

OFFERING MEMORANDUM

Prince Road Design Center

680 W PRINCE RD
TUCSON, AZ 85705

\$4.15M	7.43%	\$308.2K
PRICE	CAP RATE	NOI

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GLOBAL FUND
REAL ESTATE

Global Fund Real Estate

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PRICE	CAP RATE	NOI
\$4,150,000	7.43%	\$308,227

CONTENTS

4	Executive Summary
6	Investment Highlights
8	Location Highlights
11	Valuation Summary
12	Cash Flow Projection
14	Tenant Profiles
16	Market Overview
17	Demographics
18	Closing

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Executive Summary

680 W PRINCE RD
TUCSON, AZ 85705



\$4,150,000

ASKING PRICE



\$308,227

NOI



7.43%

CAP RATE



\$177.84

PRICE/SF



100%

OCCUPANCY



\$290,016

BASE RENT



\$358,084

EGI



23,335 SqFt

BUILDING SF

PROPERTY DATA

Cap Rate	7.00
Building SqFt	23,335 SqFt
Lot Size (acres)	1.89
Parcel ID	106-05-015C
Year Built	1987 Remodeled 2025
Use Code	1130
County	Pima
Coordinates	32.272481,-110.983699
Zoning Type	Commercial

- Global Fund Real Estate is pleased to present a rare retail corridor opportunity positioned at the intersection of Tucson's highest-traffic commercial spine where Oracle Road meets the I-10 gateway and Tucson Mall's gravitational pull drives 25,000+ vehicles past the property every day.
The location provides a high-visibility asset in a proven submarket with a 236,000-person trade area, rising personal incomes, a flexible multi-use format that attracts today's most in-demand tenants, and long-term value appreciation fueled by Tucson's accelerating growth in manufacturing, healthcare, and cross-border commerce.
- In a market where reliable yield is increasingly hard to find, Prince Rd Design Center offers the rare combination that investors require: proven location, diversified tenant demand, rising income fundamentals, and a corridor with decades of institutional retail validation behind it.



Investment Highlights

- Prince Rd retail corridor is the stacking of multiple advantages: 25,000+ daily vehicles on the road itself, immediate proximity to I-10's 121,000+ daily vehicles, a dense surrounding population of over 236,000 within 5 miles, institutional demand from the University of Arizona, the Tucson Mall's gravitational pull just to the north, and major new development like Prince 10 signaling long-term area investment. For a retail or showroom investor, this is a corridor where the infrastructure, demographics, and development momentum are all pointed in the right direction.
- The Property is situated on approximately 1.89 acres of land and is currently 100% occupied.
- The existing occupancy is supported by a high quality well-diversified tenant roster.
- Corporate Guarantee | Proven E-Commerce Resilient Tenant | Low Market Rents | Recession-Proof Business Models.
- SECURE INCOME STREAM – LONG-TERM LEASES WITH RENTAL RATE INCREASES.
- Property features an abundant parking ratio of over 5 spaces per 1,000 rentable square feet.
- NNN Leases and Modified Gross Leases. Upside potential of converting all Leases to NNN.


\$4,150,000
ASKING PRICE


\$308,227
NOI


7.43%
CAP RATE


\$177.84
PRICE/SF


100%
OCCUPANCY


\$290,016
BASE RENT


\$358,084
EGI


23,335 SqFt
BUILDING SF


**1987 Remodeled
2025**
YEAR BUILT



Location Highlights



LOCATION

Address	680 W PRINCE RD
City	TUCSON
State	Arizona
Zip Code	85705
APN / Parcel #	106-05-015C
Coordinates	32.272481, -110.983699

- Prince Road Design Center 's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Tucson continues to attract residents from high-cost coastal states and retirees who want affordability paired with urban conveniences. This steady migration expands the consumer base, increases spending power, and creates demand for retail centers, medical facilities, and service-based commercial properties.
- 700 W Prince Rd is located on Prince Rd, just west of Oracle Rd and approximately 1.5 miles from I-10. Property placement is significant as it captures traffic from two of Tucson's busiest north-south and east-west arteries simultaneously. The Oracle Road corridor alone sees approximately 59,399 vehicles per day, making it one of Tucson's highest-traffic retail corridors, with surrounding national retailers including Super Target, Michaels, Lowe's, Home Depot, and PGA Superstore.
- The consumer base feeding this corridor is substantial. Within a 5-mile radius of the Prince Rd site, there is a population of over 236,000 residents, and the property sits just over 4 miles from the University of Arizona — home to over 44,000 students — creating significant demand for goods and services in this market.

TRANSIT

411 Services 411 Bus Directory	1.7 mi
Prince/Fairview	0.2 mi
Oracle/Prince	0.3 mi

AIRPORTS

Tucson International Airport	11.2 mi
Marana Regional Airport	16.5 mi
Pinal Airpark	25.7 mi

HIGHWAYS

North Oracle Road	0.3 mi
West Miracle Mile	0.8 mi
AZ 77	0.8 mi
Tucson-Globe Highway	1.1 mi



Flowing Wells



Prince Road Design Center

NU |
Evolution

Custom Toppers

**COSMO
PROF**

ASSURE
HEALTHCARE GROUP OF ARIZONA

ELM

INSTY-PRINTS

www.instyprints.com/locations/tombauk-mn

Vogue Salon

Jade Spa

Lendmark
FINANCIAL SERVICES®

Valuation Summary

KEY METRICS

\$4,150,000
ASKING PRICE

7.43%
CAP RATE

\$308,227
NOI

Price/SF **\$177.84**

PROJECTED EXIT

Hold Period **5 yrs**

Exit Cap Rate **6.5%**

Exit Year NOI **\$357,204**

Projected Sale **\$5,495,448**

INCOME/SF
\$12.43

EGI/SF
\$15.35

EXPENSES/SF
\$2.14

NOI/SF
\$13.21

INCOME

Base Rental Income **\$290,016**

Expense Reimbursements **\$50,068**

Signage **\$18,000**

Effective Gross Income **\$358,084**

EXPENSES

Property Tax **\$14,352**

Insurance **\$11,187**

Management Fee **\$13,489**

GENERAL EXPENSES

Landscaping **\$4,830**

Utilities **\$6,000**

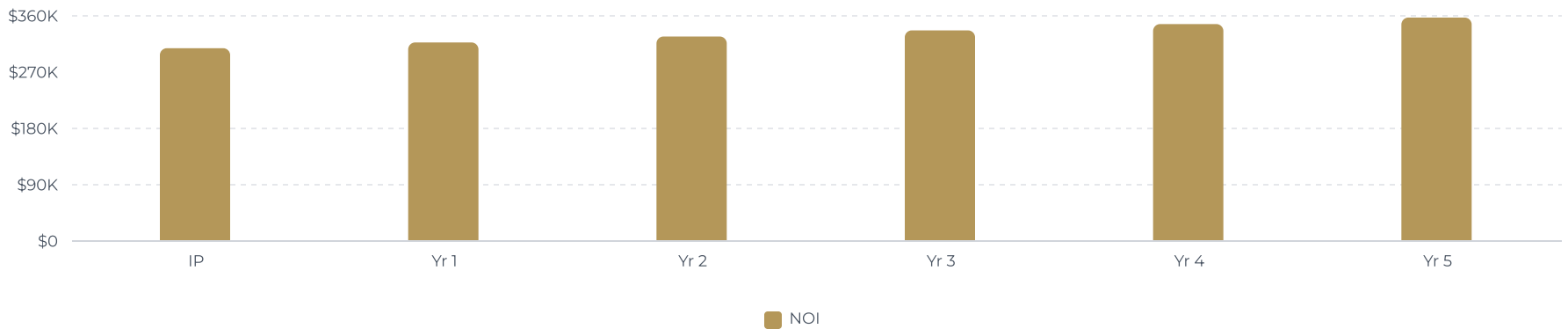
Total General Expenses **\$10,830**

Total Expenses **\$49,858**

Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rental Revenue	\$290,016	\$298,716	\$307,678	\$316,908	\$326,415	\$336,208
Expense Reimbursements	\$50,068	\$51,570	\$53,118	\$54,711	\$56,352	\$58,043
Additional Income	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Effective Gross Income	\$358,084	\$368,287	\$378,795	\$389,619	\$400,768	\$412,251
Property Tax	(\$14,352)	(\$14,639)	(\$14,932)	(\$15,231)	(\$15,535)	(\$15,846)
Insurance	(\$11,187)	(\$11,411)	(\$11,639)	(\$11,872)	(\$12,109)	(\$12,351)
Management Fee	(\$13,489)	(\$13,758)	(\$14,033)	(\$14,314)	(\$14,600)	(\$14,892)
General Expenses	(\$10,830)	(\$11,047)	(\$11,268)	(\$11,493)	(\$11,723)	(\$11,957)
Total Operating Expenses	(\$49,858)	(\$50,855)	(\$51,872)	(\$52,909)	(\$53,967)	(\$55,047)
Net Operating Income	\$308,227	\$317,432	\$326,924	\$336,710	\$346,800	\$357,204
<i>Cap Rate</i>	<i>7.43%</i>	<i>7.65%</i>	<i>7.88%</i>	<i>8.11%</i>	<i>8.36%</i>	<i>8.61%</i>

NET OPERATING INCOME



Gallery Page 1



Tenant Profiles



Lendmark Financial

Financial Services · Lawrenceville,
Georgia · Est. 1996

<https://www.lendmarkfinancial.com>

Square Feet: **1,650 SF**

Lease Exp.: **7/31/28**

Locations: **500+**

Since 1996, Lendmark Financial Services has been serving the personal lending needs of customers underserved by traditional banks. Today, with over 500 branches in 23 states from coast to coast, Lendmark continues to grow with reliable and consistent financial services that make a difference in people's lives.



Insty-Prints

Retail · Jeffersonville, Indiana · Est.
1977

<https://www.instyprints.com/>

Square Feet: **1,550 SF**

Lease Exp.: **4/30/27**

Locations: **300+**

Insty-Prints operates a network of nearly 300 independently owned and operated franchise locations, primarily located across North America. As part of the Allegra Network, these centers specialize in printing, marketing, and graphic design services.



ELM Utility Services

A+

Professional Services · St. Peoria, IL ·
Est. 1991

<https://elmutility.com/>

Square Feet: **2,980 SF**

Lease Exp.: **8/31/30**

Locations: **60+**

ELM Utility Services provides locating services to a variety of underground utility types including natural gas, electricity, phone, cable television, and fiber optic.

Tenant Profiles (continued)



CosmoProf

Retail · Denton, Texas · Est. 1967

<https://www.cosmoprofbeauty.com/>

Square Feet: **2,400 SF**

Lease Exp.: **04/30/28**

Locations: **1,300+**

CosmoProf operates over 1,300 store locations across the United States, Canada, and Puerto Rico, making it a leading distributor of salon products in North America. These locations, often supported by additional salon consultants, serve licensed professionals and stylists with professional-grade hair, skin, and nail products.

Market Overview



DINING

UNESCO City of Gastronomy

OUTDOOR ACTIVITIES

Saguaro National Park, Mount Lemmon, and more.

INDUSTRY & ECONOMY

Aerospace, defense, technology, and astronomy.

CULTURE & LIFESTYLE

Famous annual Gem and Mineral Show

About Tucson

Tucson (; O'odham: Cuk Ṣon; Spanish: Tucson) is the county seat of and the most populated city in Pima County, Arizona, United States. It is the second-most populous city in Arizona with a population of 542,630 at the 2020 census, behind the capital city, Phoenix, while the Tucson metropolitan statistical area has an estimated 1.08 million residents and is the 52nd-largest metropolitan area in the United States. Tucson and Phoenix anchor the Arizona Sun Corridor.

Tucson is situated in the eastern portion of Pima County, Arizona in one of the lushest valleys found in the Sonoran Desert. Surrounded by five unique mountain ranges, opportunities for outdoor exploration are endless. A quick drive along the Catalina Highway-Sky Island National Scenic Byway can take you from the lower elevations of the valley floor to the summit of Mt. Lemmon at 9,157 feet. In roughly an hour this scenic drive traverses seven of the world's nine life zones—the span of ecosystems you'd see driving from Mexico to Canada.

The city is bordered on all sides by protected natural areas: Coronado National Forest, Catalina State Park, Ironwood Forest National Monument, and Saguaro National Parks East and West (the best places to see the giant saguaro cactus native only to Southern Arizona and Native Mexico).

Because of the variety of terrain and proximity to protected areas and parks Tucson is widely considered one of the world's best destinations for activities such as hiking, cycling, rock climbing, horseback riding, and just about anything else you would want to do outdoors.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	16,840	Population	107,826	Population	230,325
Median HH Income	\$38,630	Median HH Income	\$50,076	Median HH Income	\$58,228
Households	8,074	Households	51,023	Households	106,315

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,906	100,579	214,204
2010 Population	17,333	107,168	225,560
2026 Population	16,840	107,826	230,325
2031 Population	16,870	108,766	232,879
2026-2031 Growth Rate	0.04 %	0.17 %	0.22 %
2026 Daytime Population	17,656	113,990	284,922
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,604	45,173	92,425
2010 Total Households	7,454	46,617	96,623
2026 Total Households	8,074	51,023	106,315
2031 Total Households	8,242	52,389	109,294
2026 Avg. Household Size	2.07	2.04	2.04
2026 Owner Occupied Housing	3,664	23,032	50,593
2031 Owner Occupied Housing	3,972	25,091	54,642
2026 Renter Occupied Housing	4,410	27,991	55,722
2031 Renter Occupied Housing	4,270	27,299	54,652
2026 Vacant Housing	792	4,954	10,538
2026 Total Housing	8,866	55,977	116,853
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,496	7,378	13,044
\$15,000-\$24,999	1,169	5,254	9,978
\$25,000-\$34,999	888	4,751	8,520
\$35,000-\$49,999	1,363	8,092	14,636
\$50,000-\$74,999	1,394	9,208	18,853
\$75,000-\$99,999	829	5,710	11,935
\$100,000-\$149,999	584	5,456	13,189
\$150,000-\$199,999	265	2,309	6,420
\$200,000 or greater	85	2,864	9,741
Median HH Income	\$38,630	\$50,076	\$58,228
Average HH Income	\$51,385	\$72,514	\$88,815



\$38,630 MEDIAN HH INCOME (1-MI)	\$51,385 AVG HH INCOME (1-MI)
45.4% OWNER OCCUPIED (1-MI)	54.6% RENTER OCCUPIED (1-MI)
8.9% VACANCY RATE (1-MI)	0.04 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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