

**7% CAP RATE  
NNN LEASE THRU FEB 2030**

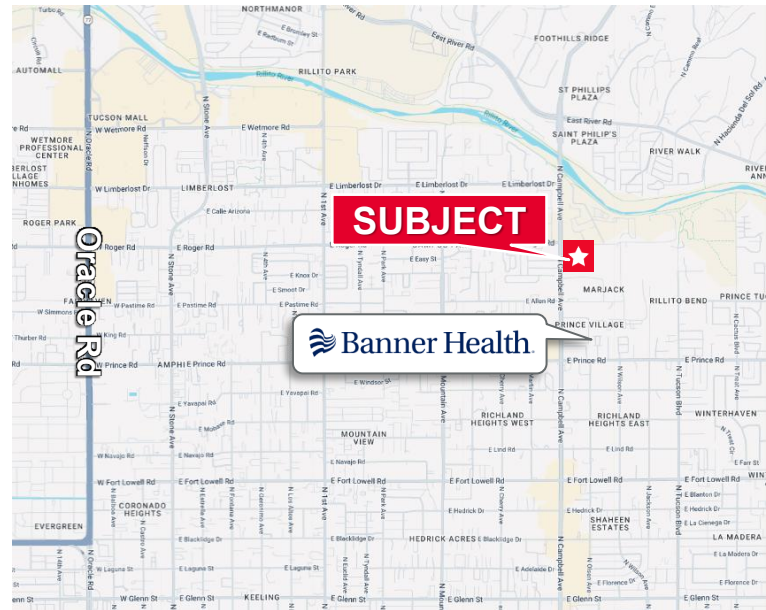


**INVESTMENT SALE**

**3,071 SF MEDICAL OFFICE  
\$991,472 (\$322.85/SF)  
7% CAP  
NNN LEASE THRU FEB 2030**

**Key Features**

- Outstanding Investor or 1031 Purchase
- Arizona Advanced Imaging Center 5-year NNN Lease ends 2/28/2030
- Also available: Contiguous suite with connecting door 1,669 SF vacant Medical office, Sale Price \$358,885 (\$215 SF) inquire for more information
- Located in North Campbell Medical-Dental Plaza Campbell & Roger
- Assessor Parcel No: 112-02-035A
- City of Tucson "O-3" Zoning
- 2025 RE Tax \$8,098.24

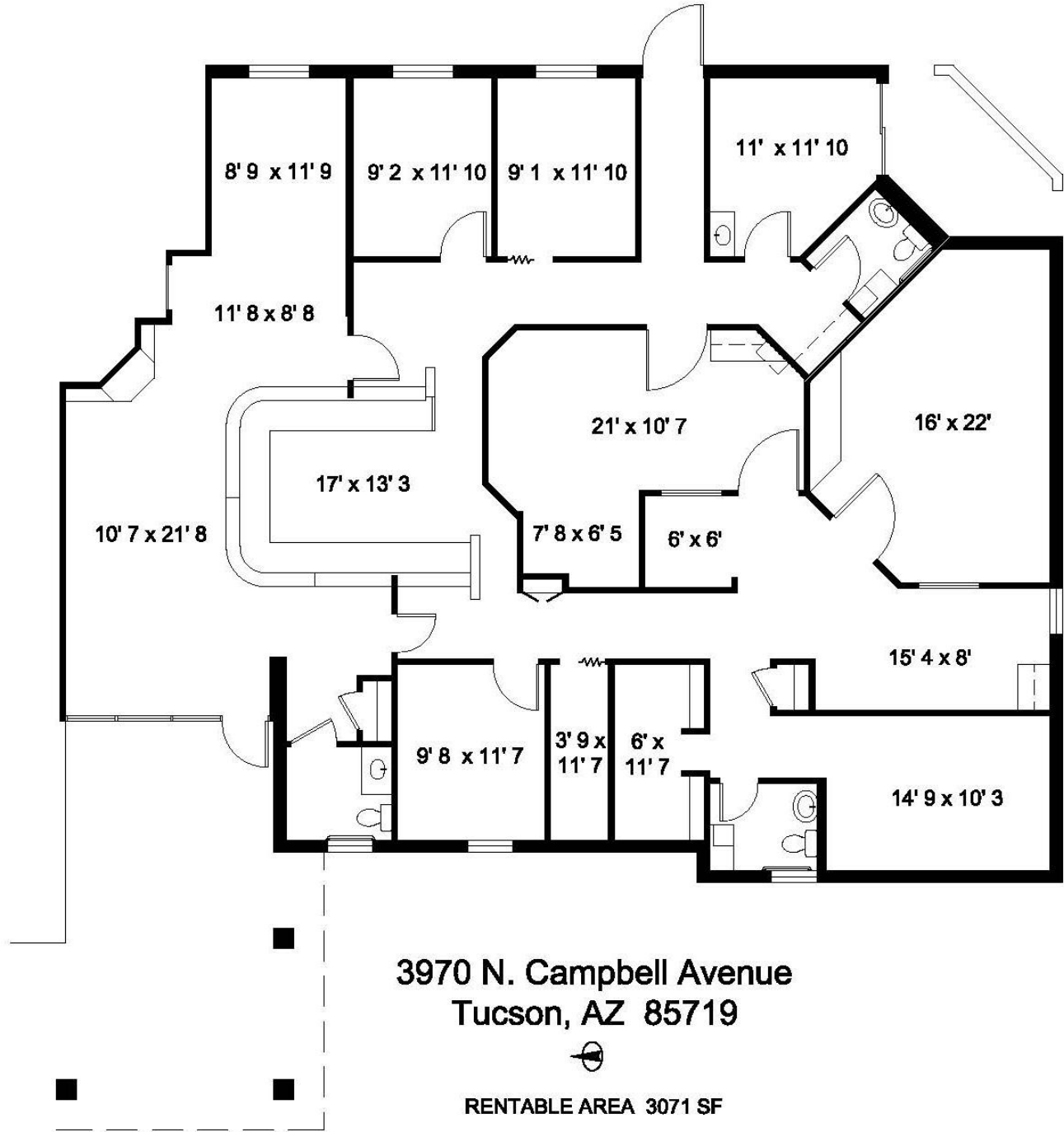


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**Floor Plan: 3,071 SF**

2 exam rooms, MRI, X-ray room, break room, large lobby/waiting room plus 3 restrooms.



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## Interior Photos



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### Property & Area Aerial



## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**459,300**  
TOTAL  
HOUSEHOLDS



**37%**  
COLLEGE  
EDUCATION



**0.5%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$76,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
UNEMPLOYMENT  
RATE



**54,384**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 3/30/2026

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