

Prince Road Design Center

680 W PRINCE RD
TUCSON, AZ 85705

\$4.40M | **7.01%** | **\$308.23K**
PRICE | CAP RATE | NOI

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GLOBAL FUND
REAL ESTATE

Global Fund Real Estate

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PRICE
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CAP RATE
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GLOBAL FUND
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Executive Summary

680 W PRINCE RD
TUCSON, AZ 85705


\$4,400,000
ASKING PRICE


\$308,227
NOI


7.01%
CAP RATE


\$188.56
PRICE/SF


100%
OCCUPANCY


\$290K
BASE RENT


\$358K
EGI


23,335 SqFt
BUILDING SF

PROPERTY DATA

Cap Rate	7.00
Building SqFt	23,335 SqFt
Lot Size (acres)	0.95
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 0.95 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.


\$4,400,000
 ASKING PRICE


\$308,227
 NOI


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 CAP RATE


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 PRICE/SF


100%
 OCCUPANCY


\$290K
 BASE RENT


\$358K
 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



Gallery Page 1

Prince Road Design Center · 680 W PRINCE RD, TUCSON, AZ, 85705



Tenant Profiles



Lendmark Financial

Financial Services · Lawrenceville, Georgia · Est. 1996
<https://www.lendmarkfinancial.com>

Square Feet: **1,650 ...**

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 ...**

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 ...**

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.



CosmoProf

Retail · Denton, Texas · Est. 1967
<https://www.cosmoprofbeauty.com/>

Square Feet: **2,400 ...**

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 (ꞑ Oꞑdham: Cuk ꞑon; Spanish: Tucsꞑn) 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	15,990	Population	108,800	Population	230,162
Median HH Income	\$35,716	Median HH Income	\$45,932	Median HH Income	\$54,475
Households	7,531	Households	51,217	Households	105,867

Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,816	101,257	214,218
2010 Population	16,292	107,663	225,582
2025 Population	15,990	108,800	230,162
2030 Population	16,009	109,972	233,251
2025-2030 Growth Rate	0.02 %	0.21 %	0.27 %
2025 Daytime Population	15,983	117,041	282,701

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,055	45,371	92,426
2010 Total Households	6,899	46,771	96,624
2025 Total Households	7,531	51,217	105,867
2030 Total Households	7,691	52,746	109,173
2025 Avg. Household Size	2.1	2.05	2.05
2025 Owner Occupied Housing	3,581	23,335	50,887
2030 Owner Occupied Housing	3,962	25,932	55,924
2025 Renter Occupied Housing	3,950	27,882	54,980
2030 Renter Occupied Housing	3,728	26,814	53,249
2025 Vacant Housing	697	4,649	10,334
2025 Total Housing	8,228	55,866	116,201

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,599	8,711	15,273
\$15,000-\$24,999	1,037	5,126	9,813
\$25,000-\$34,999	1,051	6,033	10,699
\$35,000-\$49,999	1,085	7,237	13,203
\$50,000-\$74,999	1,236	8,785	17,965
\$75,000-\$99,999	628	4,802	10,140
\$100,000-\$149,999	604	5,824	14,385
\$150,000-\$199,999	226	2,263	6,118
\$200,000 or greater	64	2,435	8,260
Median HH Income	\$35,716	\$45,932	\$54,475
Average HH Income	\$48,651	\$68,070	\$83,952

\$35,716 MEDIAN HH INCOME	\$48,651 AVG HH INCOME
47.6% OWNER OCCUPIED	52.4% RENTER OCCUPIED
8.5% VACANCY RATE	0.02 % 2025-2030 GROWTH



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