

# ST. MARY'S MEDICAL PLAZA



1704 W ANKLAM ROAD, TUCSON, AZ 85745

 CUSHMAN &  
WAKEFIELD

# EXECUTIVE SUMMARY

Cushman & Wakefield/PICOR is pleased to exclusively offer the opportunity to acquire the leasehold interest in St. Mary's Medical Plaza (the "Property"), a 13,602 sq. ft. medical outpatient building located on the campus of St. Mary's Hospital in Tucson, Arizona. Currently 88% leased with a weighted average lease term (WALT) of 4.55 years remaining, the Property offers investors dependable in-place cash flow along with a "value-add" opportunity in the lease-up of the remaining 1,688 sq. ft. of vacant space.

The Property's two existing tenants, Arizona Kidney Disease and Hypertension Center (AKDHC) and The Pain Center of Arizona, have occupied space at this location since 2010 and 2011 respectively. Both tenants recently agreed to 5-year lease extensions showing their commitment to the location.

St. Mary's Hospital is operated by Carondelet Health Network, Tucson's oldest and largest health system. In 2015, owners Ascension Health (Fitch AA+) sold a majority stake in Carondelet to Texas-based Tenet Healthcare (NYSE: THC) with Dignity Health (now CommonSpirit Health - Moody's A3) also taking part ownership, turning it from a non-profit to a private, for-profit joint venture.

  
88%  
Occupied

  
4.55 Years  
WALT

  
\$1,885,000  
Sale Price



<b>NAME</b>	St. Mary's Medical Plaza
<b>ADDRESS</b>	1704 W Anklam Road, Tucson, AZ 85745
<b>COUNTY</b>	Pima County
<b>YEAR BUILT</b>	1987
<b>RENTABLE SF</b>	13,602 SF
<b>BUILDING USE</b>	Medical Office
<b>PARCEL</b>	116-15-5070
<b>SITE AREA</b>	1.47 Acres
<b>ZONING</b>	O3
<b>TENANTS</b>	Two (2)

# AERIAL OVERVIEW



# CUSHMAN & WAKEFIELD TEAM

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