



SALE PRICE

\$

\$2,399,000

CAP RATE

+

6.50%

PRICE PER SF

\$

\$168 SF

NOI

\$

\$155,826

4443 W. INA ROAD

TUCSON, AZ 85741

INVESTMENT OPPORTUNITY

This offering presents the opportunity to acquire a fully leased, multi-tenant automotive retail investment property with a stable roster of NNN tenants, providing predictable cash flow and limited landlord responsibilities.

Strategically located in Tucson's desirable northwest submarket, the property enjoys frontage along Ina Road, a major east-west arterial, with immediate access to Interstate 10.

The property features functional automotive improvements, including front and rear grade-level roll-up doors in each suite, 14-foot clear heights, and a fully fire-sprinkled building.

100% LEASED AUTOMOTIVE INVESTMENT

14,260 SF | FREESTANDING MULTI-TENANT

PROPERTY INFORMATION

● Sale Price	\$2,399,000
● Cap Rate	6.50%
● Price Per SF	\$168 SF
● NOI	\$155,826
● Building Size	14,260 SF
● Occupancy	100% Leased
● Tenants	4
● Lease Structure	NNN
● Year Built	1987
● Zoning	VC - Marana



PRIME LOCATION

Ina Road & I-10

FRONT & REAR
ROLL-UP DOORS14' CLEAR
HEIGHTOFFICE LOBBY /
RECEPTIONFIRE
SPRINKLED BUILDING

INVESTMENT HIGHLIGHTS

STABLE INCOME

100% leased to four automotive tenants under NNN leases, providing predictable and passive income.

PREDICTABLE GROWTH

All leases include annual contractual rent escalations, driving long-term income growth.

STRONG TENANT PROFILE

Multiple tenants have recently executed new five-year lease terms, demonstrating commitment to the location.

STRATEGIC LOCATION

Frontage on Ina Road with immediate access to Interstate 10 in Tucson's desirable northwest submarket.

LIMITED LANDLORD RESPONSIBILITIES

NNN lease structure with tenants responsible for taxes, insurance, and operating expenses.



LEASE SUMMARY

- 100% Leased - 4 Total Tenants
- Multiple Tenants on New 5-Year Leases
- All Leases Have Annual Escalations
- NNN Lease Structure
- Minimal Landlord Responsibilities

AT A GLANCE

● NOI	\$155,826
● Building Size	14,260 SF
● Occupancy	100%
● Tenants	4
● Lease Type	NNN
● Cap Rate	6.50%

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