

LA OFFICINA

Multi-Tenant Office / Retail Center 8750 E Speedway Blvd | Tucson, AZ

100% Occupied | Two Stories | Office / Retail

Sale Price: \$1,115,000 | Cap Rate: 7.5%

9,000 RSF



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EXECUTIVE SUMMARY

8750 E SPEEDWAY BLVD | EXECUTIVE SUMMARY



THE PROPERTY

SUMMARY	
Address	8750 E Speedway Blvd, Tucson, AZ 85710
Price	\$1,115,000
Net Operating Income	\$83,687
Price per SF	\$124
Cap Rate	7.5%
Occupancy	100%
Year Built	1986
Type	Class B Office / Retail
Number of Suites	9 Units
Construction	Wood Frame & Stucco, Exterior Elevator
Parking	38 Spaces Including 9 Covered Spaces



INVESTMENT SUMMARY

8750 E Speedway Blvd offers a turnkey, stabilized investment with 100% occupancy and consistent cash flow. Located in a prime Tucson corridor, the asset provides immediate yield with minimal near-term capital requirements and organic growth potential through future rent optimization.

The building features wood construction, built-up roofing recently recoated under warranty, and individual HVAC units. Ample surface parking and covered parking, enhance tenant appeal, supporting stable cash flow in Tucson's office segment.

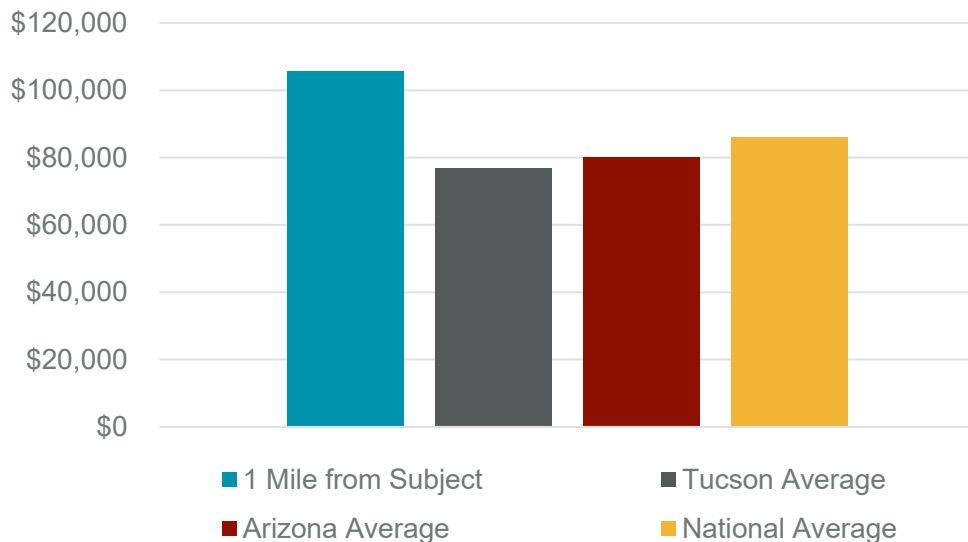


TRAFFIC COUNTS

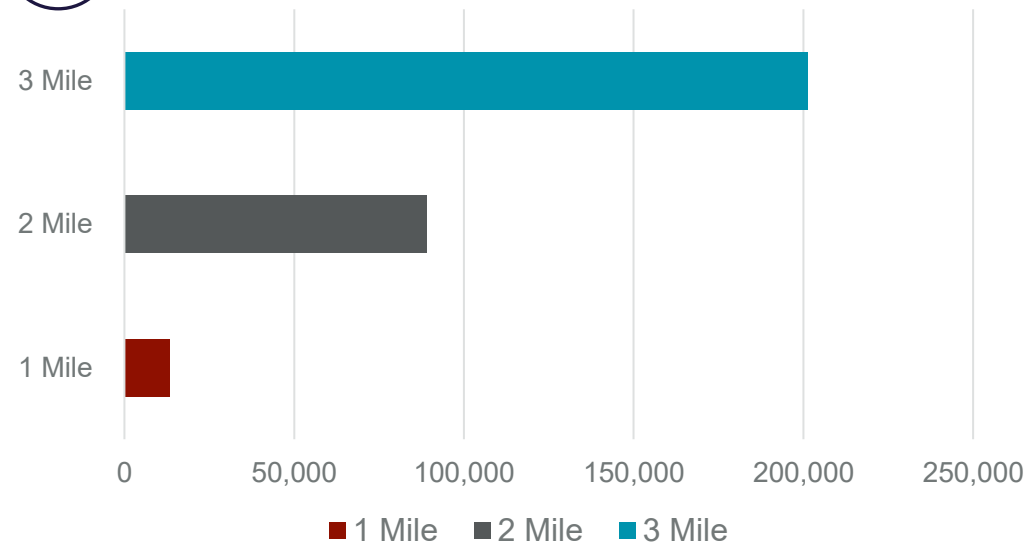
Speedway Blvd	30,635 VPD (2025)
Camino Seco	5,365 VPD (2025)



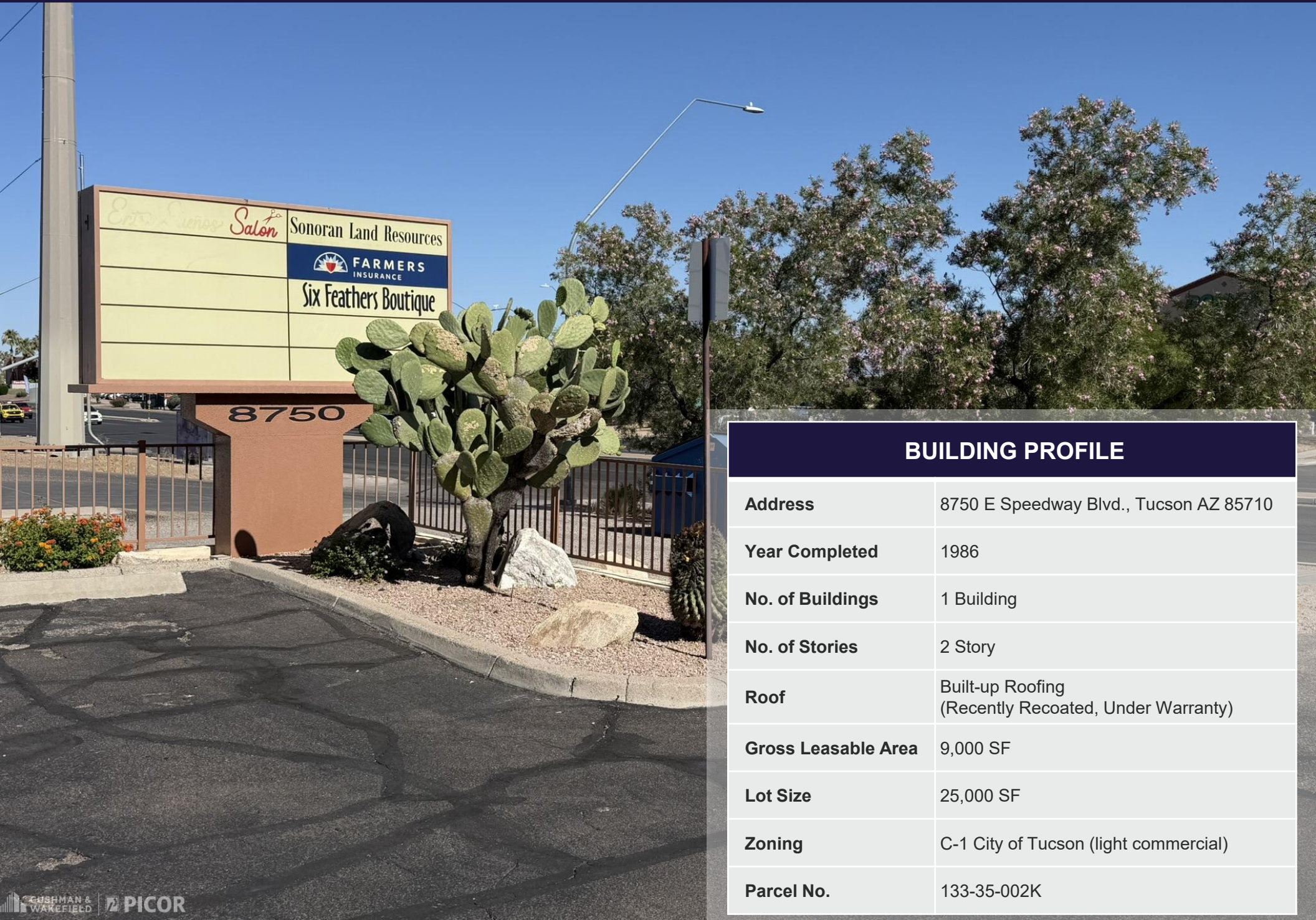
HOUSEHOLD INCOME DISTRIBUTION



POPULATION



8750 E SPEEDWAY BLVD | EXECUTIVE SUMMARY



BUILDING PROFILE

Address	8750 E Speedway Blvd., Tucson AZ 85710
Year Completed	1986
No. of Buildings	1 Building
No. of Stories	2 Story
Roof	Built-up Roofing (Recently Recoated, Under Warranty)
Gross Leasable Area	9,000 SF
Lot Size	25,000 SF
Zoning	C-1 City of Tucson (light commercial)
Parcel No.	133-35-002K

8750 E SPEEDWAY BLVD | FINANCIAL ANALYSIS



2026 Pro Forma Income

Net Operating Income

\$83,686

2026 Projection

	ANNUAL AMOUNT	PER SF
Base Rent	\$129,907	\$14.43
OP EX Escalations	\$1,910	\$0.21
Total Gross Income	\$131,817	\$14.65
Less: Vacancy (0%)	\$0	\$0.00
Effective Gross Income	\$131,817	\$14.65
Operating Expenses	(\$48,131)	(\$5.35)
TOTALS	\$83,686	\$9.30 / SF

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8750 E SPEEDWAY BLVD | FINANCIAL ANALYSIS

Operating Expense Pro Forma (Based on Projected Budget for 2026)



Operating Expense Ratio

44%



Market Price / SF

\$124



WALT

1.2 Years

Weighted Average Lease Term



Market Cap Valuation

\$1,115,000

Based on 7.5% Cap Rate

	ANNUAL AMOUNT	PER SF
Cleaning	\$4,225	\$0.47
Repairs & Maintenance	\$6,672	\$0.74
Utilities	\$3,835	\$0.43
Roads / Grounds / Security	\$8,120	\$0.90
Property Taxes (2025)	\$10,007	\$1.11
Insurance	\$3,682	\$0.41
CAM / Disbursements Subtotal	\$48,131	\$5.35
Management Fee (5%) <small>MANAGED BY PICOR</small>	\$9,600	\$1.07
TOTAL OPERATING EXPENSES	\$57,731	\$6.41 SF



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Value-Add Opportunities

Asset Enhancement Strategies



Rental Rate Optimization

Mark-to-market opportunity as leases roll 2027-2028.



Suite Reconfiguration

Combine/divide spaces to meet modern professional demand.



Cosmetic Upgrades

Exterior paint, landscaping, and common area modernization.



Energy Efficiency

LED retrofits and HVAC optimization to lower OpEx.



Parking Optimization

Expand covered carports for premium tenant revenue.



Operational Efficiency

Vendor contract consolidation to improve net margins.

PROJECTED VALUE CREATION – 7.5% CAP RATE

IMPROVEMENT STRATEGY	INVESTMENT	NOI	VALUE CREATION
Market Rental Rates	\$0	+\$18,000	+\$257,143
Cosmetic Upgrades	\$25,000	+\$8,000	+\$114,286
Energy Efficiency	\$15,000	+\$4,000	+\$57,143
TOTAL POTENTIAL	\$40,000	+\$30,000	+\$428,572

Total Value Upside: +\$428K



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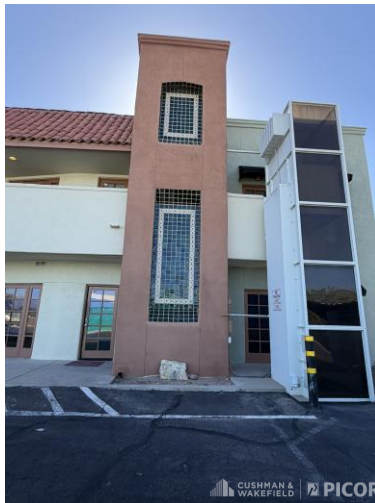
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8750 E SPEEDWAY BLVD | RENT ROLL



RENT ROLL

TENANT	SF	LEASE TERM	MONTHLY BASE RENT	ANNUAL BASE RENT	ANNUAL BASE RENT PER SF	INCREASES
Aviary Hair and Co. LLC	750	3 Years	\$966.67	\$11,600	\$15.47/SF	\$0.50/SF
Evans Insurance & Financial Services	897	3 Years	\$1,214.69	\$14,576	\$16.25/SF	\$0.50/SF
Westech Graphics	2,838	7 Years	\$3,251.38	\$39,017	\$13.75/SF	\$0.50/SF
Sonoran Land Resources	4,515	5 Years	\$5,629.51	\$67,554	\$13.26/SF	\$0.50/SF
TOTALS	9,000 SF		\$11,062.26	\$132,747		



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TENANT PROFILES



Sonoran Land Resources, LLC

Sonoran Land Resources (Sonoran) is a land services company founded in 2017, specializing in right of way (ROW) acquisition for infrastructure projects. Sonoran's team has been established in the ROW and land development industries for over 30 years, in both the private and public sectors. Sonoran offers unique strategies for obtaining land rights and regulatory approvals that balance natural and man-made environments, offering a more cost-effective and sustainable approach to land development and ROW projects. Sonoran's expertise is in land entitlements, ROW program management, land acquisition, as well as federal, state, tribal, and local ROW approvals.

Website: <https://www.sonoranlandresources.com/>
Locations: 1 (Local Business)



Aviary Hair and Co. is more than just a salon—it's a sanctuary where creativity, connection and self-expression take flight. With 13 years of experience behind the chair, I've dedicated my career to mastering the art of hair and color. There's nothing I love more than helping clients feel confident and beautiful, whether it's through a bold new color, a classic cut or a subtle transformation. The inspiration behind the name "Aviary" comes from my childhood nickname, Bird. Growing up, that name became a symbol of freedom, joy, and individuality. Just like a bird finds comfort in its nest, I've created this space as a sanctuary for everyone who steps through the doors—a place where you can relax, unwind, and leave feeling your absolute best. At Aviary Hair and CO., every detail reflects my passion for hair, creativity, and making meaningful connections with my clients. I can't wait to welcome you into my space and bring your hair dreams to life!

Website: <https://aviaryhairco.glossgenius.com/>
Locations: 1 (Local Business)



Welcome to Evans Insurance! We shop multiple top carriers to help you lock in the best rates and find potential savings at renewal with our annual reviews. Enjoy personalized guidance from local experts!

Website: <https://agents.farmers.com/az/tucson/gary-evans/>
Locations: 47



Westech Graphics is a full-service graphic design studio in Tucson, Arizona. Corporate communications projects over the years have been completed for a wide range of clientele including health care, technology, archery accessory and motorcycle companies. Westech Graphics, Inc. can work directly with a company's marketing department or with owners to design a project from concept to completion. Westech Graphics is capable of producing eye-catching, concept driven graphics that always keep the target audience and sales the number one focus.

Website: <http://westechgraphics.com/>
Locations: 1 (Local Business)

8750 E SPEEDWAY BLVD | COMPARABLES

Address	City	Type	Sale Date	Sale Price	Price/SF	Building Size (SF)	Year Built
1200 N El Dorado Bldg G	Tucson	Office	May 2024	\$780,000	\$150	5,202 SF	1981
3370 E Grant Road	Tucson	Office	September 2025	\$620,000	\$101.64	6,100 SF	2001
3719 N Campbell Ave	Tucson	Office	February 2025	\$2.03M	\$247.10	8,205 SF	1990
SUBJECT PROPERTY	Tucson	Office / Retail		\$1,115,000	\$123	9,000 RSF	1986



PRICE OPINION

ESTIMATED STABILIZED MG INCOME:	\$83,687
CAP RATE:	7.5%
VALUE:	\$1,115,000



STRATEGIC POSITIONING

La Officina delivers immediate, stabilized yield at a discount when compared to replacement cost. The building is fully leased, with four long-term tenants on multi-year terms and built-in \$.50/SF annual rent increases. A recently recoated roof under warranty and individual HVAC units help alleviate any deferred maintenance concerns.

In-place rents of \$13–\$16/SF are below current market, and as leases expire through 2027–2028, a new owner has a clear path to move tenants to market rates, projecting \$257,000 in added value at no capital cost. An investment of \$40,000 in cosmetic and energy upgrades could see added value of \$428,000.

A high traffic count of 30,000+ cars a day, higher than average household income and a strong surrounding population, make this an ideal office investment.

This valuation analysis or broker opinion of value is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice. Neither you, nor any third parties, may rely on this analysis for any tax purposes, estate work, litigation, lending or any other matter other than your direct use in connection with a contemplated transaction.

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8750 E SPEEDWAY BLVD | AREA INFORMATION



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8750 E SPEEDWAY BLVD | MARKET INFORMATION



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



THE UNIVERSITY
OF ARIZONA

54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

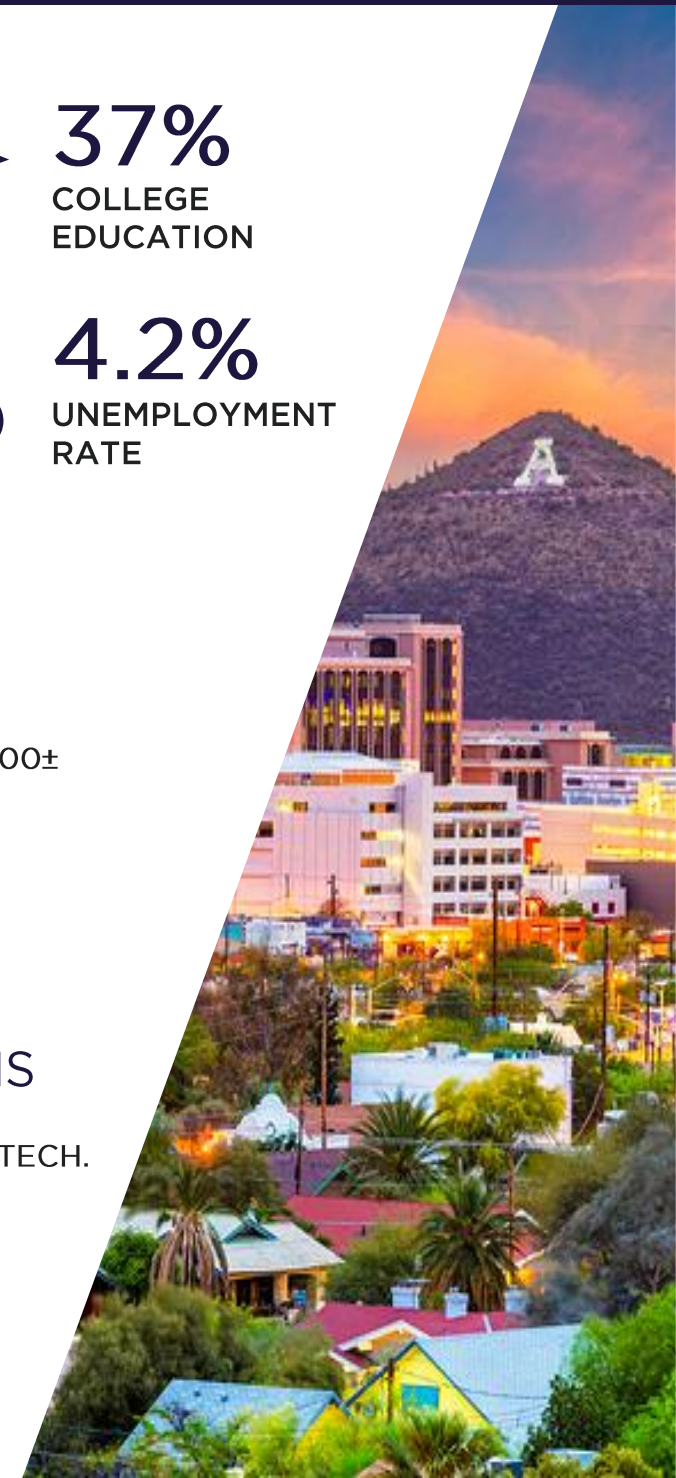
- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

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



ABOUT CUSHMAN & WAKEFIELD | PICOR

C&W | PICOR is Tucson's leading independently owned, full-service commercial real estate company.

Founded in 1985, C&W | PICOR offers brokerage, property management and consulting solutions for retail, industrial, office, medical, land, and investment properties.

C&W | PICOR is licensed in Southern Arizona and Sonora, Mexico, offering bilingual commercial real estate services spanning the border. Locally owned and globally connected, C&W | PICOR is a member of the Cushman & Wakefield Alliance. The Alliance provides shared access to Cushman & Wakefield's practices, standardized research methodologies, and strategic approaches to client solutions.

C&W | PICOR is committed to "Building Value through Service" for our clients and community. We facilitate informed real estate decisions and beneficial outcomes for a diverse client base, from individual investors to large institutions. Applying the highest professional standards, C&W | PICOR's professionals provide knowledge, analysis, and performance that are accurate, timely, responsive, independent, and confidential, resulting in lasting relationships.

C&W | PICOR's community and industry involvement is the cornerstone of our culture and success. In addition to our own Charitable Foundation, long-standing relationships provide access to international networks and a reservoir of resources. Corporately and individually, we are involved in dozens of national and civic organizations, including the Arizona-Mexico Commission, Society of Industrial and Office Realtors (SIOR), Building Owners and Managers Association (BOMA), Certified Commercial Investment Members (CCIM), International Council of Shopping Centers (ICSC), Urban Land Institute (ULI), Arizona Association for Economic Development (AAED), Southern Arizona Leadership Council (SALC), and numerous Chambers of Commerce in Arizona and Sonora.

Cushman & Wakefield | PICOR

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8750 E SPEEDWAY BLVD | CONTACT INFORMATION



Molly Gilbert, CCIM
Office Properties

Molly Gilbert brings more than seventeen years of experience in economic development and commercial real estate, including senior leadership roles with the University of Arizona's research parks. Her work with technology companies, government agencies, academic institutions, and start-ups gives her a strong understanding of tenant needs and market dynamics. She is known for navigating complex stakeholder interests, providing strategic solutions, and ensuring a smooth, effective process for clients leasing, purchasing, or selling office space.

🏆 CoStar Power Broker (2020, Q4 2022, Q4 2023) 🏆 Crexi Platinum Broker (2024, 2025)
🎓 MBA, Eller School of Management 📞 (520) 546-2766 ✉️ mgilbert@picor.com



Ryan McGregor
Office Properties

Ryan McGregor moved to Tucson in 2003 and has been active in commercial real estate since 2004, after beginning his career with a top-producing luxury residential team in the Northern California East Bay. Ryan joined Cushman & Wakefield | PICOR's office division in the summer of 2017. He enhances value for his clients through a background in a wide variety of closed transactions in the Office, Industrial, Retail and Multi-Family markets including Landlord and Tenant Representation, Investment and Owner/User sales and Property Management.

🏢 17+ Years of CRE Experience 🏢 Office Specialist
📍 Tucson Market Expert 📞 (520) 546-2748 ✉️ rmcgregor@picor.com



TRANSACTION HISTORY

Combined 2024 Deal Summary

Transaction Volume	\$27.7M+
Properties Sold	7
Leases Signed	88



MARKET COVERAGE

Office/Medical	83%
Retail	11%
Industrial/Land	6%