

Former Medical Building



7265 E. Tanque Verde Road

Former Medical Office Building available for sale or lease
Building Size: $\pm 6,056$ sf ($\pm 4,316$ sf available; $\pm 1,740$ sf leased to dentist)

Sale Price: \$1,675,000 (± 276.59 /sf)

Initial Lease Rate: \$17/sf, NNN

Monument Sign Panel Available on Tanque Verde



For Sale or Lease



Paul Ash Commercial Real Estate

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For more information, please contact exclusive listing agents:

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EXECUTIVE SUMMARY

Property Address: 7265 E. Tanque Verde Rd., Tucson, AZ 85715

Building Size: 6,056 square feet per Pima County Assessor

Suite Sizes: Suite 102: ± 4,316 square feet **AVAILABLE NOW**
 Suite 101: ± 1,740 square feet – Leased
 (contact listing agent for lease details)

Sale Price: \$1,675,000 (± \$276.59/sf)

Lease Rate: The initial lease rate for 7265 E. Tanque Verde Rd., Suite 102 shall be \$17.00/SF on a NNN Basis. The lease rate shall be subject to 3% annual increases. The 2026 NNN Expenses are estimated to be ±\$7.00/sf.

Lease Term: A lease term of 5 -10 Years is desired.

Property Description: 7265 E. Tanque Verde Rd. was originally built out for a medical practice, but has been used as professional office space by the current owner since they purchased the building in 2020. The building is part of a 4 building development that provides convenient access off of Tanque Verde Rd. as well as Camino Valle Verde. Located just east of the Sabino Canyon intersection, the Property is strategically located for medical practices that are seeking a location convenient to multiple hospitals, or office users looking for a northeast Tucson location that is convenient for both customers and its employees.

Parking: The Property offers ample parking with a total of 35 parking spaces, 10 of which are covered.

Signage: The Property is entitled to a panel on the project Monument Sign along Tanque Verde.

Assessor Parcel #: 114-46-9360

Zoning: C-1 (City of Tucson)

Year Built: 1999

Lot Size: ± 30,046 square feet per Pima County Assessor

Traffic Counts: 44,563 vehicles per day (Source: Pima Association of Governments – 2024).

Demographics:

	1 Mile	3 Mile	5 Mile
Population:	9,885	85,674	233,138
Avg HH Income	\$86,598	\$79,649	\$79,832

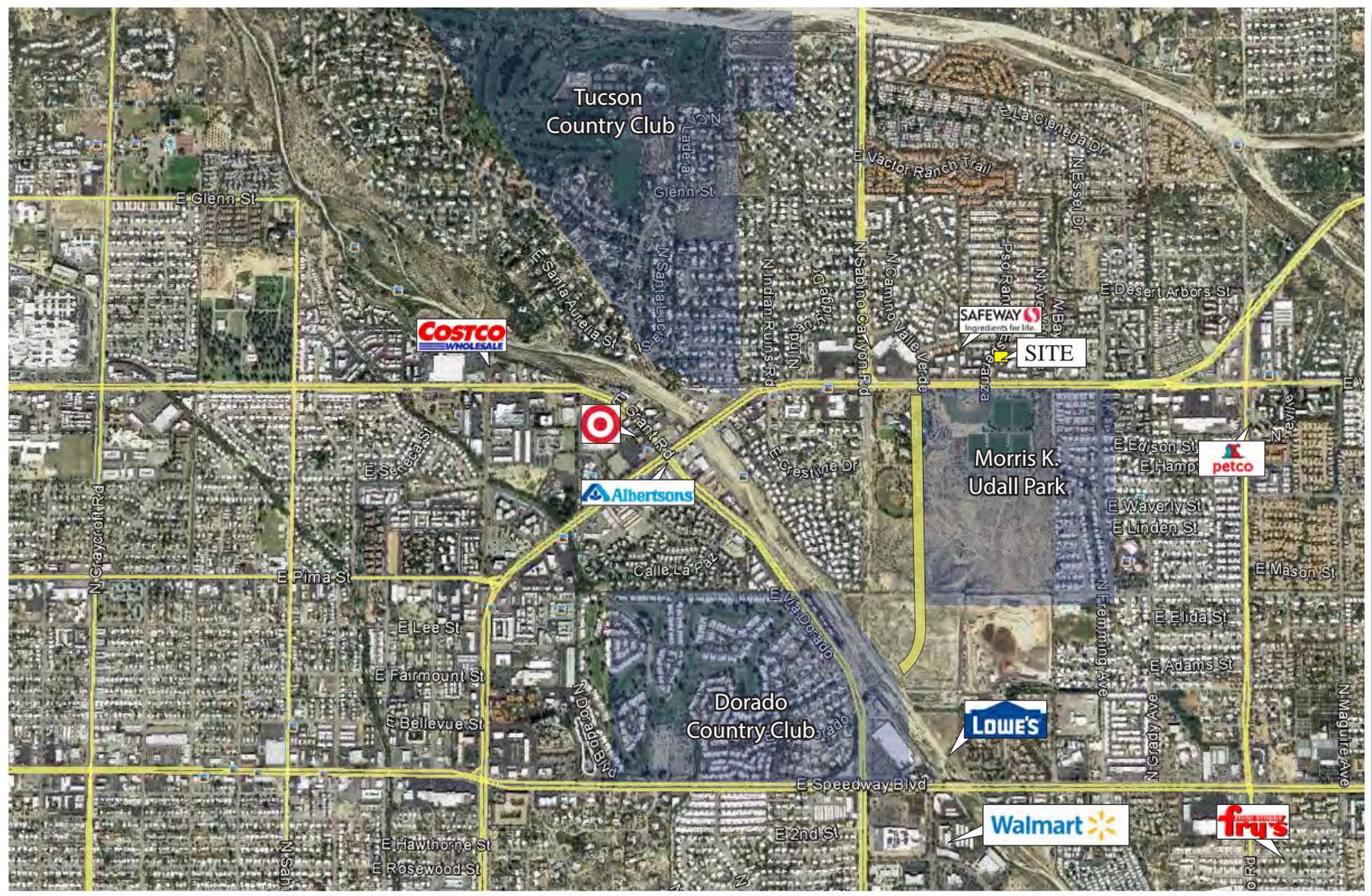
2025 Expense Summary: (\$7.00/sf):

- Real Estate Taxes: \$21,032.08 (\$3.47/sf)
- Insurance: \$3,028.00 (\$0.50/sf)
- Balance of Operating Expenses: \$18,331.92 (\$3.03/sf)



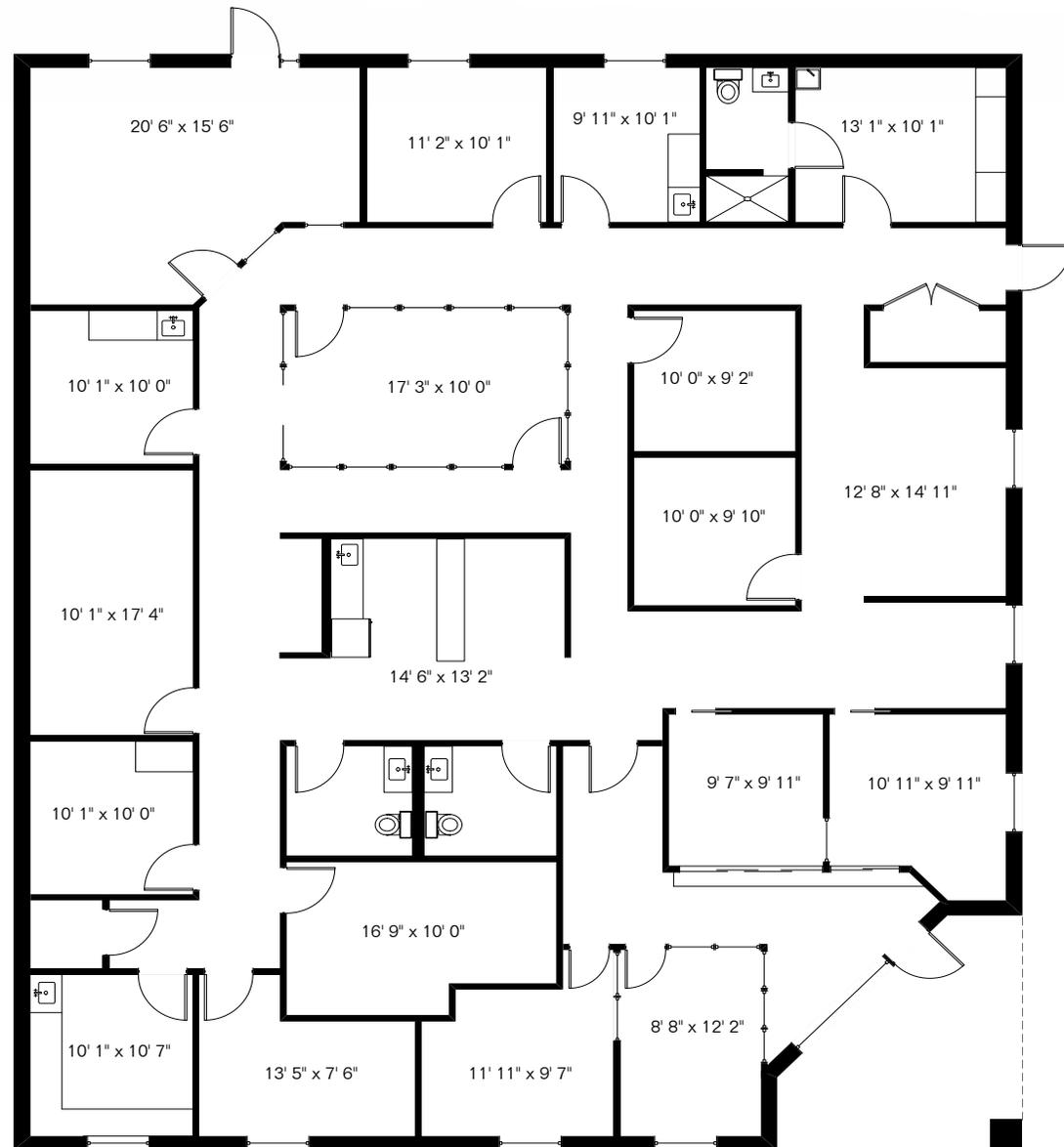
AERIAL MAP

AERIAL MAP



FLOOR PLAN

FLOOR PLAN - AVAILABLE SPACE



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.