

SALE

PRINCE ROAD RETAIL/FLEX WITH LARGE LOT

1097 W Prince Rd Tucson, AZ 85705



SALE PRICE

\$725,000

Scott Hotchkiss

(520) 269-1968

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**COLDWELL BANKER
COMMERCIAL
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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PROPERTY HIGHLIGHTS

- 3,315 SF freestanding commercial building on 0.64 acres
- Large surface parking lot with 20 spaces and excellent ingress/egress
- 100' frontage on Prince Road with daily traffic counts exceeding 30,000 AADT
- Versatile zoning (C-1) allows for restaurant, retail, light manufacturing, or showroom use
- Located in Midtown Tucson, minutes from Interstate 10
- Adjacent to the brand-new Tucson Fire Station, boosting area activity and stability
- Strong demographics: 104,000+ residents within 3 miles with growing incomes
- Built in 1977 | Masonry construction

nce Rd

<https://product.costar.com/detail/>

1097 W Prince Rd



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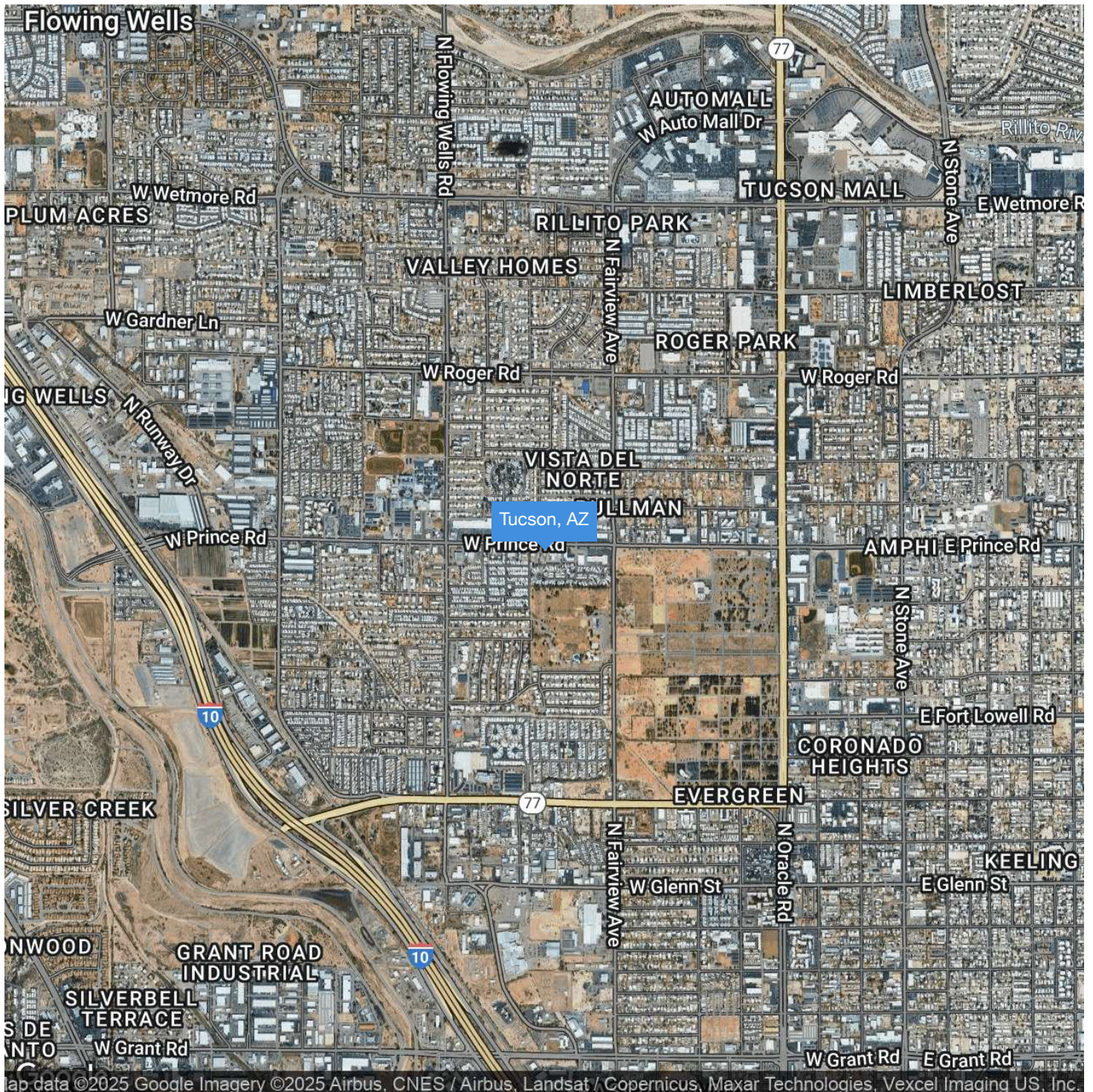


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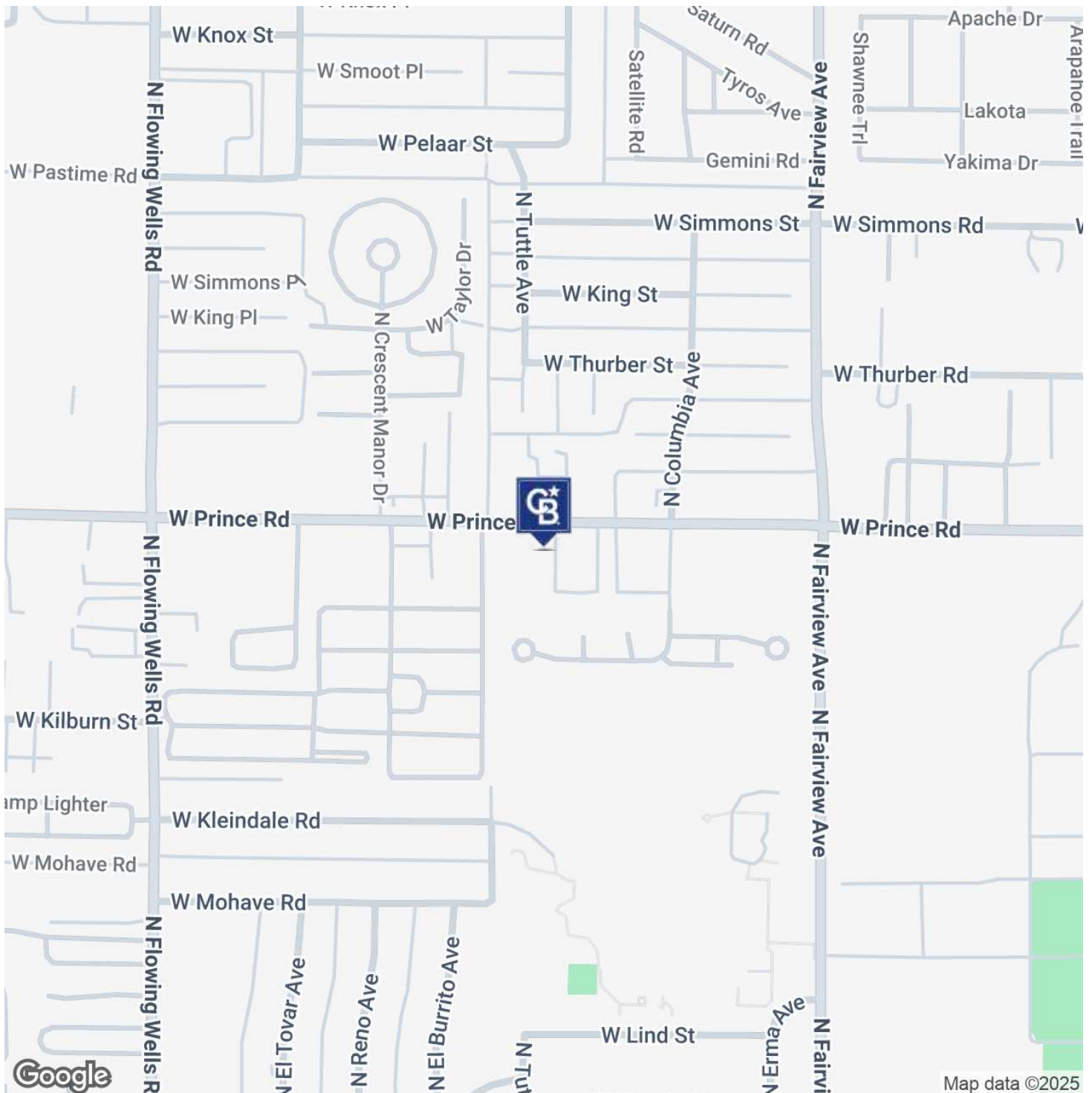


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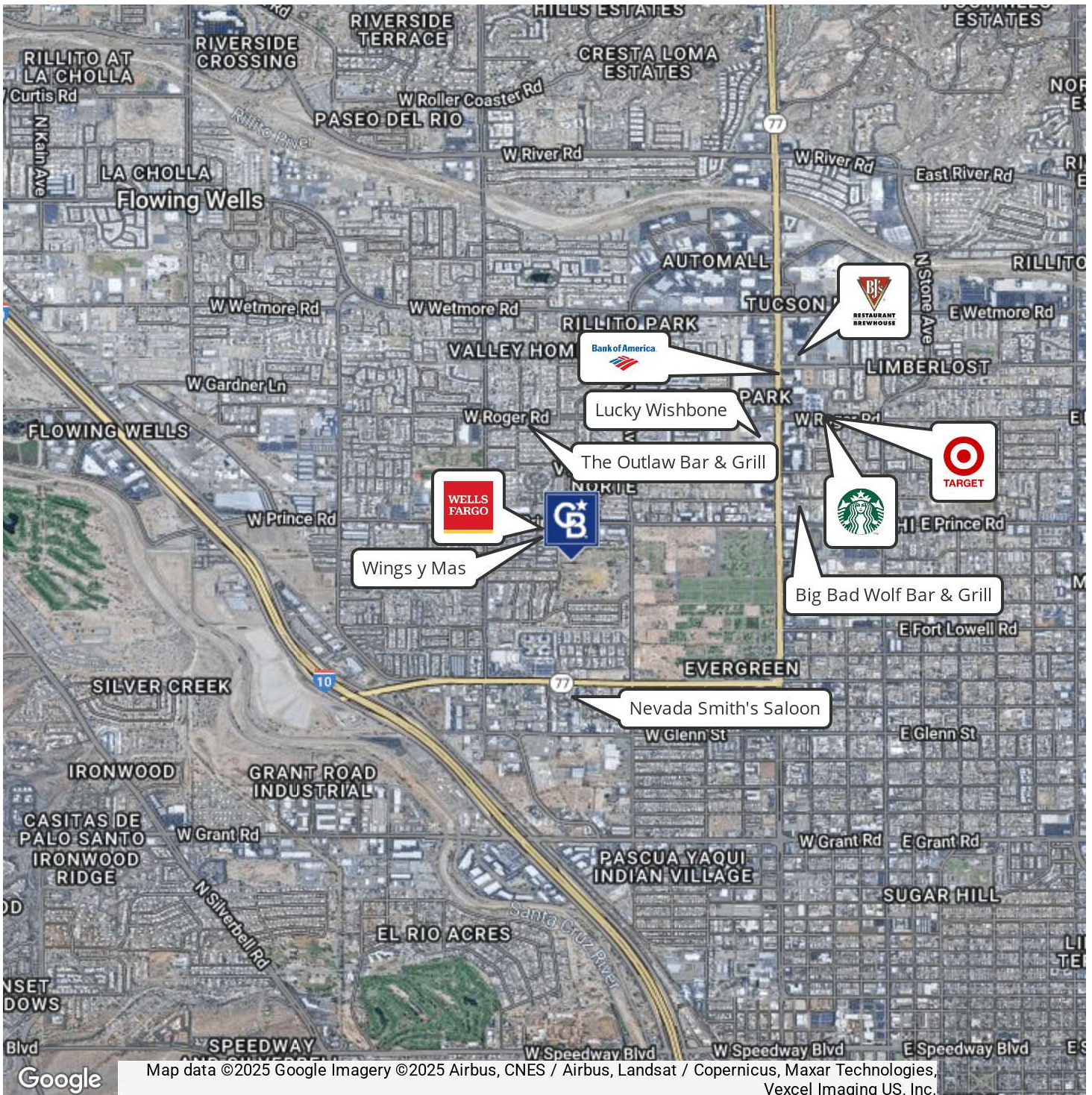


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INVESTMENT OVERVIEW

Price	\$725,000
Price per SF	\$219
Price per Unit	\$241,667

OPERATING DATA

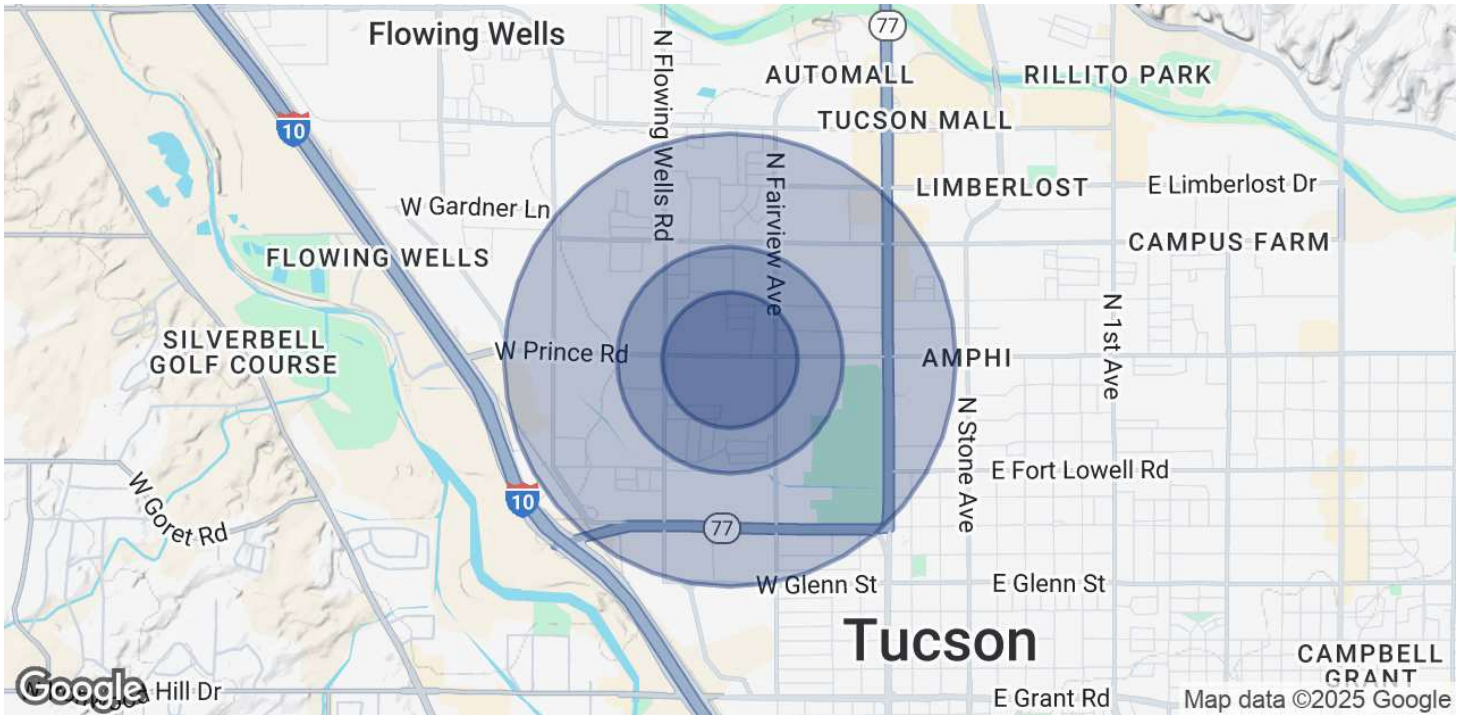
FINANCING DATA



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,676	3,587	15,984
Average Age	44	44	41
Average Age (Male)	43	43	41
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	752	1,603	7,207
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$45,580	\$47,454	\$46,291
Average House Value	\$97,704	\$97,603	\$111,954

Demographics data derived from AlphaMap

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SCOTT HOTCHKISS

Commercial Sales Associate

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Direct: (520) 269-1968 | Cell: (520) 465-1015

PROFESSIONAL BACKGROUND

Scott Hotchkiss – Expert Commercial Real Estate Broker

With over three decades of entrepreneurial experience and a proven track record of success, Scott Hotchkiss is a trusted name in the world of commercial real estate. Currently specializing in investment real estate with Coldwell Banker Commercial, Scott focuses on helping seasoned investors and first-time buyers expand their portfolios with income-producing properties, particularly in multifamily real estate.

Experience and Expertise

Scott's journey began in 1992, founding a custom closet business in Tucson, Arizona. Over the years, he grew that venture into a thriving enterprise, mastering operations management, supply chain optimization, and customer relationship building. This business acumen allowed him to navigate economic shifts like the 2008 recession without layoffs, underscoring his foresight and strategic mindset.

In the real estate industry, Scott has honed his expertise in:

Residential and Commercial Investments: Identifying high-potential properties and crafting tailored investment strategies.

Market Analysis: Leveraging deep local market knowledge to uncover opportunities and maximize ROI.

Portfolio Diversification: Guiding clients through the complexities of adding multifamily and other income-generating assets to their investments.

Negotiation and Deal Structuring: Ensuring clients achieve optimal terms in every transaction.

Risk Management: Balancing profitability with risk tolerance for sustainable growth.

What Sets Scott Apart

As a skilled broker, Scott combines his entrepreneurial mindset with hands-on experience in real estate investment. He knows the nuances of building wealth through property ownership, and his personalized, data-driven approach empowers clients to make informed decisions.

Scott's network of industry professionals, including lenders, contractors, and property managers, ensures seamless execution of every deal. Whether it's identifying undervalued properties, repositioning assets for higher income, or managing 1031 exchanges, Scott delivers results that align with his clients' financial goals.

Beyond Real Estate

An avid skier, PSIA-certified instructor, and expert fly fisherman, Scott thrives on adventure and precision in all aspects of his life. As a dedicated father to two

Coldwell Banker Commercial Realty

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