

INVESTMENT OPPORTUNITY NWC INA/SHANNON – TUCSON, ARIZONA

100% LEASED – MULTI-TENANT RETAIL PAD BUILDING



PRICE: \$2,200,000
CAP RATE: 8.5%
SIZE: ±8,000 SF
TENANTS: Cici's Pizza
 Einstein Bros. Bagels (Corporate)
 Foothills Barber

For complete package, contact exclusive agent:



Brenna Lacey
 2730 E Broadway Blvd, Ste 200
 Tucson, Arizona 85716
 520-326-3200 Phone
 520-327-7906 Fax
www.volkco.com



STRONG PROPERTY FUNDAMENTALS:

- Excellent visibility at signalized intersection on major arterial
- Excellent access
- Attractive and new 2008 building construction
- Mature and densely populated trade area
- Corporate credit accounts for 47% of income stream (leased to 2018)
- Core commercial area near regional mall, college, offices

DEMOGRAPHIC HIGHLIGHTS:

2010 Estimates	1 Mile	3 Miles	5 Miles
Population	14,020	68,517	139,140
Avg. HH Income	\$60,782	\$66,627	\$70,111

Source: Applied Geographic Solutions/TIGER Geography, April 2010

TRAFFIC COUNTS (PAG, 2007):

Ina Road:	37,000 acpd
Shannon Road:	11,000 acpd
Total:	48,000 acpd