

# Owner/User or Value-Add Opportunity

FOR SALE | 2901 North Country Club, Tucson, AZ 85716

Sale Price

**\$1,400,000**

BUILDING SIZE

**10,686 SF**



## CONTACT INFORMATION

**Sean Thomas**

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**Jenifer Rose**

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# EXECUTIVE SUMMARY

**EXP Commercial** is pleased to offer an opportunity to acquire a 10,686 SF retail building, well located at 2901-2927 North Country Club Rd., Tucson, Arizona. There is **4,473 SF** available for immediate occupancy making it an exceptional opportunity for owner/users or value-add investors. With ample parking, this prime location is ideal for a wide variety of businesses, including retail shops, healthcare services, specialized schools.

Positive Cashflow! Current 4.53% CAP on Existing 58% Occupancy.

Zoned Tucson - C1. Lot size is 0.77 Acres or 33,584 SF.

The Property has been recently updated. Suites are all connected and can be a large single tenant use or can be easily converted to **5 separate suites**. Addresses are **2901, 2903, 2905, 2925, 2927**.

**2901/2903 is approx. 3,473 SF**, currently vacant and features a drive thru, covered entry, retail showroom and back offices.

TOTAL  
**10,686 SF**  
SQUARE  
FOOTAGE

AVAILABLE  
**4,473 SF**  
IMMEDIATE  
OCCUPANCY

FANTASTIC  
**55**  
PARKING SPACES  
(5.15/1000 SF)

RECENT BUILDING  
**5 NEWER**  
RENOVATIONS  
AC UNITS, PAINT,  
STUCCO REPAIR

MAJOR ARTERIAL  
**COUNTRY**  
CLUB ROAD  
CORNER LOCATION

POSSIBLE  
**SELLER**  
FINANCING  
AVAILABLE

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# RENT ROLL & EXPENSES

TENANT	SQUARE FEET	LEASE START	LEASE END	RENEWAL OPTIONS	MONTHLY RENT	ANNUAL RENT	RENT PER SF	LEASE TYPE
Eagles Wings	2,640	01-09-2023	08-01-2028	None	\$2,575	\$30,900	\$11.70	Gross
Vacant	1,000							
McCraren Compliance	3,573	01-05-2025	30-04-2030	None	\$4,764	\$57,168	\$16.00	Gross
Vacant	3,473							
<b>TOTAL</b>	<b>10,686</b>				<b>\$7,339</b>	<b>\$88,068</b>		

OPERATING EXPENSES	ANNUAL COST	COST PER SF
Real Estate Taxes	\$16,442	1.54
Insurance	\$4,920	0.46
CAM	\$3,200	0.30
Total	\$24,562	2.30
<b>NET OPERATING INCOME</b>	<b>\$63,506</b>	<b>4.60</b>

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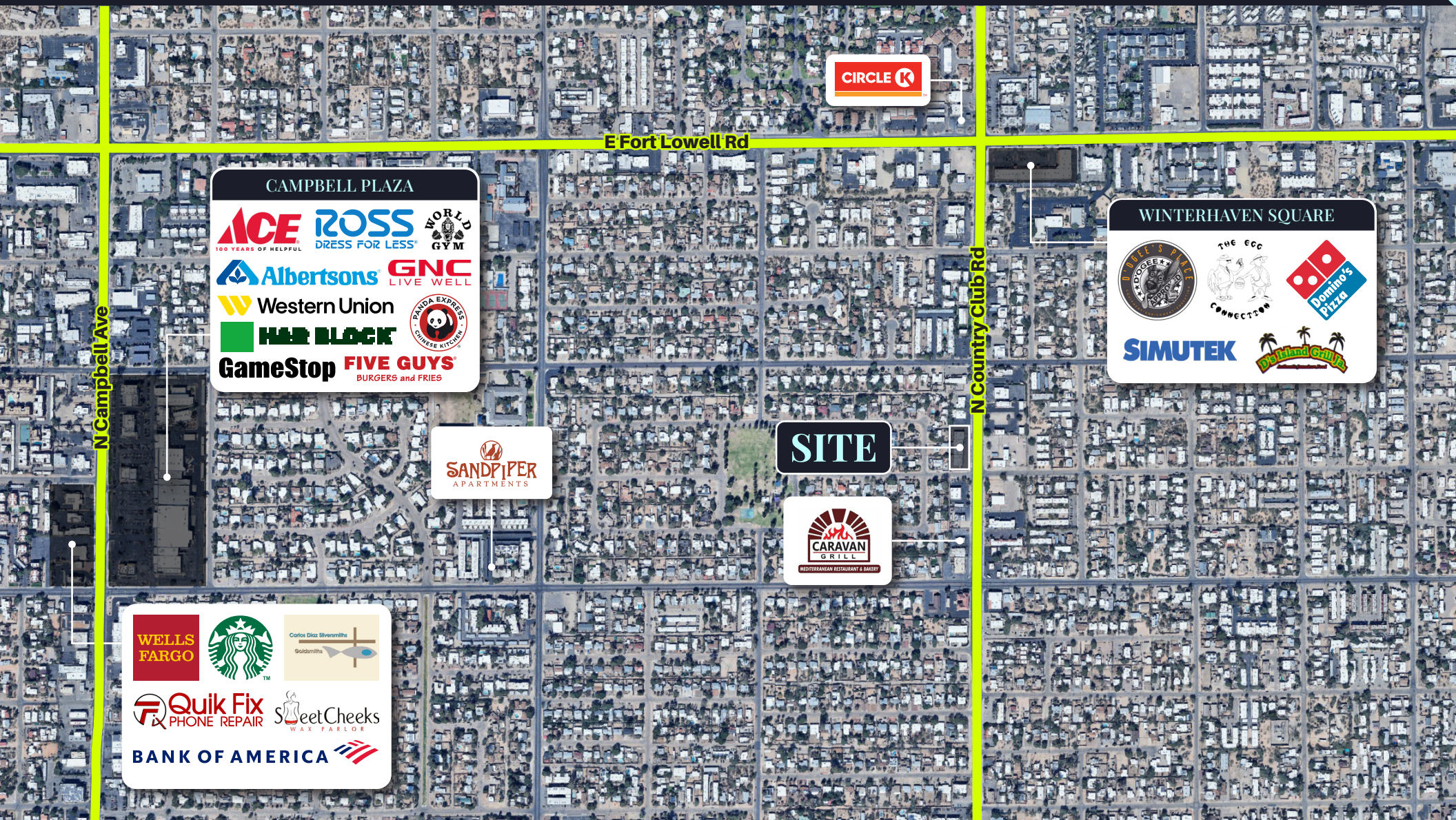
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# AERIAL VIEW



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# PROPERTY IMAGES



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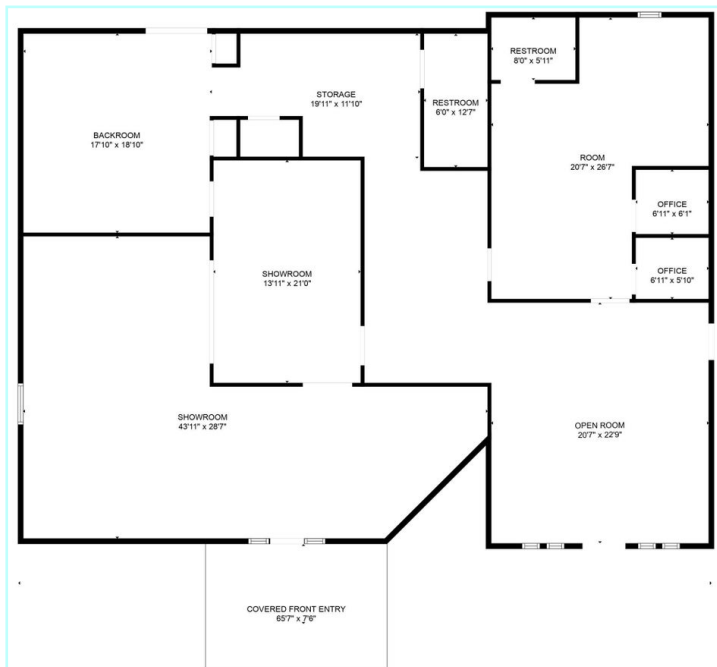
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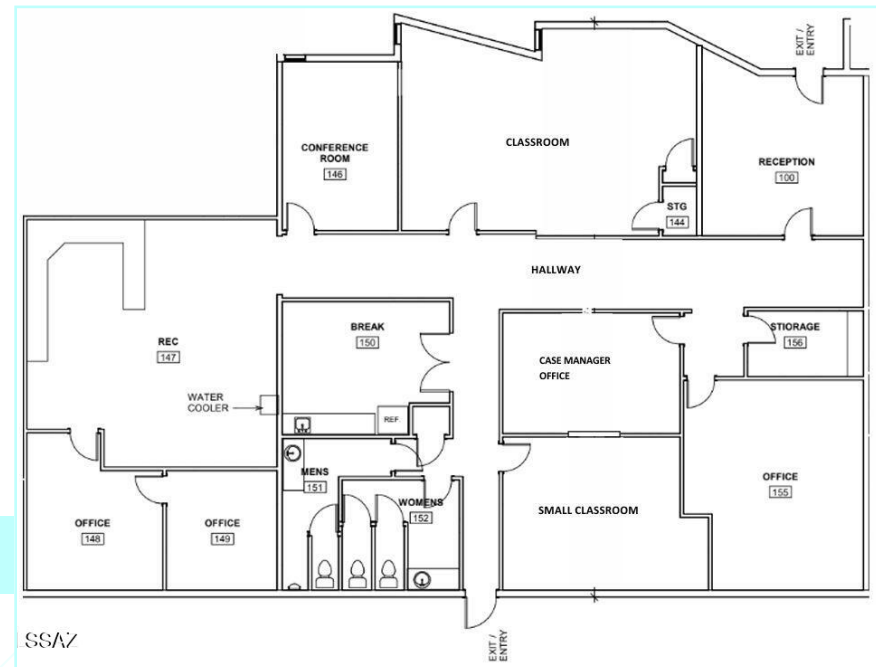
# FLOOR PLANS



**TOTAL BUILDING  
FLOOR PLAN**



**< 2901-2903**



**2905 >**

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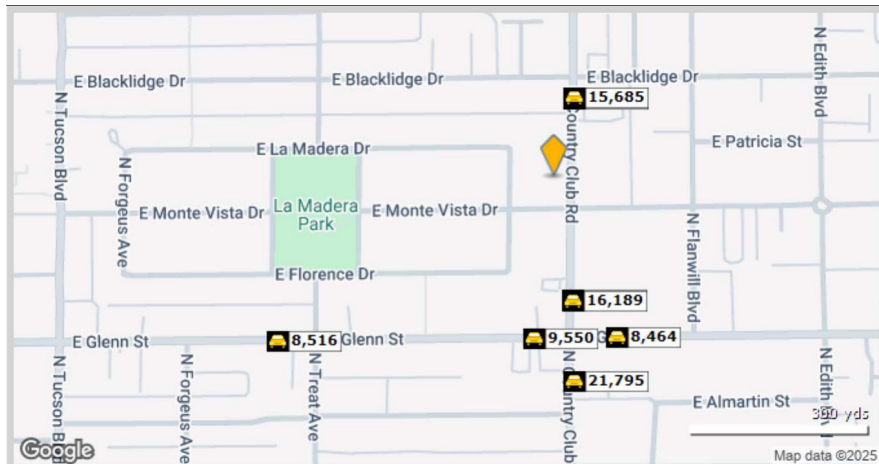
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# TRAFFIC COUNTS

STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROPERTY
N Country Club Rd	E Blacklidge Dr	0.02 N	17,994.00	2018	MPSI	0.08
N Country Club Rd	E Blacklidge Dr	0.02 N	15,139	2022	MPSI	0.08
N Country Club Rd	E Blacklidge Dr	0.02 N	15,685	2021	MPSI	0.08
N Country Club Rd	E Glenn St	0.04 S	18,321	2,022	MPSI	0.12
North Country Club Road	E Glenn St	0.04 S	16,405	2020	MPSI	0.12
North Country Club Road	E Glenn St	0.04 S	16,189	2022	MPSI	0.12
E Glenn St	N Country Club Rd	0.04 E	9550	2022	MPSI	0.16
E Glenn St	N Country Club Rd	0.04 W	8,464	2022	MPSI	0.17
N Country Club Rd	E Alta Vista St	0.03 S	21,795	2022	MPSI	.20
East Glenn Street	N Treat Ave	0.04 E	8,516	2020	MPSI	0.31



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# DEMOGRAPHICS

RADIUS	1 MILE		3 MILE		5 MILE	
Population						
2029 Projection	\$18,902.00		129,635.00		279,297	
2024 Estimate	\$18,277.00		124,977.00		269,789	
2020 Census	\$18,249.00		122,662.00		267,730	
Growth 2024 - 2029	3.42%		3.73%		3.52%	
Growth 2020 - 2024	0.15%		1.89%		0.77%	
2024 Population by Hispanic Origin	\$5,864.00		38836		99,712	
2024 Population	\$18,277.00		124977		269,789	
White	10,703	58.56%	73,837	59.08%	150,246	55.69%
Black	6.08%		5.21%		4.71%	
Am. Indian & Alaskan	507	2.77%	2.52%		2.77%	
Asian	562	3.07%	5.06%		4.37%	
Hawaiian & Pacific Island	70	0.38%	323	0.26%	498	0.18%
Other	5,323	29.12%	34,824	27.86%	87,071	32.27%
U.S. Armed Forces	151		452		1,298	
Households						
2029 Projection	9,343		61108		129,845	
2024 Estimate	9,037		58892		125,385	
2020 Census	9,061		57902		124,623	
Growth 2024 - 2029	3.39%		3.76%		3.56%	
Growth 2020 - 2024	-0.26%		1.71%		0.61%	
Owner Occupied	3,095	34.25%	20,303	34.47%	53,302	42.51%
Renter Occupied	5,942	65.75%	38,590	65.53%	72,083	57.49%
2024 Households by HH Income	9,038		58891		125,385	
Income: <\$25,000	2,752	30.45%	17,820	30.26%	35,341	28.19%
Income: \$25,000 - \$50,000	2,583	28.58%	16740	28.43%	33,119	26.41%
Income: \$50,000 - \$75,000	1,688	18.68%	8664	14.71%	19,865	15.84%
Income: \$75,000 - \$100,000	861	9.53%	5717	9.71%	12271	9.79%
Income: \$100,000 - \$125,000	431	4.77%	3343	5.68%	7950	6.34%
Income: \$125,000 - \$150,000	321	3.55%	2217	3.76%	4802	3.83%
Income: \$150,000 - \$200,000	161	1.78%	1783	3.03%	4589	3.66%
Income: \$200,000+	241	2.67%	2607	4.43%	7448	5.94%
2024 Avg Household Income	\$55,814		\$62,376		\$68,870	
2024 Med Household Income	\$40,188		\$40,041		\$44,576	

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