

# OFFICE INVESTMENT SALE 1400 W VALENCIA ROAD

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**Ross Brown Partners is pleased to bring this investment/sale opportunity to the market. The property is currently occupied by two quality tenants that have been in place for years. Both of these tenants have thriving practices and get extraordinary benefit from the convenient location of this asset together with its excellent ingress/egress!**





## 1400 W VALENCIA ROAD - SITE FEATURES

- +/- 9,400 SF Medical Office, 2 Suites
- Office Investment Sale
- Built in 1987
- 66 Parking Spaces
- Tenants: [LabCorp](#), [Paloma Medical Group Pediatrics](#)
- Estimated 2025 NOI: \$163,000
- Zoning: R-4, Tucson
- Less than 1 Mile to I-19
- Traffic Count W Valencia: 48,554 West, 47,773 East



# 1400 W VALENCIA ROAD - SITE PHOTOS





# 1400 W VALENCIA ROAD - LOCATION MAP





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