

Established Office Building FOR SALE

2524 W. Ruthrauff Road
(Adjacent to Interstate 10)
Tucson, Arizona 85705



Branel Real Estate
Company, LLC



Do Not Disturb Tenants

Established two-story office building with historically high occupancy and long-term tenancy. Professionally managed and maintained featuring Executive Suites ranging from 200 – 1,450 square feet includes conference and break rooms on each level, copier/mail room, and common area restrooms. Property offers secured access with ample parking and extra storage spaces for lease. With its convenience to Interstate 10, Ruthrauff Office Plaza is ideal for accessing the Tucson Metro area, International border or the Greater Phoenix area with ease and efficiency. The area includes amenities such as restaurants, grocery and hardware stores, parks, and other convenient locations such as Tucson Mall and the Auto Mall.

- ☐ **Masonry Constructed Two-Story Office Building**
- ☐ **9,382 SF (8,662 Office / 720 Leased Storage)**
- ☐ **Constructed in 2005**
- ☐ **Investor Opportunity \$1,600,000**
- ☐ **Proforma NOI yields **12.94%** Cap Rate**
- ☐ **Strategically located adjacent to Interstate 10**
- ☐ **40 Parking Spaces / Directory Signage**

Nighborhood Demographics



	Population	Average HH Income	Daytime Population
1 Mile	7,992	\$71,540	8,439
3 Mile	65,442	\$82,178	71,797
5 Mile	173,272	\$84,222	182,277

Traffic Count: 23,160 VPD (Q3 2024)

Source: ESRI

For More Information, contact:

Branel Real Estate Company, LLC

Batoun Herrington, CCIM, CPM®

520-524-5248

batoun@branelre.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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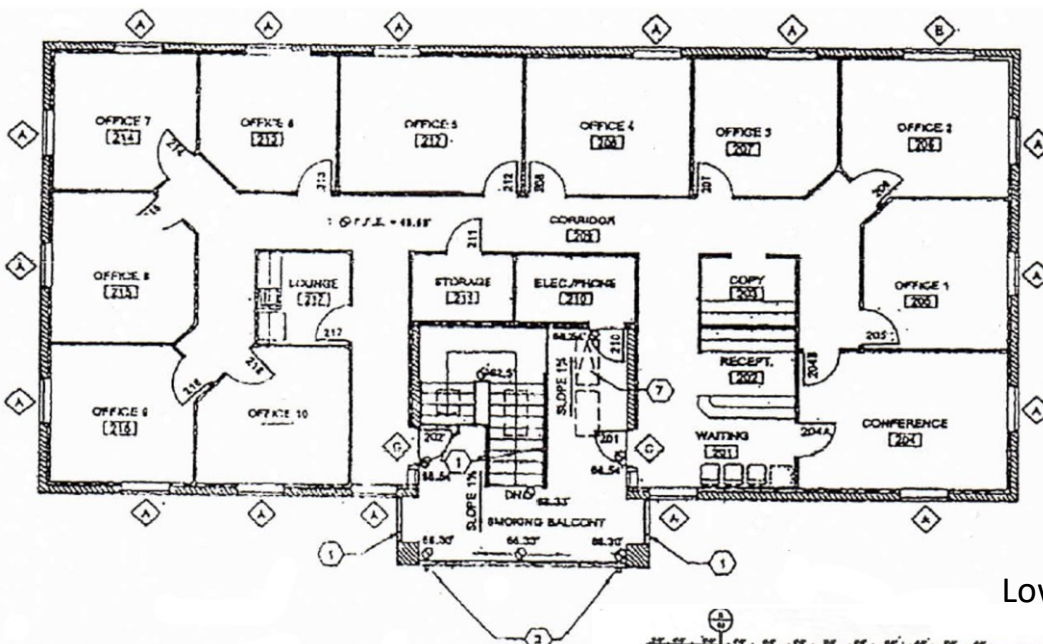
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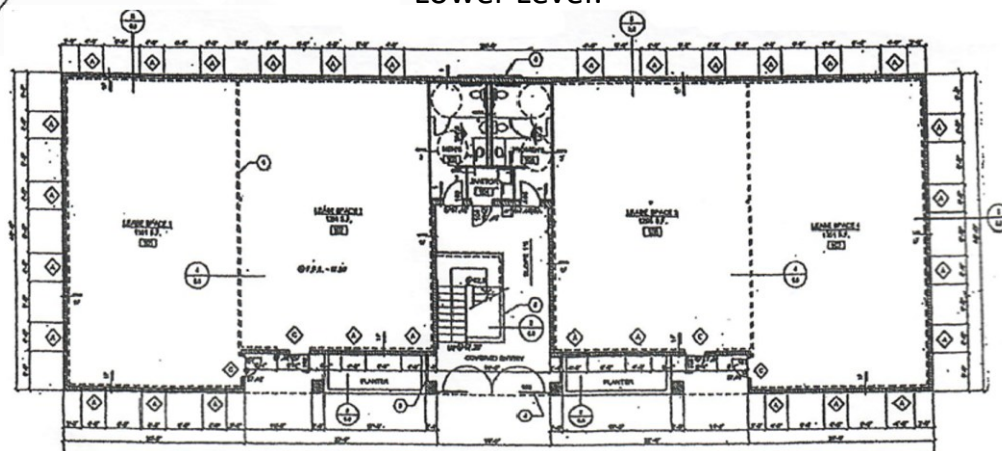
Floor Plan:

Upper Level:

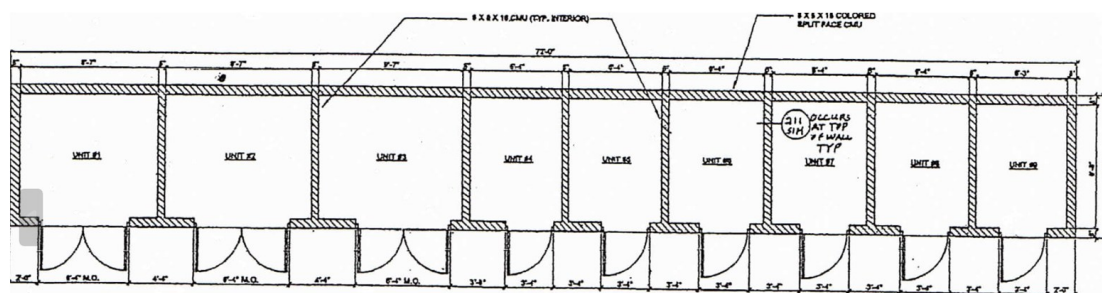


Office Building

Lower Level:



Storage Units:



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2nd Floor Front Desk:



2nd Floor Lobby:



2nd Floor Conf. Room:



2nd Floor Landing:



Storage Units:



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2nd Floor Breakroom:



2nd Floor:



Copier/Mail Room:



1st Floor Lobby:



1st Floor Conf. Room:



Ladies' Restroom:



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Investment Overview:

Office Building

Proforma Investment Overview

Potential Annual Income	\$268,415
Less 5% vacancy	<u>-\$13,421</u>
Operating Income	\$254,994
Annual Expenses:	
MANAGEMENT	\$12,750
INSURANCE	\$3,000
PROPERTY TAX	\$14,240
TELECOM	\$1,200
WATER	\$800
CLEANING & MAINTENANCE	\$4,000
ELECTRICAL	<u>\$12,000</u>
Total	\$47,990
Net Operating Income	\$207,005

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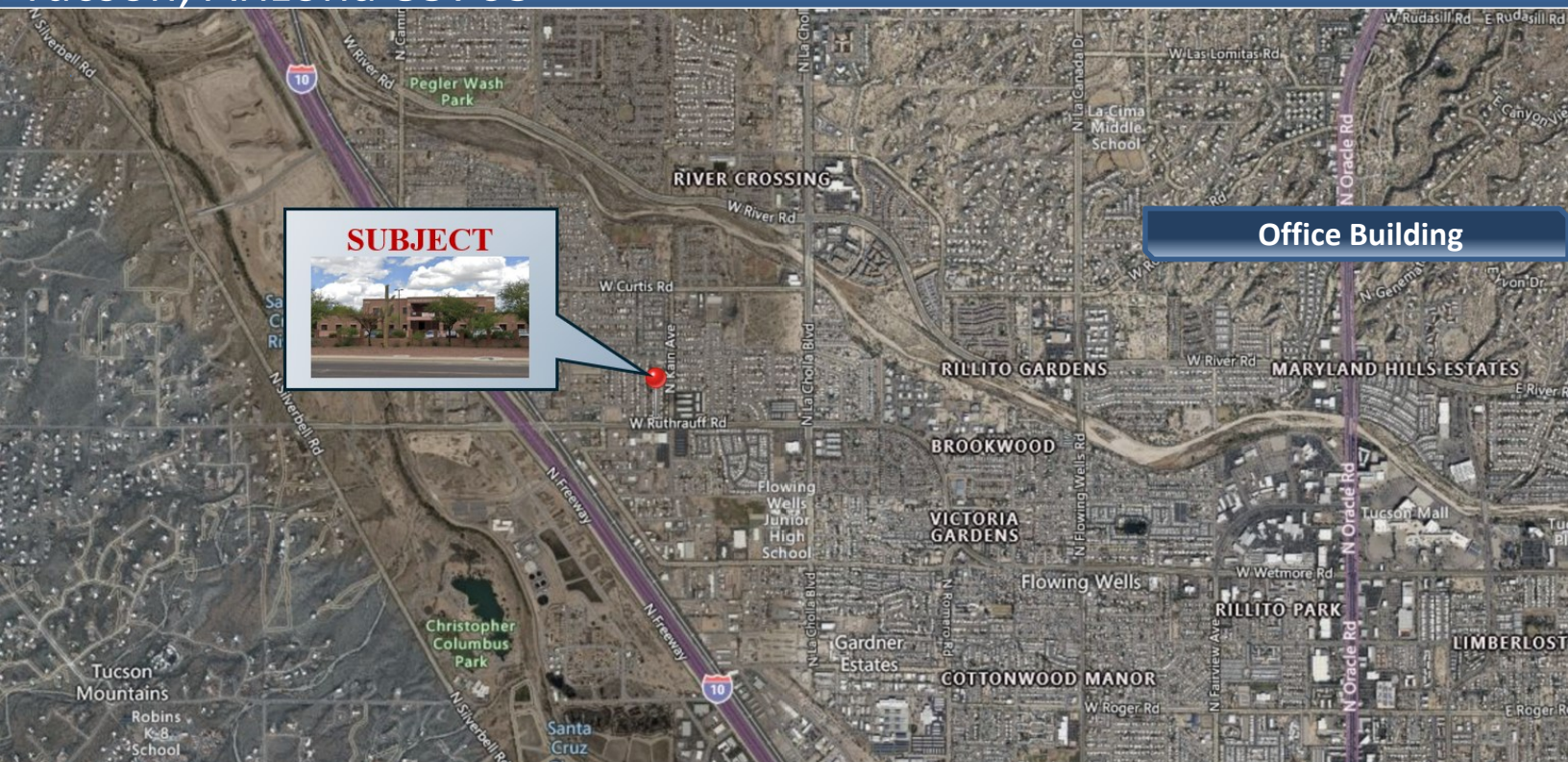
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