

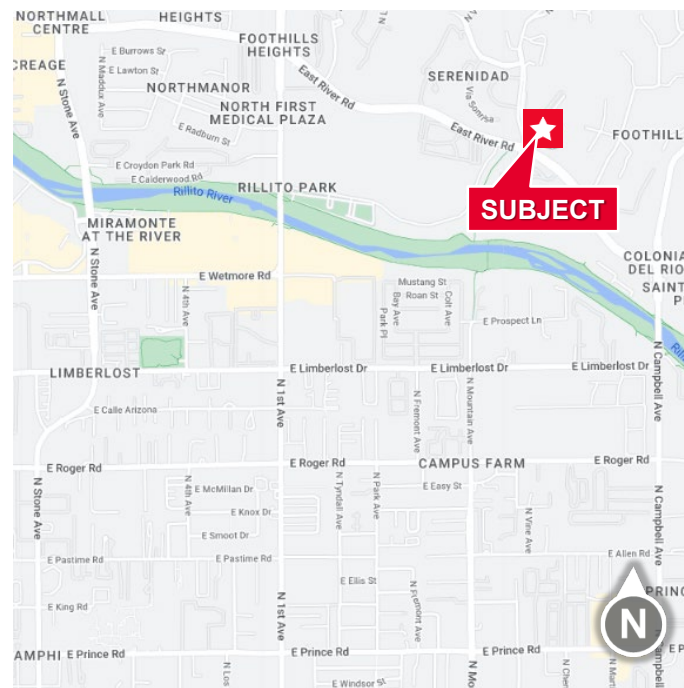


**8.06% CAP INCREASING TO 9.66%  
NNN LEASE THRU 2029**

**10,000 SF Two-Story Professional Office**  
**\$2,650,000 (\$265 SF)**  
**8.06% CAP increasing to 9.66% CAP thru 2029**

**Property Highlights**

- Exceptional 5.09% Assumable Mortgage of ±\$900,000
- Outstanding Investor or 1031 Purchase
- Tierra Right Of Way Services 10-year NNN Lease Ends 7/31/29
- Outstanding River Road Visibility & Signage
- Convenient Access - 52 Parking Spaces (12 Covered & Reserved)
- Assessor Parcel 108-12-024H City of Tucson “O-3” Zoning, 2023 RE Tax \$32,511.51



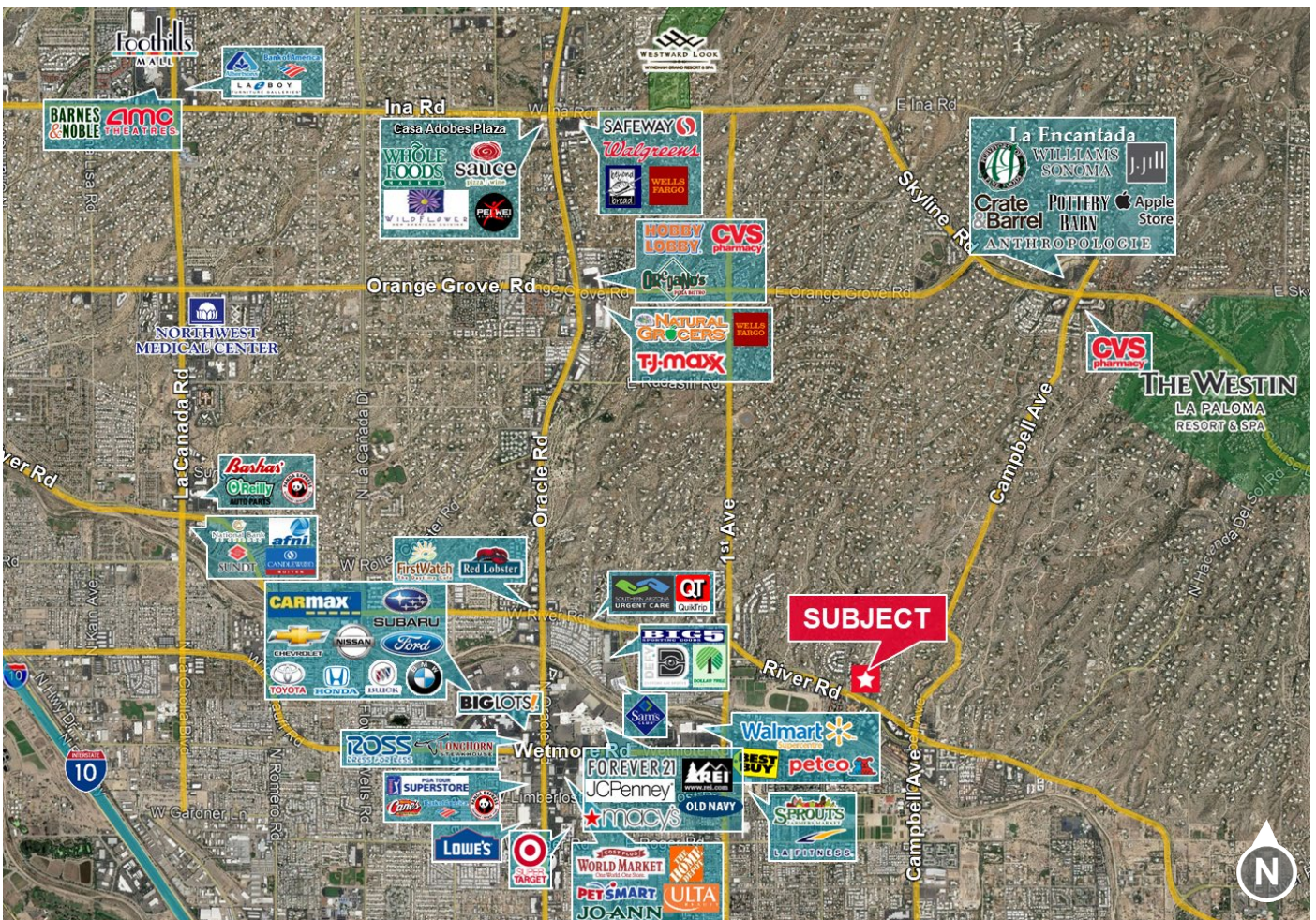
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**Building & Trade Area Aerial**



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7/31/2024