

# CRAYCROFT PLAZA | 1011 N. CRAYCROFT ROAD | TUCSON, AZ 85711

Located south of the SWC of Craycroft & Broadway

Office Value Add  
Investment  
80% Leased



## OFFICE BUILDINGS FOR SALE



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)  
Owner/Agent

**Isaac Figueroa, CCIM, SIOR**  
Principal, Vice President  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

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# OFFERING TERMS

Offering Price: **Call for pricing**

NOI (2024 est): **\$213,735**

CAP Rate: **7.13%**

Occupancy: **80%**

# PROPERTY FEATURES

Tax Parcel No.: **127-02-2790**

Building Size: **±27,072 SF**

Land Size: **±96,942 SF**

Site Coverage: **27.9%**

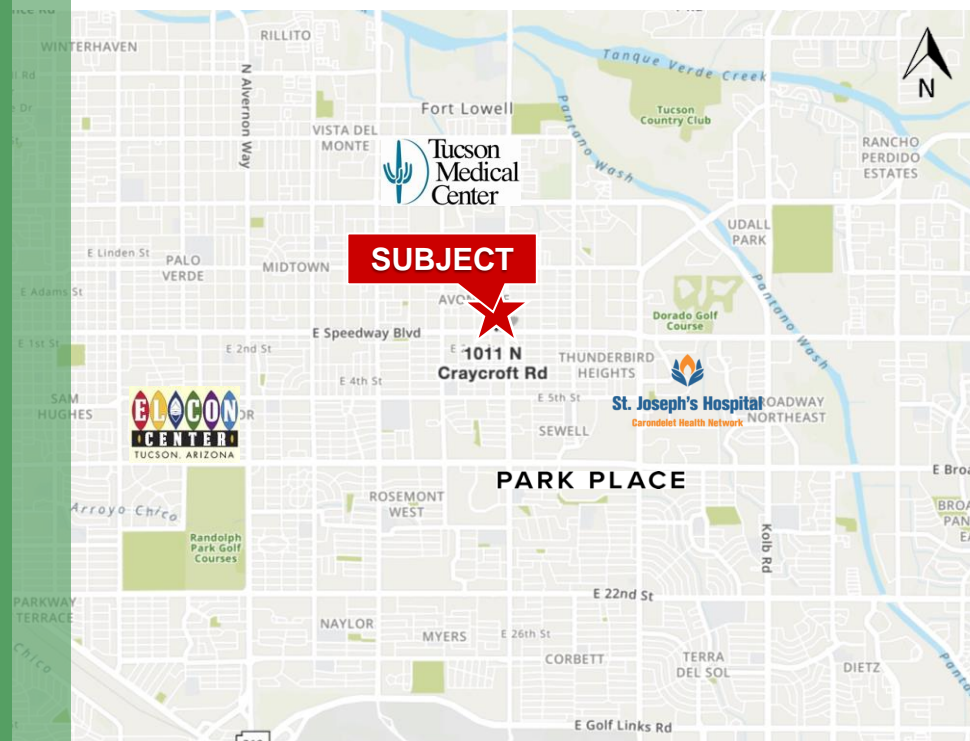
Lease Type: **Mixed**

Zoning: **C-1, R-3, R-2**

Parking Spaces: **±111**

Parking Ratio: **±4/1,000 SF**

**TENANTS  
INCLUDE:**



# DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	14,889	117,987	271,784
Average Family Income	\$53,821	\$58,768	\$63,785
Employees	10,089	69,810	150,024
Retail Expenditures	\$340.2 Million	\$3.1 Billion	\$4.7 Billion

Tenant	Suite #	Size (SF)	Term Expiration
Southern AZ Endodontic	101-108 & 302-303	9,510	06/30/2035
Lab Corp.	200-204	4,267	04/30/2027
Friends of Aphasia	301	2,088	08/31/2028
Reading Therapy Center	306	1,449	12/31/2027
Lash Effects Studio, LLC	304/305	837	03/31/2028
Advanced IV Health	400	837	04/30/2025
Vacant	404	5,590	
Morpho Nail & Beauty, LLC	450	404	03/31/2026
AZ Skin Studio PLLC, dba Skintegritty	460	1,300	12/31/2026
Tucson Patient Transport	470	709	2/28/2026
Electric room	81		
<b>Total: 27,072 SF</b>			

## PROPERTY HIGHLIGHTS

- Located just south of one of the highest volume traffic count intersections in Tucson
- Great central location
- Abundant at-door parking with ease of access
- Outstanding central location near Tucson Medical Center at St. Joseph's hospitals
- Project's Largest Tenant, Southern Arizona Endodontic has occupied space for ±30 years
- Each office has its own entrance and exterior windows



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# SITE PROJECTED INCOME & EXPENSE SUMMARY

Total Square Feet	±27,072
Leased Square Feet	±27,072
2025 PROJECTED INCOME:	
Rental Income & Operating Expense Income (Gross Rental Income)	\$365,034 (\$13.48/sf)
2024 OPERATING EXPENSES:	
Real Estate Tax	\$47,427.49 (\$1.72/sf)
Insurance	\$9,712.19 (\$.33/sf)
Common Area Maintenance (includes 4% MGMT fee)	\$94,059.35 (\$ 3.41/sf)
TOTAL OPERATING EXPENSE	±\$151,299.03 (\$5.48/sf)
2025 NET OPERATING INCOME	±\$213,734.97
Sale Price	Call for pricing
CAP Rate	Call for pricing
Price per Square Foot	Call for pricing



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