

247 WEST GRANT ROAD, TUCSON, AZ 85705
FORMER SMOKE SHOP



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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PROPERTY INFORMATION



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PROPERTY INFORMATION // 4

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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$475,000
Building Size:	2,313 SF
Lot Size:	0.31 Acres
Number of Units:	1
Price / SF:	\$205.36
Year Built:	1968
Zoning:	C-2
Market:	Tucson
Submarket:	Oro Valley

PROPERTY OVERVIEW

This former smoke shop and convenience store is located just east of the 10 Freeway and a block from Oracle Rd, in the city of Tucson. The building has been gutted so the purchase will be a total rebuild from the inside. What the Buyer is getting here is this empty block building sitting at this great location. The city of lies along the Santa Cruz River on a hilly plain of the Sonoran Desert that is rimmed by the Santa Catalina and other mountains. Tucson is at an elevation of 2,410 feet and is situated about 115 miles (185 km) southeast of Phoenix. Tucson remains a bilingual community with a large Spanish-speaking minority. It is the seat of the University of Arizona, which was founded in 1885, and is also home to Pima Community College (1970). Davis-Monthan Air Force Base. The weather is ideal for families and many outdoor activities.

PROPERTY HIGHLIGHTS

- HEAVY TRAFFIC COUNTS
- BLOCK BUILDING
- EASY INGRESS AND EGRESS

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EXECUTIVE SUMMARY // 5



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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This former smoke shop and convenience store is located just east of the 10 Freeway and a block from Oracle Rd, in the city of Tucson. The building has been gutted so the purchase will be a total rebuild from the inside. What the Buyer is getting here is this empty block building sitting at this great location. The city of Tucson lies along the Santa Cruz River on a hilly plain of the Sonoran Desert that is rimmed by the Santa Catalina and other mountains. Tucson is at an elevation of 2,410 feet and is situated about 115 miles (185 km) southeast of Phoenix. Tucson remains a bilingual community with a large Spanish-speaking minority. It is the seat of the University of Arizona, which was founded in 1885, and is also home to Pima Community College (1970). Davis-Monthan Air Force Base. The weather is ideal for families and many outdoor activities.

LOCATION DESCRIPTION

This property is just east of the 10 Freeway and one block of Oracle road on the south side of the street

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PROPERTY DESCRIPTION // 6



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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- HEAVY TRAFFIC COUNTS
- BLOCK BUILDING
- EASY INGRESS AND EGRESS



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COMPLETE HIGHLIGHTS // 7



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LOCATION INFORMATION



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LOCATION INFORMATION

REGIONAL MAP



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REGIONAL MAP // 9

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LOCATION INFORMATION

LOCATION MAP



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LOCATION MAP // 10

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LOCATION INFORMATION

AERIAL MAP



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AERIAL MAP // 11

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SALE COMPARABLES



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SALE COMPARABLES // 12

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SALE COMPARABLES

SALE COMPS



FORMER SMOKE SHOP

247 West Grant Road, Tucson, AZ 85705

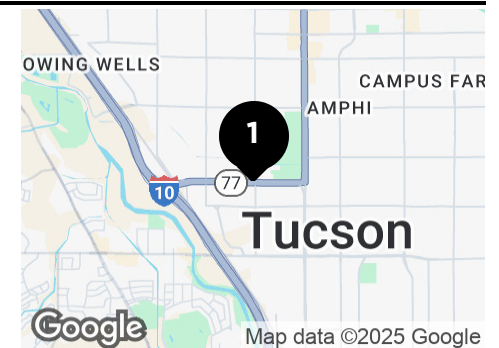
Price:	\$475,000	Bldg Size:	2,313 SF
Lot Size:	0.31 Acres	No. Units:	1
Year Built:	1968		



FOOD STORE

902 W Miracle Mile, Tucson, AZ 85705 Food Store

Price:	\$700,000	Bldg Size:	2,164 SF
Lot Size:	0.42 Acres	No. Units:	1
Year Built:	1973		



CONVENIENCE STORE

329 E Grant Rd, Tucson, AZ 85705

Price:	\$800,000	Bldg Size:	3,040 SF
Lot Size:	0.28 Acres	No. Units:	1
Year Built:	1960		



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SALE COMPARABLES

SALE COMPS

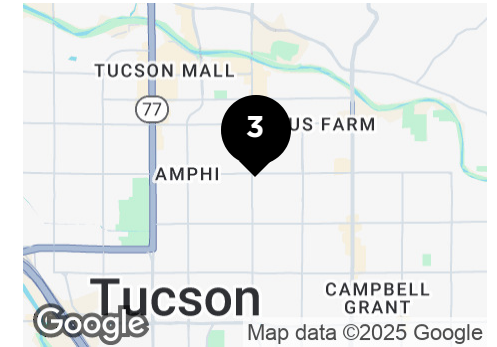
3



PAYDAY LOANS

3580 N 1st Ave, Tucson, AZ 85719

Price:	\$720,000	Bldg Size:	2,468 SF
Lot Size:	0.53 Acres	No. Units:	1
Year Built:	1983		



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BAY HORSE TAVERN

2802 E Grant RD, Tucson, AZ 85716

Price:	\$675,000	Bldg Size:	1,893 SF
Lot Size:	0.29 Acres	No. Units:	1
Year Built:	1960		



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SALE COMPS // 14



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SALE COMPARABLES

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	
	Former Smoke Shop 247 West Grant Road Tucson, AZ 85705	\$475,000	2,313 SF	\$205.36	-	-	1	1968	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
	Food Store 902 W Miracle Mile Tucson, AZ 85705Food Store	\$700,000	2,164 SF	\$323.48	-	-	1	1973	09/03/2025
	Convenience Store 329 E Grant Rd Tucson, AZ 85705	\$800,000	3,040 SF	\$263.16	-	-	1	1960	On Market
	Payday Loans 3580 N 1st Ave Tucson, AZ 85719	\$720,000	2,468 SF	\$291.73	-	-	1	1983	07/14/2023
	Bay Horse Tavern 2802 E Grant RD Tucson, AZ 85716	\$675,000	1,893 SF	\$356.58	-	-	1	1960	09/03/2024
		PRICE	BLDG SF	PRICE/SF	CAP	NOI	# OF UNITS	YEAR BUILT	CLOSE
	Totals/Averages	\$723,750	2,391 SF	\$302.70	-	\$0	1		

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SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	Former Smoke Shop 247 West Grant Road Tucson, AZ	\$475,000	2,313 SF	0.31 Acres	1
1	Food Store 902 W Miracle Mile Tucson, AZ	\$700,000	2,164 SF	0.42 Acres	1
2	Convenience Store 329 E Grant Rd Tucson, AZ	\$800,000	3,040 SF	0.28 Acres	1
3	Payday Loans 3580 N 1st Ave Tucson, AZ	\$720,000	2,468 SF	0.53 Acres	1
4	Bay Horse Tavern 2802 E Grant RD Tucson, AZ	\$675,000	1,893 SF	0.29 Acres	1
	AVERAGES	\$723,750	2,391 SF	0.38 ACRES	1



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SALE COMPS MAP & SUMMARY // 1



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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

	0.3 MILES	0.5 MILES	1 MILE
Total population	773	4,160	15,147
Median age	42	39	38
Median age (Male)	42	39	38
Median age (Female)	43	40	39
Total households	425	2,098	7,103
Total persons per HH	1.8	2	2.1
Average HH income	\$42,776	\$44,183	\$46,105
Average house value	\$143,062	\$230,853	\$261,007

** Demographic data derived from 2020 ACS - US Census*

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DEMOGRAPHICS REPORT // 18

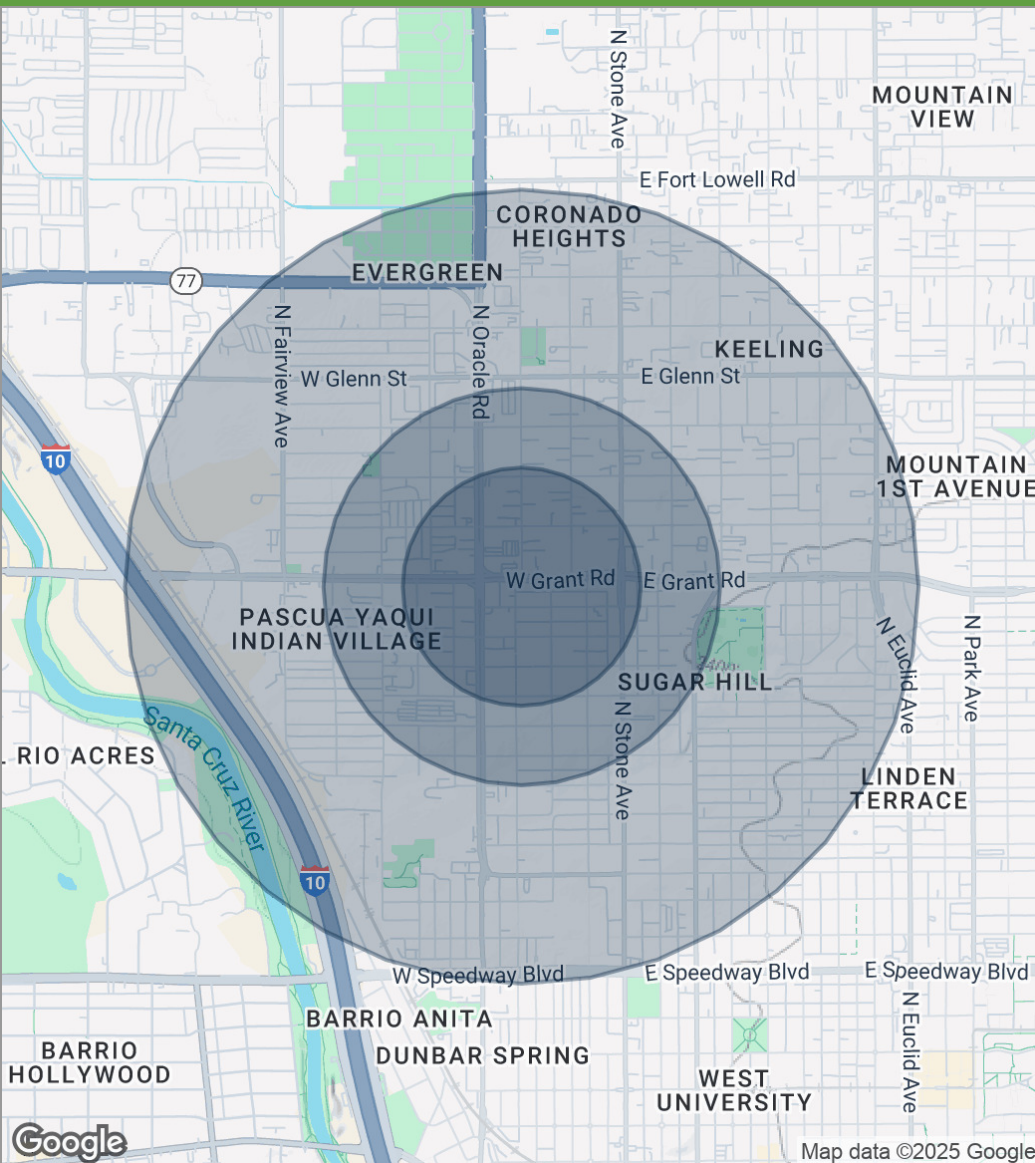


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DEMOGRAPHICS

DEMOGRAPHICS MAP



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	773	4,160	15,147
Median age	42	39	38
Median age (Male)	42	39	38
Median age (Female)	43	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	425	2,098	7,103
# of persons per HH	1.8	2	2.1
Average HH income	\$42,776	\$44,183	\$46,105
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DEMOGRAPHICS MAP // 19

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ADVISOR BIOS



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ADVISOR BIOS // 20

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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

DAVID PATTERSON

Associate



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david.patterson@sperrycga.com

PROFESSIONAL BACKGROUND

David P. Patterson is a senior associate with Sperry Commercial Global Affiliates with over 37 years of experience in the field of real estate. With many years of experience as a lender as well as a real estate professional in the industry he has been instrumental in assisting both buyers and sellers in the commercial Real Estate Business.

Patterson is licensed in both Arizona and Nevada and has worked on a number of commercial purchase transactions all while servicing property management accounts throughout Arizona. Since David's broker is the Senior Vice President for Sperry it puts him in a unique position to understand not only our local market but how it relates to investors throughout the country.

Patterson has marketed and closed Retail Office projects including but not limited to gas stations, R.V. parks and industrial buildings located throughout the tri-state area. David is a partner in the firms property management division, his duties include overseeing the leasing and maintenance of commercial properties.

During his related years as a lender in Real Estate his experience extended to training Loan Officers, Realtors and Builders throughout the turbulent eighties by presenting an ongoing series of seminars throughout the Los Angeles area. He also spent two years increasing the market share of PMI in the nineties by over 180% within that market.

David was responsible for writing the initial lending policies for the creation of Wilshire Savings in Los Angeles. This along with over twenty years of managing offices for a variety of National banks gives him an excellent understanding of the financing available in commercial real estate. A valuable knowledge needed in today's environment to increase opportunities on both the listing and sales side.

As Sperry Commercial's senior advisor in the Tri-State area David has the experience and expertise to handle all types of commercial real Estate sales, leasing and Property management.

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