

**RETAIL SHOPPING CENTER
MULTIFAMILY RE-DEVELOPMENT SITE
IN THE SECOND LARGEST MSA IN ARIZONA**

Asking Price: \$108.50 per SqFt (Total \$9,880,000)

7760-7860 E Wrightstown Rd, Tucson, AZ, 85715

- Quality **Value-Add Investment Opportunity** Below Replacement Cost
- Approximately **10 Acre Site** with Generous (**450 Spaces**) Storefront Parking
- Currently Improved with **91,122 SqFt Retail Center** (4 Buildings, 23 Suites)
 - o Offering Includes **2 Outparcels** and **Former Wendy's with Drive Thru**
- 95% Vacant with **Strong Potential** to Capture Rent-Sensitive Tenants
- **Flexible Suite Sizes** Attractive to a Variety of Tenants (Both Service and Retail)
- **Two Parcels** (133-12-006-M/P) on **SWC** of **N Pantano Rd** and **E Wrightstown Rd**
- **Densely Populated** Northeast Submarket (80,000+ Residents in 3 Mile Radius)
- **Strategic Location** with Multiple Advantages for Both Retail and Multifamily
- Just 10 Miles Away from **Tucson International Airport** and **I-10 Freeway**
- Proposed **Multifamily Entitlements** Include:
 - o **250 Unit** Class A Luxury Apartment Complex
 - o **Luxury Amenities** Include Recreation Center, Pool, Ramada, Outdoor Area
 - o **Desirable Mix** of **154 One-Bedroom** and **96 Two Bedroom Units**
 - o Eight (8) Three Story (34' High) Freestanding Residential Buildings
 - o Five (5) One Story Freestanding Garage Buildings
 - o Total of **441 Parking Spaces** for 1.76 Space per Unit Parking Ratio

