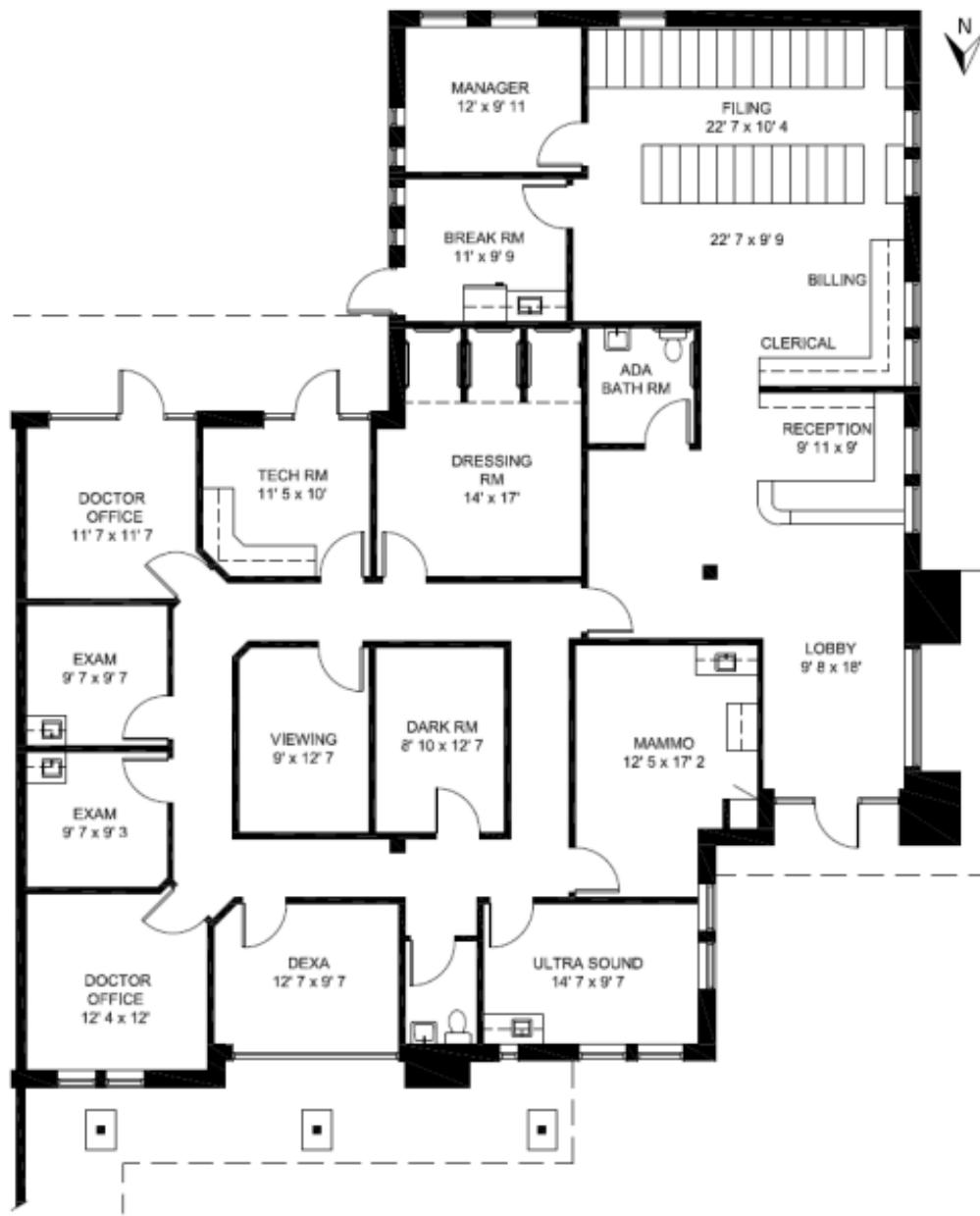


Property Profile

The building is a single-tenant medical office with a total area of 3,487 square feet. It features abundant at-door parking and is conveniently situated adjacent to "The Loop," providing ease of access for patients.

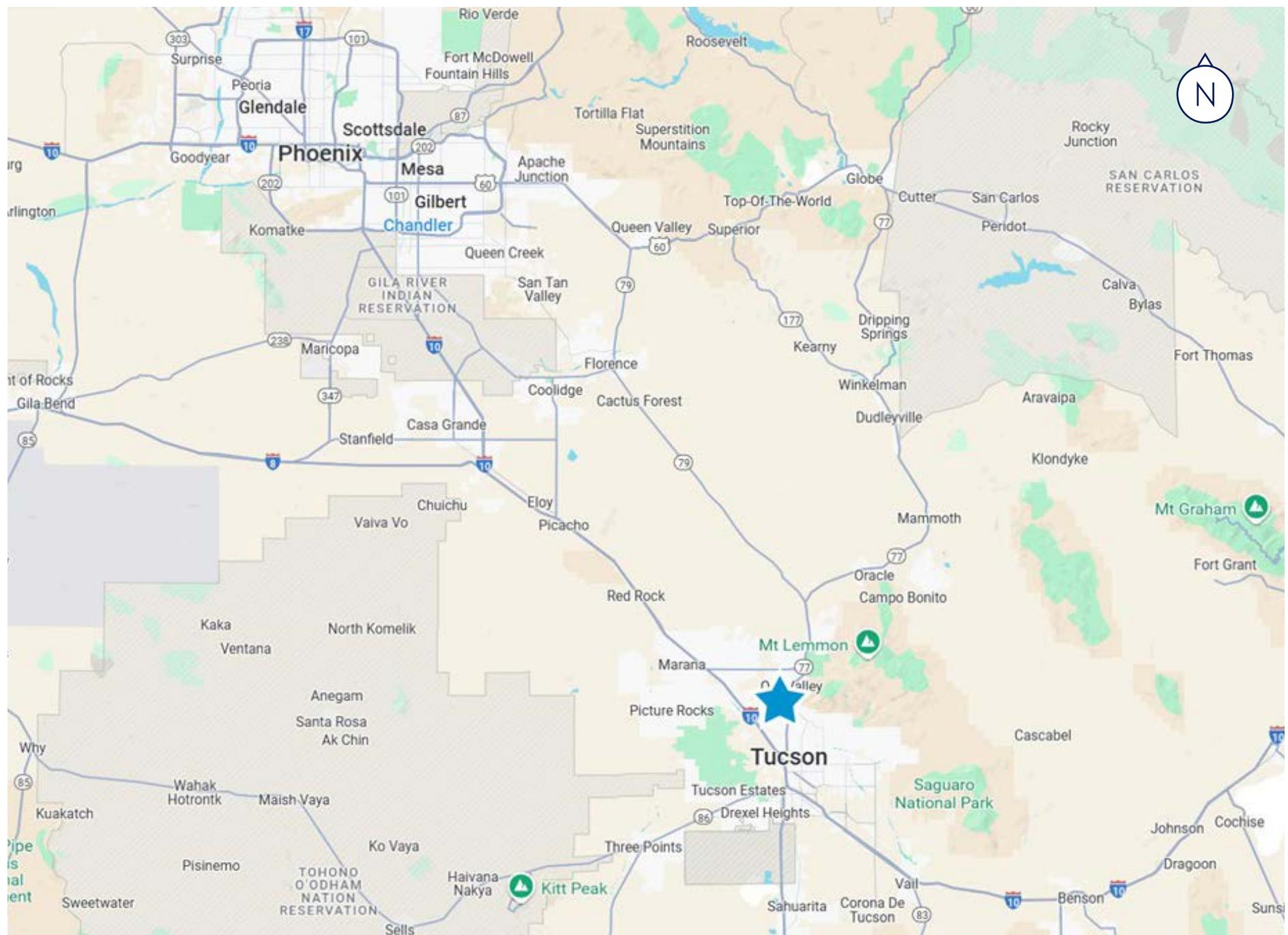
Address	4566 N 1st Ave, Tucson, Arizona
Building Size	±3,487 SF
Lot Size	.24 Acres
Year Built	2001
Location	Located near the intersection of N 1st Ave and E River Rd in north-central Tucson. It is conveniently situated next to The Loop.
Traffic Counts	30,067
Zoning	C-2
Parcel #	108-19-2700 & 108-19-2710, units 9/10

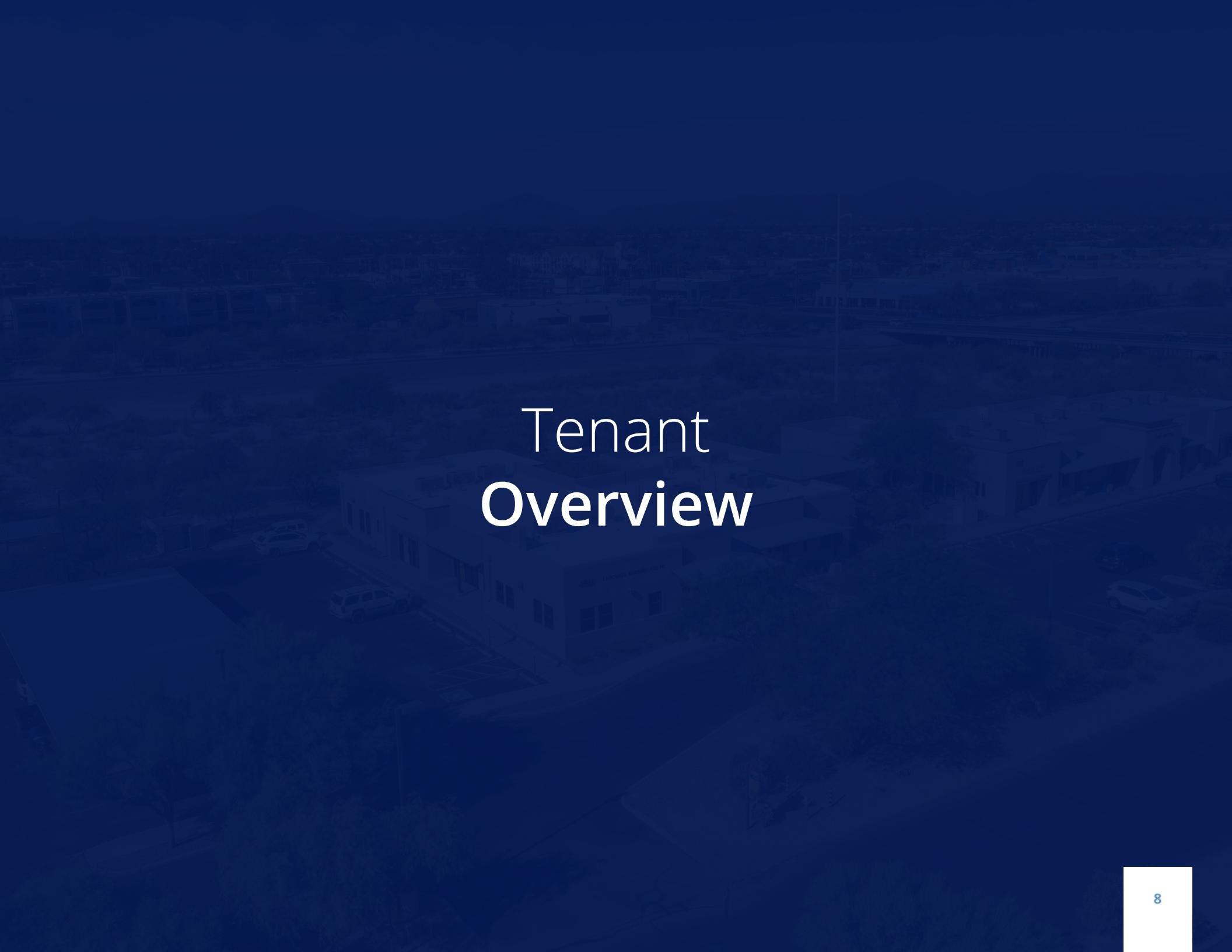
Floor Plan



Features

- 2 Physician Offices
- Breakroom
- Reception/Waiting Area
- Mammography Room
- Ultra Sound Room
- Dexa Room
- Dark Room
- Dressing Room
- 2 Bathrooms
- Filing Room
- Manager Office
- Tech Room
- Viewing Room
- 2 Exam Rooms



A dark, semi-transparent background image showing an aerial view of a city street with several multi-story buildings, a few parked cars, and a utility pole. The image is centered and serves as a backdrop for the title text.

Tenant Overview



Tenant Overview

SimonMed

SimonMed Imaging (SMI) is one of the largest outpatient medical imaging providers and physician radiology practices in the United States. The company specializes in utilizing advanced diagnostic imaging technologies while ensuring they remain affordable and accessible to communities. Their motto, "See Tomorrow Today," reflects their commitment to innovation, accuracy, and early detection.

With over 150 accredited facilities across 10 states, SMI continues to expand its presence in new markets. The company has experienced significant financial growth, generating approximately \$68 million in annual revenue, with a revenue per employee of \$170,000. In 2021, SMI secured a funding round led by American Securities Capital Partners, demonstrating investor confidence in its strong performance and future expansion.

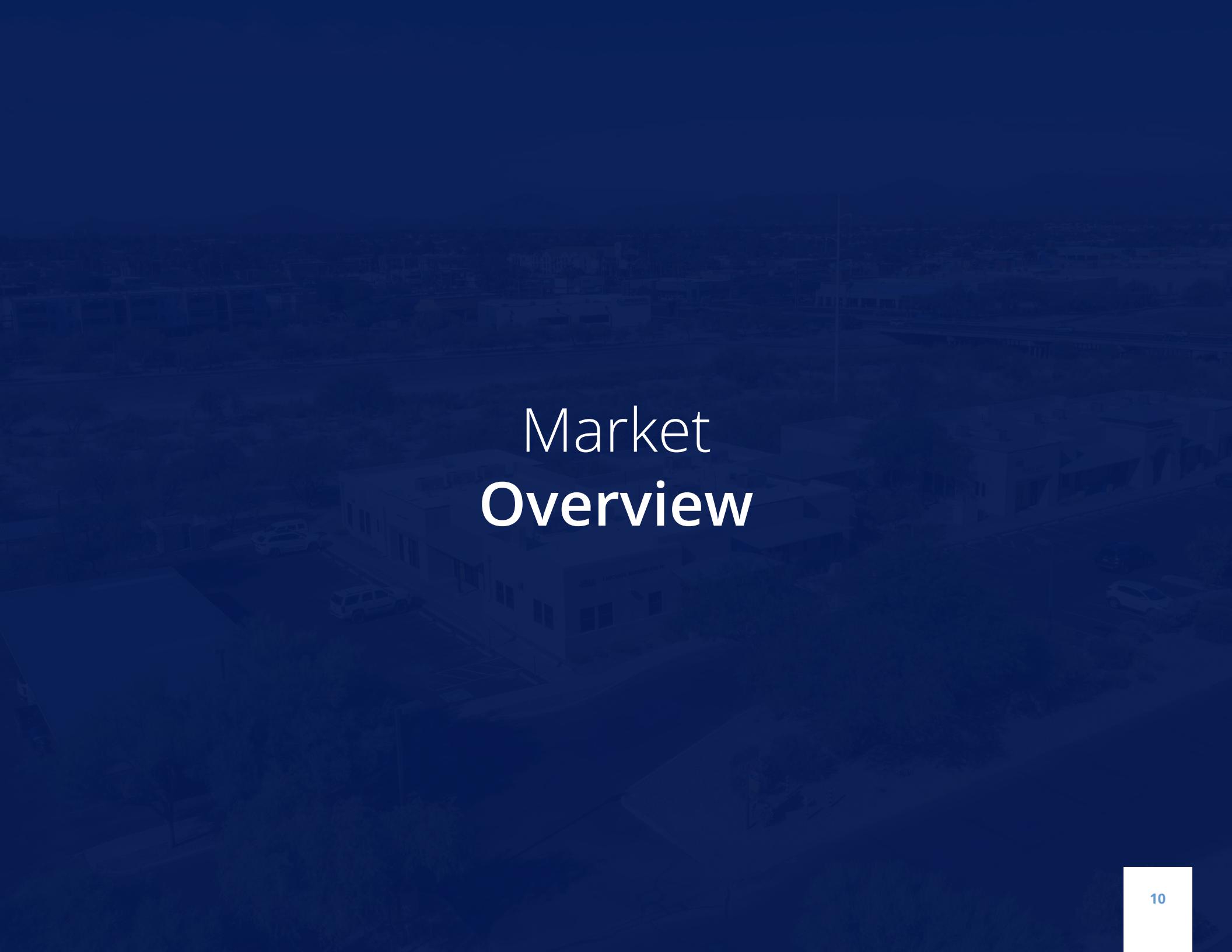
As a leader in the outpatient medical imaging industry, SimonMed remains financially stable, with a track record of innovation and nationwide growth, reinforcing its reputation as a trusted provider of high-quality diagnostic imaging services.



SimonMed Rent Schedule

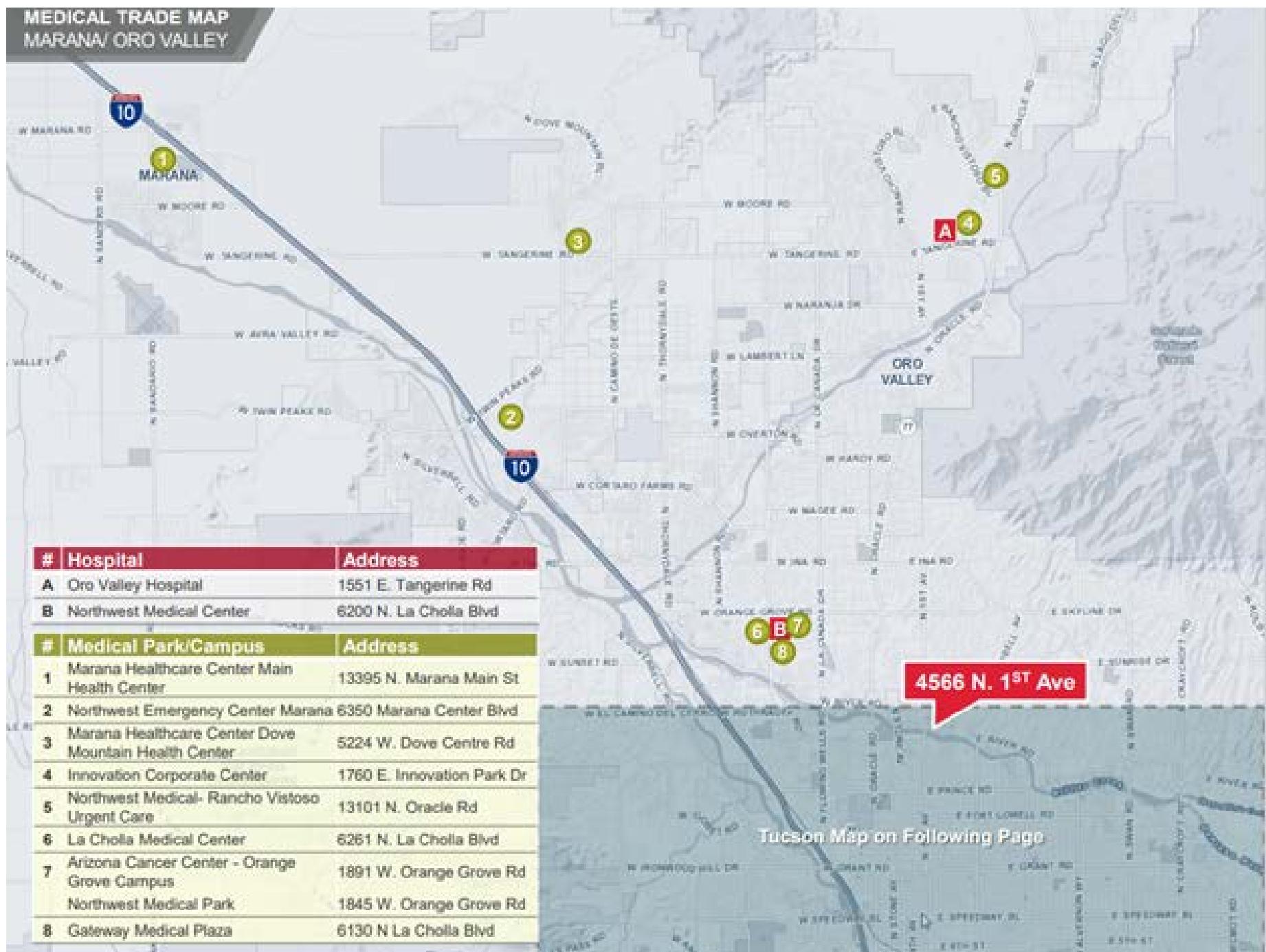
Year	Date	Base Rent
7	07/01/2025 - 06/30/26	\$99,927.84
8	07/01/2026 - 06/30/27	\$102,925.68
9	07/01/2027 - 06/30/28	\$106,013.40
10	07/01/2028 - 06/30/29	\$109,193.88

- Rent Commencement: 12/14/2018
- Original Lease Term: 10 years
- Expiration Date: 06/30/2029
- Security Deposit: \$8,336
- Current Monthly Base Rent: \$8,327.32/mo NNN
- Current Annual Base Rent: \$99,927.84
- Rent Increases: 3.00% per year
- Options to Renew: Two (2) five-year options at a market lease rate at the time of renewal

A dark, semi-transparent background image showing an aerial view of a city. The image is heavily shadowed, with buildings and roads visible but not clearly defined. It serves as a backdrop for the title text.

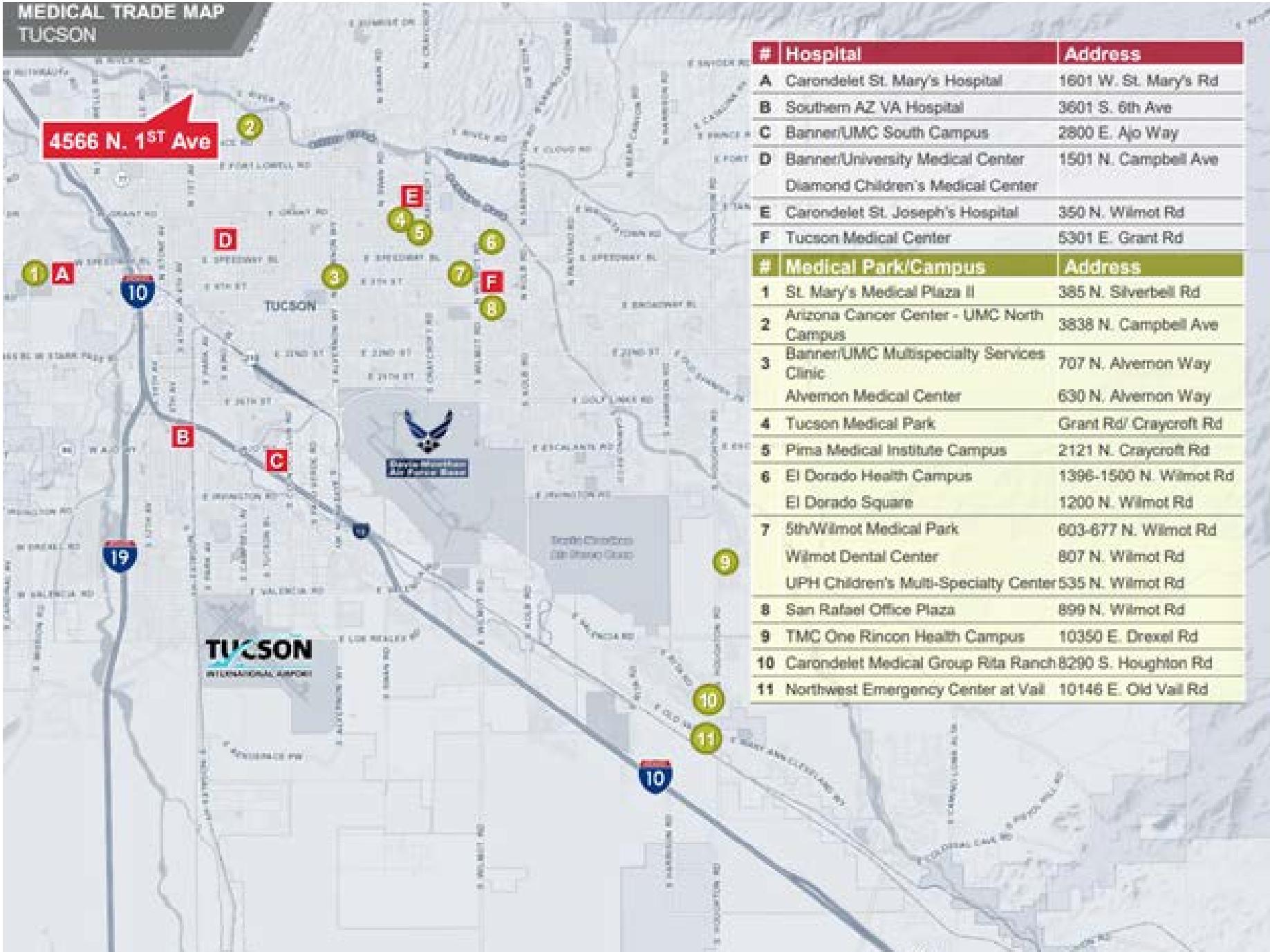
Market Overview

**MEDICAL TRADE MAP
MARANA/ ORO VALLEY**



MEDICAL TRADE MAP
TUCSON

4566 N. 1ST Ave





Major Tucson Employers

University of Arizona

Raytheon

Caterpillar, inc.

Arizona Community Physicians

Agero

Freeport-McMoran Copper & Gold

Carondelet

Intuit

Ascent Aviation Services

Tucson Medical Center

Ascaro Grupo Mexico

Walbro

Modular

Union Pacific

Texas Instruments

The Offshore Group

Redar

Cryacom

IBM

Sundt

B/E Aerospace

CAID

Honeywell

Port of Tucson

ManTech

Cox Communications

General Dynamics

PSE Archery

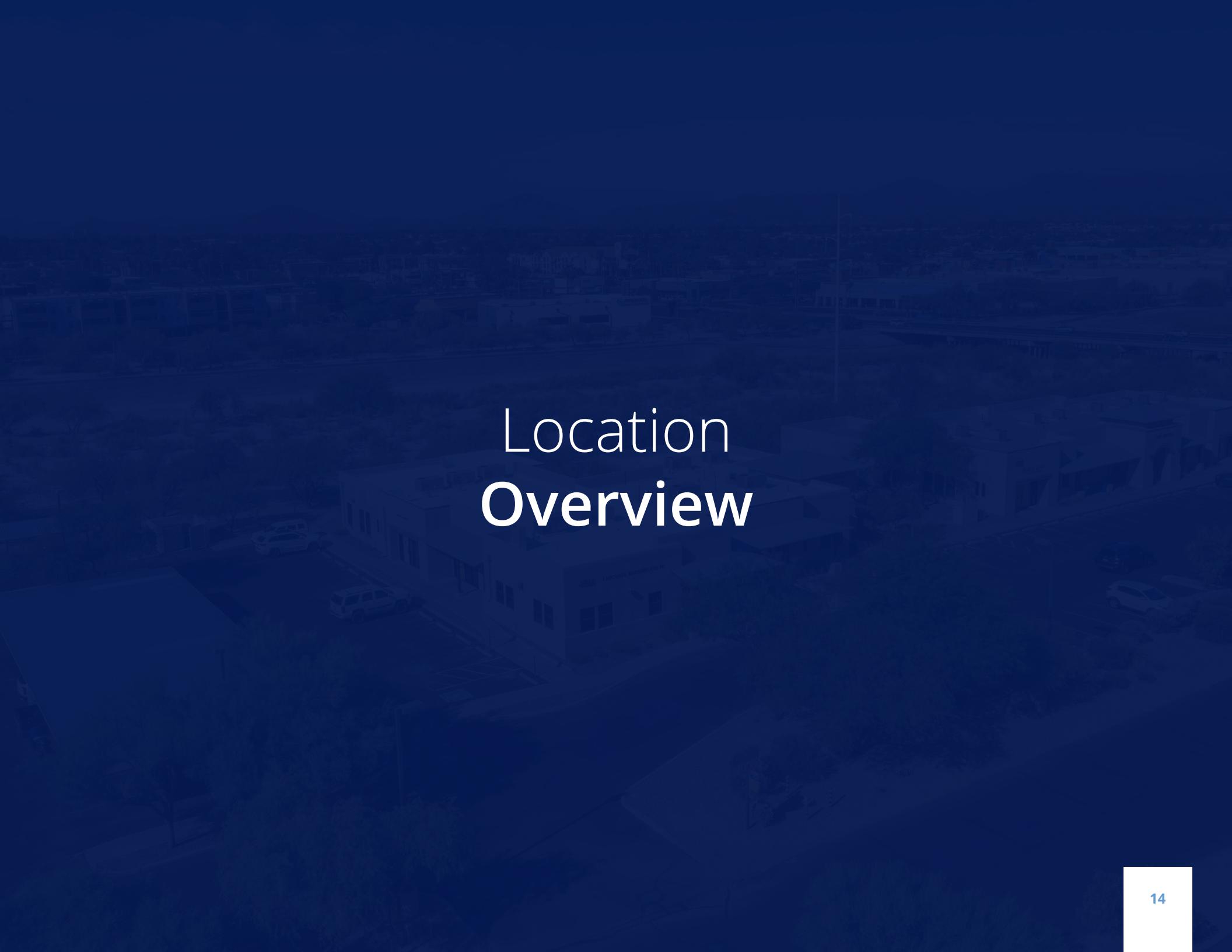
MineSight

Sargent Aerospace & Defense

SAIC

Universal Avionics Systems Corporation

Northgroup Grumman

A dark, semi-transparent background image showing an aerial view of a city. The foreground is dominated by a large, multi-story industrial building with a flat roof. In front of it is a parking lot with several cars. The background shows a dense urban area with many other buildings, roads, and some greenery.

Location Overview



Location Overview

Tucson, Arizona, is known for its rich history, desert landscape, and vibrant cultural scene. Surrounded by the Sonoran Desert and mountain ranges, the city offers a mix of urban amenities and outdoor recreation. It is home to the University of Arizona, a major driver of research, innovation, and workforce development.

Tucson's downtown has seen significant revitalization, with new restaurants, entertainment venues, and mixed-use developments drawing businesses and residents. The city's climate, affordability, and quality of life make it an attractive destination for companies and investors looking for long-term growth opportunities.



231,779

2024 Total Population



\$85K

2024 Average Household Income



290,187

Total Daytime Population

Workers: 172,565

Residents: 117,622

37

Average Age





Location Overview

Tucson's commercial real estate market is experiencing steady growth, driven by population increases, business expansion, and a strong logistics sector. The city benefits from its strategic location along the I-10 corridor, connecting major trade routes between California, Texas, and Mexico. Industrial and logistics properties are in high demand due to Tucson's role as a key distribution hub, while the retail and office sectors remain stable, supported by a growing workforce and university presence.

The industrial sector, particularly manufacturing, warehousing, and aerospace, continues to thrive, fueled by companies seeking affordable land, low operating costs, and access to skilled labor. Additionally, Tucson's booming tech and startup scene, supported by the University of Arizona, has created demand for office and flex spaces. Multifamily investments are also strong due to rising population and housing demand.



Affordable Market

Tucson offers lower real estate prices and operational costs compared to Phoenix and other major metro areas.



Population Growth

Tucson's increasing population fuels demand for retail, housing, and commercial spaces.



Strategic Location

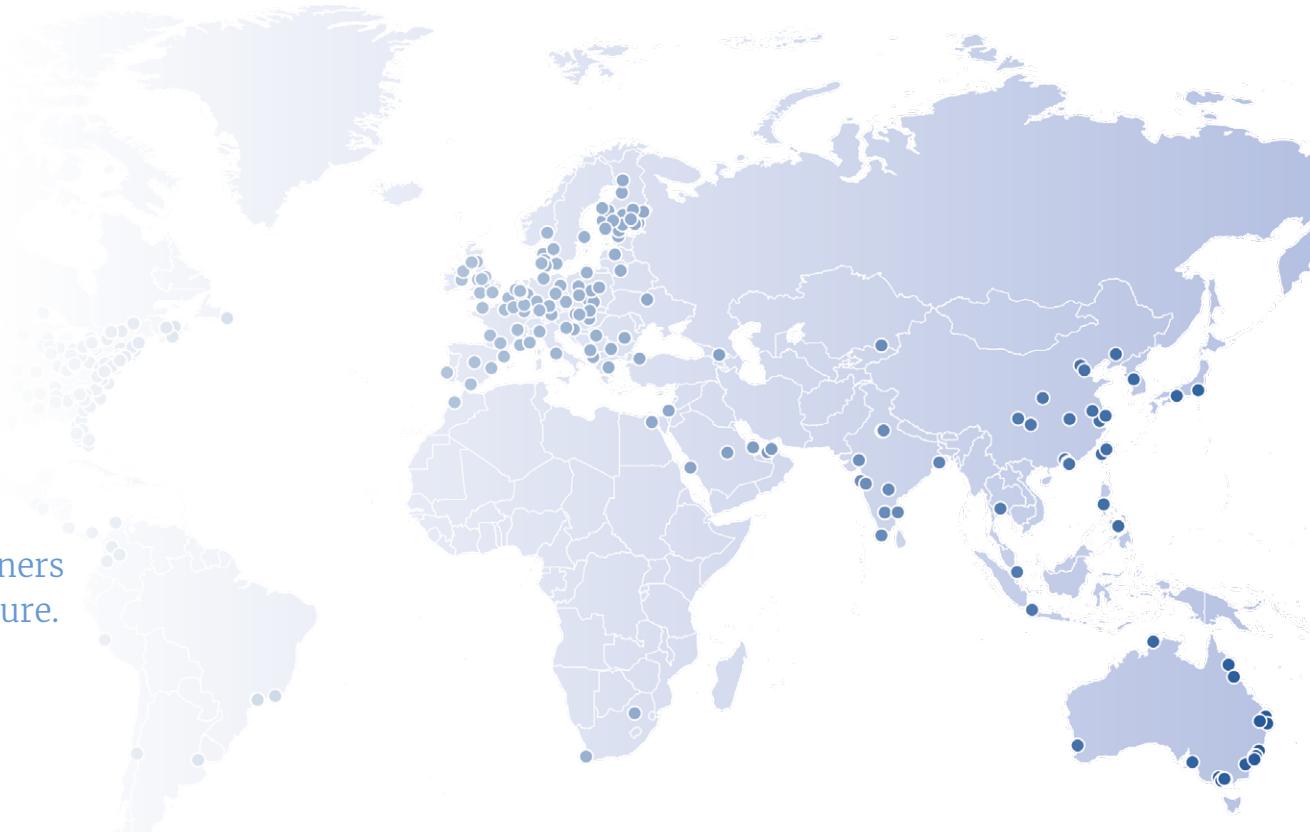
Positioned near the U.S.-Mexico border and major highways, Tucson is ideal for logistics, distribution, and trade.

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At Colliers, we accelerate success.



Annual
revenue
\$4.5B

Lease and sale
transactions
51,000

Countries we
operate in
66

Square feet
managed
2B

Assets under
management
\$98B

Professionals
19,000

Number of countries includes affiliates



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