

SALE

1157 CIRCULO MERCADO

1157 Circulo Mercado Rio Rico, AZ 85648



SALE PRICE

\$350,000

Scott Hotchkiss

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Discover an exceptional opportunity for Office/Office Building investors in Rio Rico, Arizona. This prime property offers a 2,479 SF building with 4 units, providing flexibility and income potential. Built in 2003, the property features modern design and amenities to meet the demands of discerning tenants. Zoned SCC-B1, it presents a wide range of commercial possibilities. Located in a thriving Arizona area, this property offers a strategic investment in a growing market. Don't miss the chance to add this high-potential asset to your portfolio and capitalize on the opportunities it presents.

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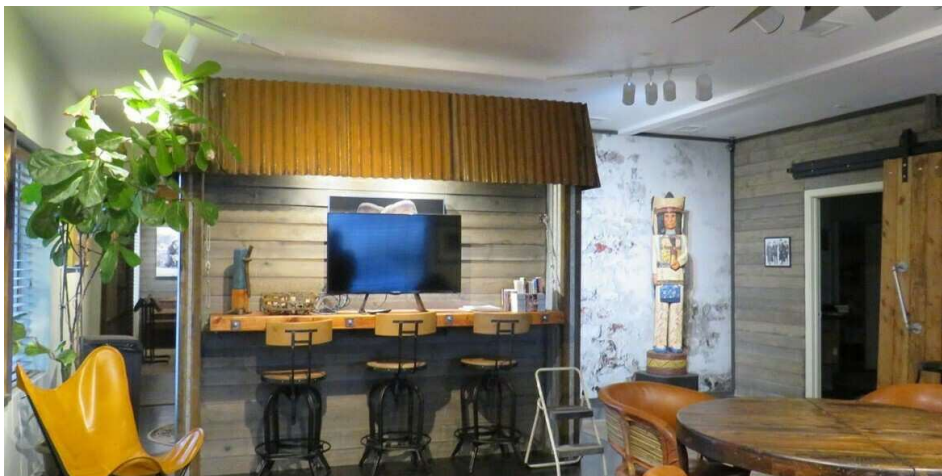


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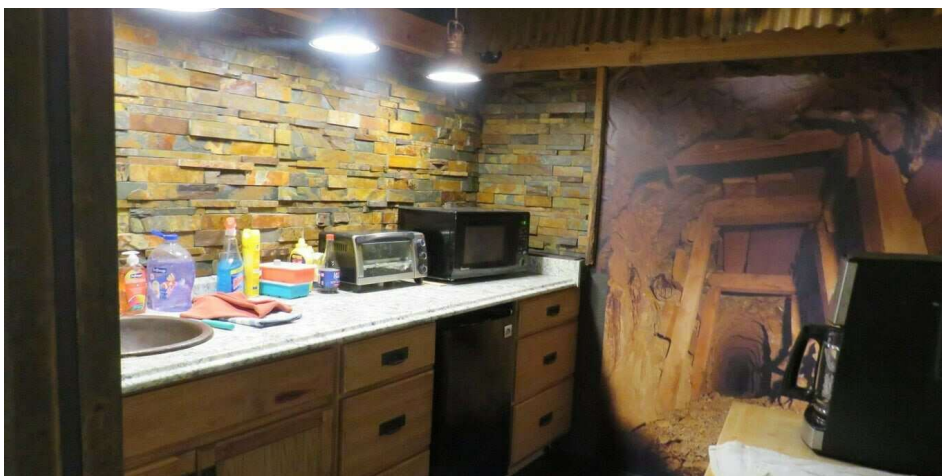
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PROPERTY HIGHLIGHTS

- - 2,479 SF building with 4 units
- - Modern construction completed in 2003
- - Zoned SCC-B1 for versatile commercial use
- - Prime location in Rio Rico, Arizona
- - Ideal for Office/Office Building investors
- - Potential for high rental income
- - Well-maintained and move-in ready
- - Ample parking for tenants and clients
- - Strategic investment in a growing market



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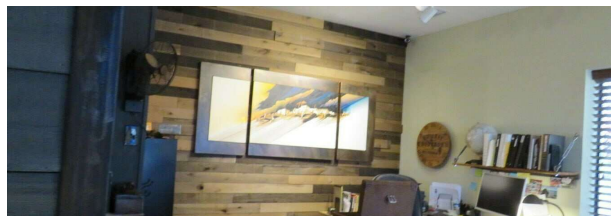
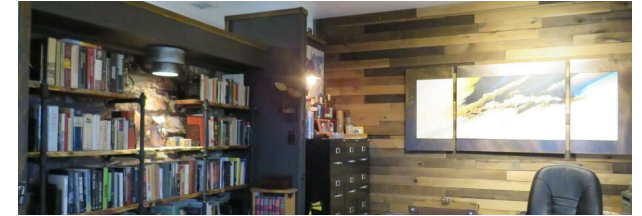


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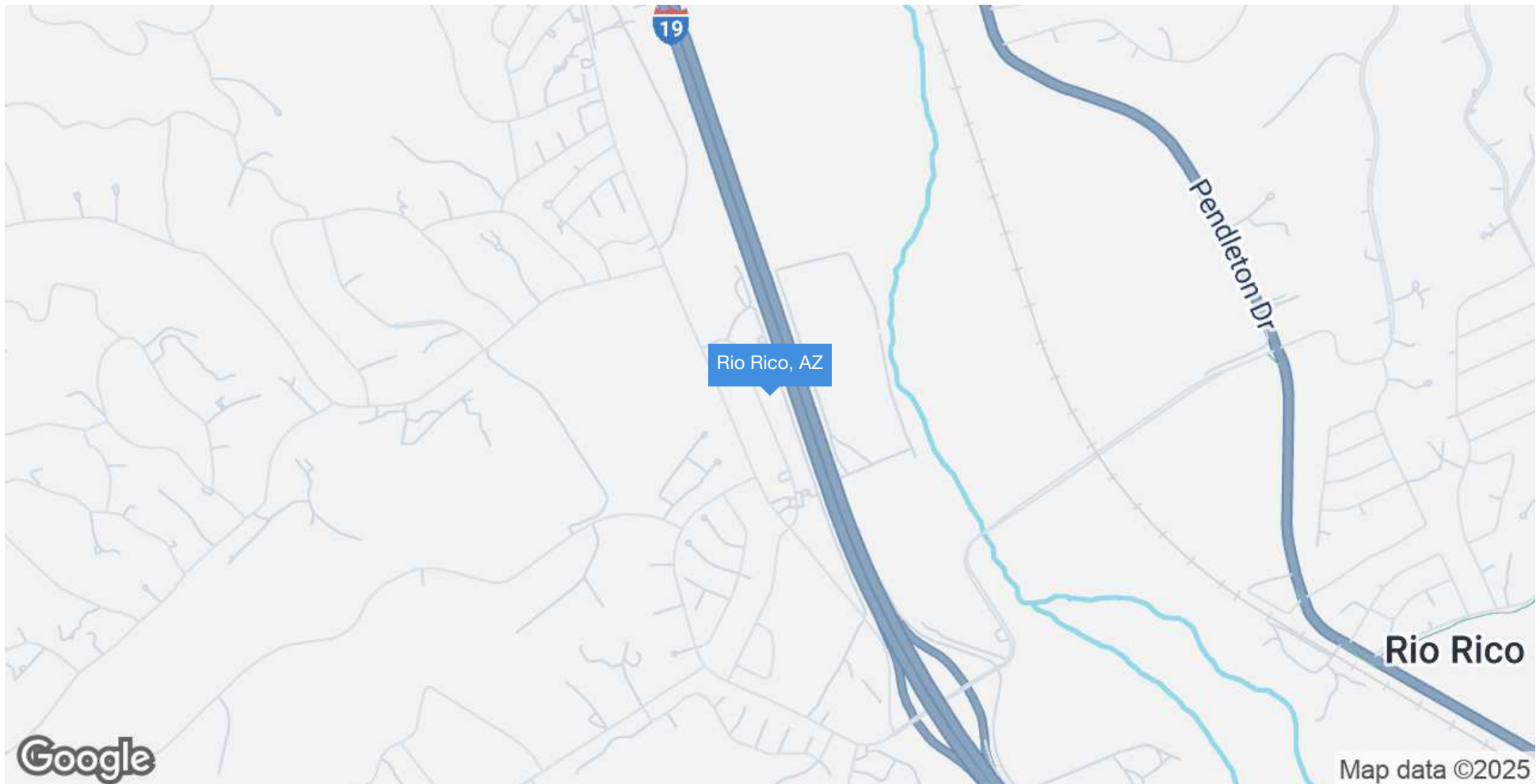


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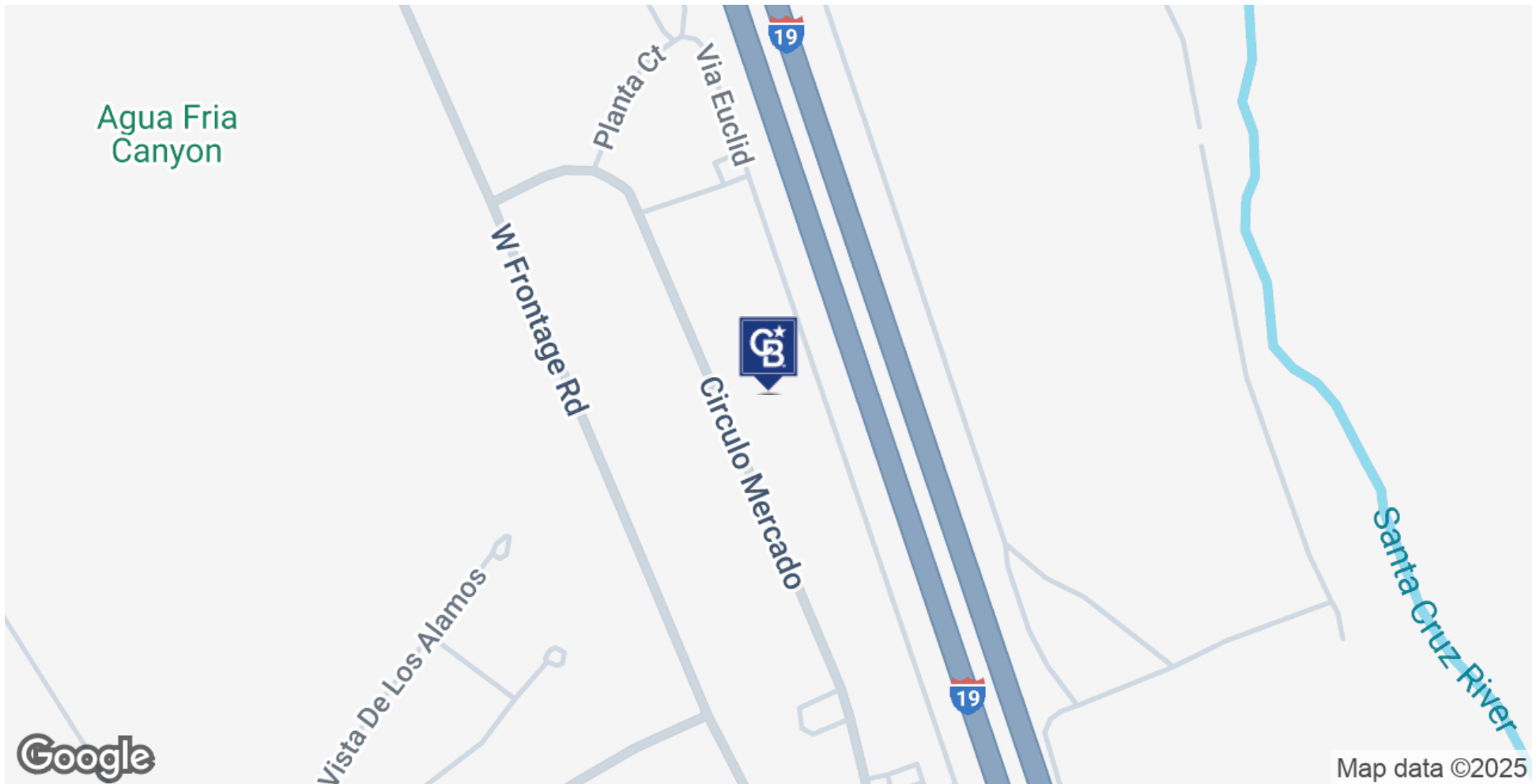


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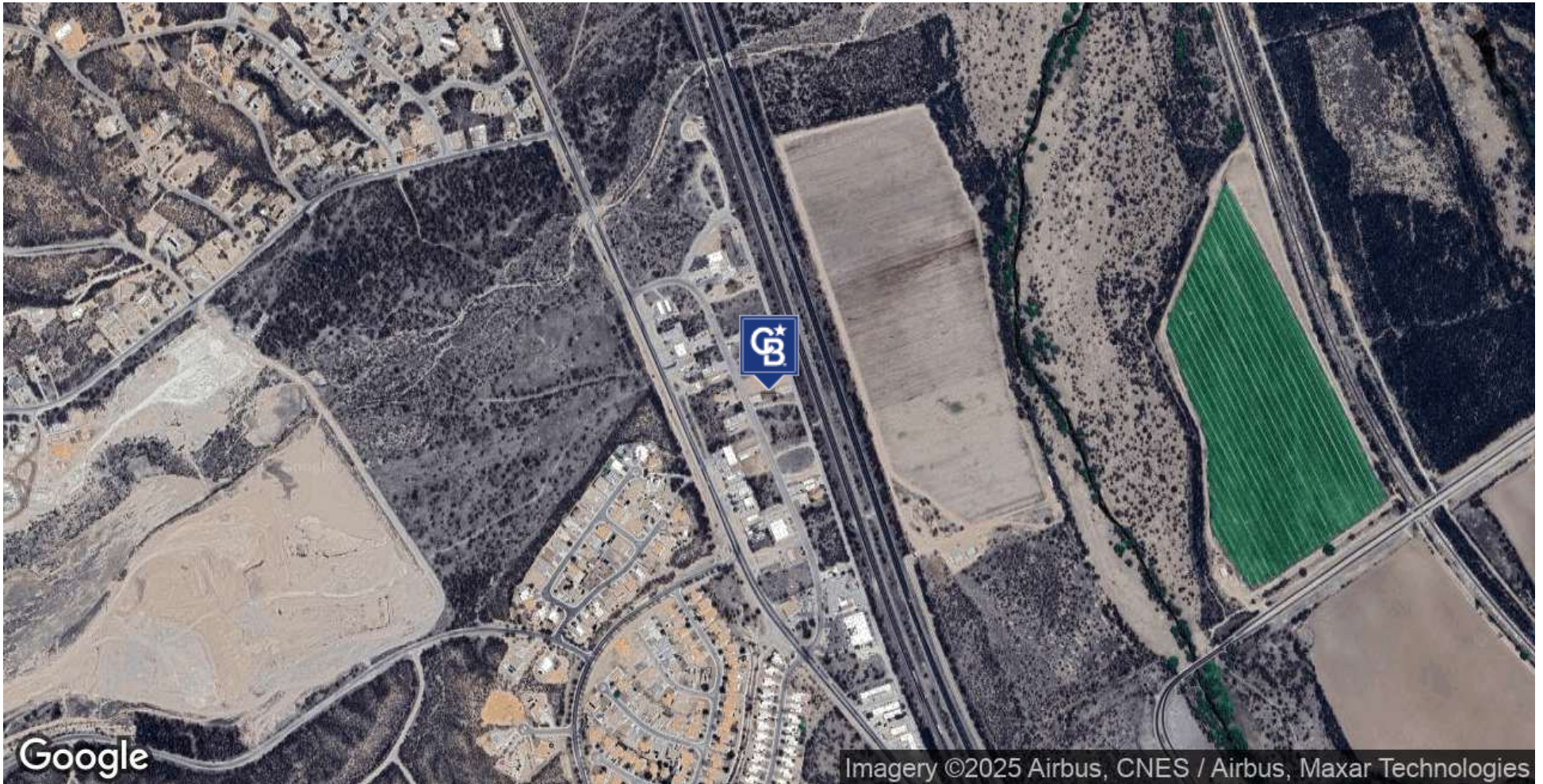


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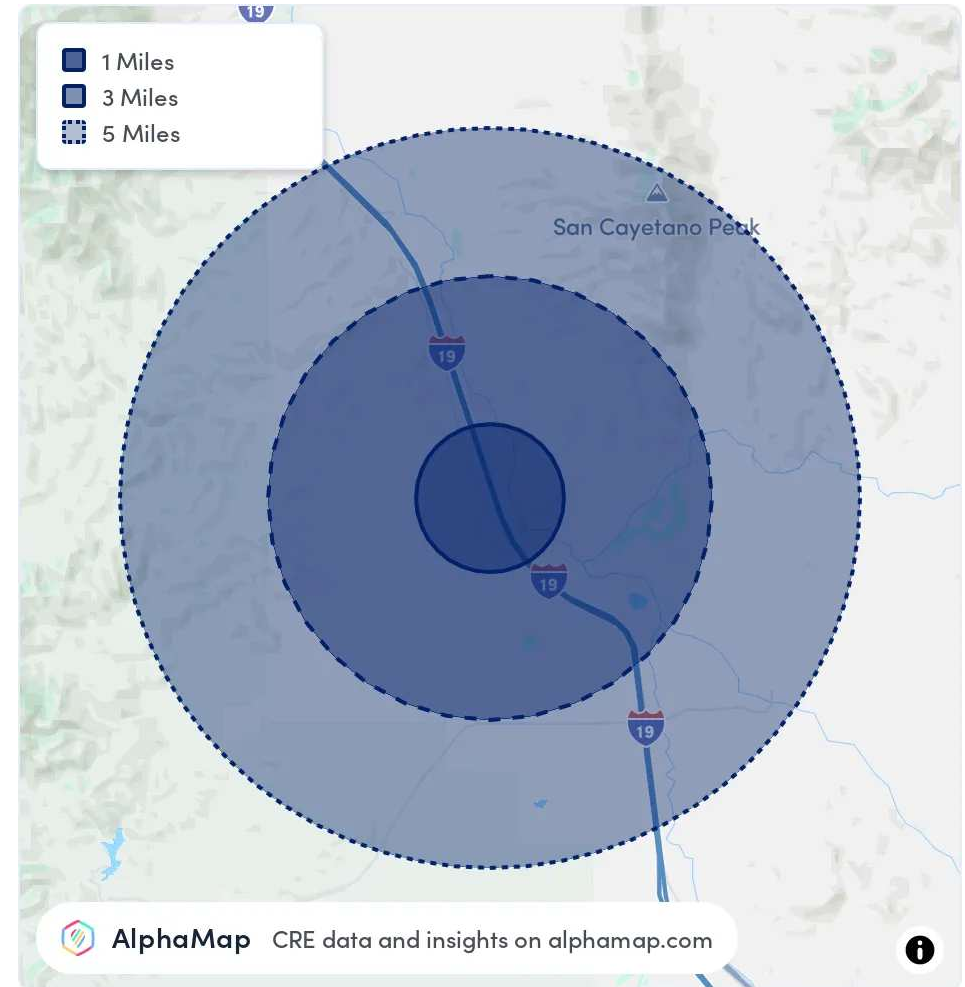
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,160	12,366	19,136
Average Age	36	38	37
Average Age (Male)	35	37	37
Average Age (Female)	36	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	701	4,067	6,166
Persons per HH	3.1	3	3.1
Average HH Income	\$78,522	\$87,472	\$91,878
Average House Value	\$251,389	\$253,894	\$267,370
Per Capita Income	\$25,329	\$29,157	\$29,638

Map and demographics data derived from AlphaMap



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