

CVS

2601 SOUTH HOUGHTON ROAD
TUCSON | ARIZONA 85730

**CORPORATE
ABSOLUTE NNN LEASE**



ACTUAL SITE

CIA commercial
investment
advisors

OFFERING MEMORANDUM

JESSICA GIBSON | Owner

jess@ciadvisor.com

602.770.7145

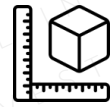
Highlights

PRICE \$5,943,000	CAP RATE 7.25%	NOI \$430,853
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LOCATION

SEC of Golf Links Road and S Houghton Road in Tucson, Arizona



LOT SIZE

±1.85 acres (±80,586 SF)



GROSS LEASABLE AREA

±14,375 SF



LEASE TERMS

5 years remaining



TRAFFIC COUNTS

E Golf Links Rd - 27,799 CPD | S Houghton Rd - 21,043 CPD



Placer.ai

Top 88% of CVS Units in Arizona and within the Top 83% of CVS units in the country

Ranking Overview

Benchmark:		Metric:	
Chain: CVS/pharmacy	Visits		
Nationwide	Arizona	Local: 15mi	
1,165 / 6,896	83%	17 / 135	88%
View List		View List	View List
			93%

* Coverage levels should be considered when comparing ranking results. [Learn more](#)

Financial Analysis

TENANT CVS EGL Golf Links of AZ, LLC

LEASE GUARANTOR Corporate CVS

GROSS LEASABLE AREA ±14,375 SF

LOT SIZE ±1.85 acres (±80,586 SF)

YEAR BUILT 2005

OWNERSHIP Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT This is an **Absolute NNN lease**.
Tenant is responsible for all expenses.

LEASE TERM 5 years remaining

RENTAL INCREASES Flat

LEASE START DATE December 22, 2005

RENT COMMENCEMENT DATE February 1, 2006

EXPIRATION DATE January 31, 2031



Rent Roll

TERM	ANNUAL RENT	CAP RATE
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Current 05/01/20 to 01/31/28	\$430,853	7.25%
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RENTAL HOLIDAY February 2028 to January 2031

Renewal Options

CVS has two renewal options for five years each at a monthly rate of \$32,313.98, totaling \$387,767.76 annually, effective until January 31, 2041. February 1, 2041, CVS has eight 5-year renewal options available at Market Rent until 2081.

Tenant Profile



TYPE	Public
TRADED AS	NYSE: CVS
S&P CREDIT RATING	BBB Stable
MOODY'S RATING	Baa3 Stable
INDUSTRY	Healthcare Plans

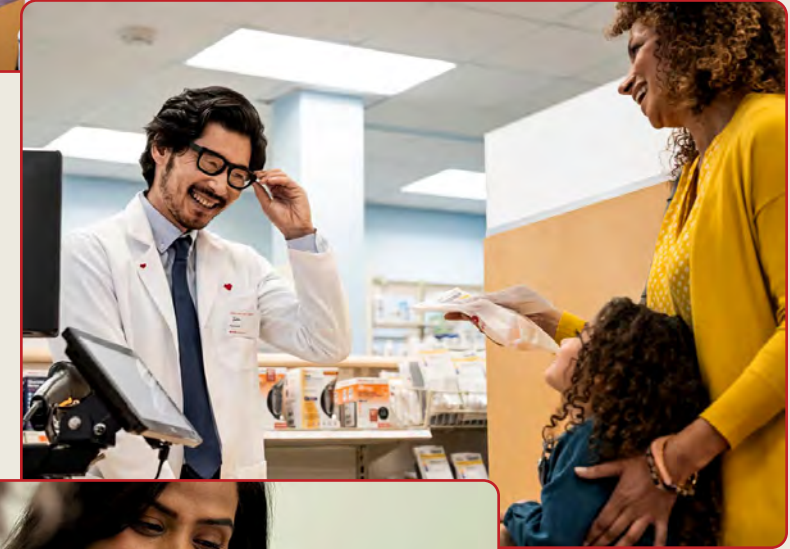
NYSE: CVS

\$93.22

+1.15 (1.24%)

Volume: 3,449,057

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CVS Health Corporation provides health solutions in the United States. It operates through Health Care Benefits, Health Services, and Pharmacy & Consumer Wellness segments.

Its Health Care Benefits segment provides various traditional & consumer-directed insurance products to a wide array of groups & individuals.

The Health Services division delivers pharmacy benefit management solutions, clinical programs, and medical spend management.

Additionally, the Pharmacy & Consumer Wellness segment sells prescription & over-the-counter drugs, as well as personal care products, through its extensive retail & online footprint.

As of March 31, 2026, the Company had approximately 9,000 retail pharmacy locations, more than 1,000 walk-in and primary care medical clinics and a leading pharmacy benefits manager with approximately 88 million plan members.

CVS Health Corporation was incorporated in 1996 and is headquartered in Woonsocket, Rhode Island.

Tucson



Fruity's
 SportClips
 CHILDTIME LEARNING CENTERS
 Jockey Mike's Subs
 MATTRESS FIRM
 Starbucks

target
 GameStop
 COLD STONE
 NextCare URGENT CARE
 BIG 5 SPORTING GOODS
 AT&T
 peter piper pizza.
 FLORIDA EXPRESS CHINESE KITCHEN

HOUGHTON MEAT MARKET

E 22ND ST | 27,049 CPD

COMPASS HIGH SCHOOL
452 STUDENTS



ST AUGUSTINE CATHOLIC HIGH SCHOOL
271 STUDENTS

CHIPOTLE MEXICAN GRILL
 verizon
 FIVE GUYS

ROSS
 planet fitness
 petco
 ULTA BEAUTY
 OfficeMax
 DAIISO
 HIBBETT
 Bath & Body Works
 Massage Envy.

ACADEMY OF TUCSON HIGH SCHOOL
151 STUDENTS

MARSHALL ELEMENTARY
273 STUDENTS

Rolling Hills Golf Course

BLACK ROCK COFFEE BAR™

Filiberto's MEXICAN FOOD

Domino's

La Petite ACADEMY.

DOLLAR TREE



ACE Hardware

Auto Zone

NORTHWEST MEDICAL CENTER HOUGHTON
 52 INPATIENT BEDS

MOUNT OLIVE LUTHERAN CHURCH

SAHUARO BAPTIST CHURCH

A FAMILY STORAGE

E GOLF LINKS Rd | 27,799 CPD



SUPER STAR CAR WASH

LEGACY TRADITIONAL (EAST TUCSON)
425 STUDENTS

SAFEWAY
 Walgreens
 THE UPS STORE
 DUTCH BROS
 O'Reilly AUTO PARTS
 LA FITNESS.

CHASE

PLATINUM FITNESS

Pizza Hut

LEMAN ACADEMY OF EXCELLENCE (EAST TUCSON)
1,118 STUDENTS

BURGER KING

QT QuikTrip

Walmart

CVS

Goodwill Southern Arizona

City View



TUCSON MALL
Dillards, JCPenney, Forever 21, REI, Dicks Sporting Goods, Express, Champs Sports, Hot Topic, Pacsun, Finish Line, Apple, Best Buy, Lush, Bath & Body Works, Zara, H&M, American Eagle Outfitters, etc.

Banner - UMC Tucson has 649 licensed beds, including 228 private patient rooms, 20 larger operating rooms & 96 intensive care adult beds, serving 500 medical students.



Carondelet Health Network
ST JOSEPH HOSPITAL
486 BEDS



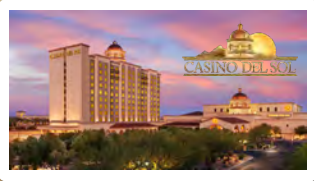
Pima Community College
There are 5 locations in the Tucson area serving 21,445 students (Fall 2025).

City of TUCSON



THE UNIVERSITY OF ARIZONA
54,384 STUDENTS

VA SOUTHERN ARIZONA
277 BEDS



Ryan Airfield

TUCSON INTERNATIONAL AIRPORT
This airport covers 8,282 acres with 3 runways. In 2025, TUS was served by 7 airlines & handled 4,11,852 passengers.

RAIN BIRD
Creates irrigation technology for farms, golf courses, sports arenas & homes

amazon
FULFILLMENT CTR



SAN XAVIER DEL BAC MISSION



RTX
Raytheon produces advanced technologies including air & missile defensive systems, precision weapons, radars and command & control systems

Faribault Foods
DISTRIBUTION

target
DISTRIBUTION

Tucson Synopsis

Tucson is the county seat of Arizona's Pima County, it is the 2nd largest city in Arizona behind Phoenix.

Much of Tucson's economic development has centered on the development of the **University of Arizona**, which is the city's largest employer, serving 53,187 students. **Davis-Monthan Air Force Base**, on the city's southeastern edge, also provides many jobs for Tucson residents. Its presence, as well as the presence of the US Army Intelligence Center (Fort Huachuca, the region's largest employer, in nearby Sierra Vista), has led to the development of many high-technology industries, including government contractors. The City of Tucson is also a **major hub for the Union Pacific Railroad's Sunset Route** that links the Los Angeles ports with the South/Southeast regions of the country.

Raytheon Missiles and Defense (formerly Hughes Aircraft Co.), **Texas Instruments**, **IBM**, **Intuit Inc.**, **Universal Avionics**, **Honeywell Aerospace**, **Sunquest Information Systems**, **Sanofi-Aventis**, **Ventana Medical Systems, Inc.**, and **Bombardier Aerospace** all have a large presence in Tucson. Roughly 150 Tucson companies are involved in the design and manufacture of optics and optoelectronics systems, earning Tucson the nickname "Optics Valley". Much of this comes from the Steward Observatory at the University of Arizona, which is one of few locations in the world that can cast the enormous mirrors used in telescopes around the world and in space.

Tourism is another major industry in Tucson. The city's many resorts, hotels, and attractions bring in \$2 billion and over 3.5 million visitors annually.



University of Arizona is a public land-grant research university, serving 54,384 students in 19 separate colleges/schools, including the University of Arizona College of Medicine - Tucson along with the University of Arizona College of Medicine - Phoenix and James E. Rogers College of Law.

2024 Demographics

POPULATION	1-MI	3-MI	5-MI
Population	6,414	54,081	133,170
Est. Population (2029)	6,369	54,653	134,694
Census Population (2010)	6,573	52,259	125,106
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	2,516	22,736	56,757
Projected Households (2029)	2,529	23,191	57,875
Census Households (2010)	2,554	21,735	52,876
AVERAGE HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$123,726	\$111,269	\$102,147
Projected Avg HH Income (2029)	\$129,743	\$115,846	\$106,517



CONFIDENTIALITY AGREEMENT

ADVISORY TEAM

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Owner

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