

Owner-User Opportunity With Income In Place

Immediate Occupancy & Future Expansion Potential



COUNTRY CLUB PLAZA

FOR SALE | 9,120 SF | 2761 N Country Club Road, Tucson, AZ 85716

Kyle Kilgore

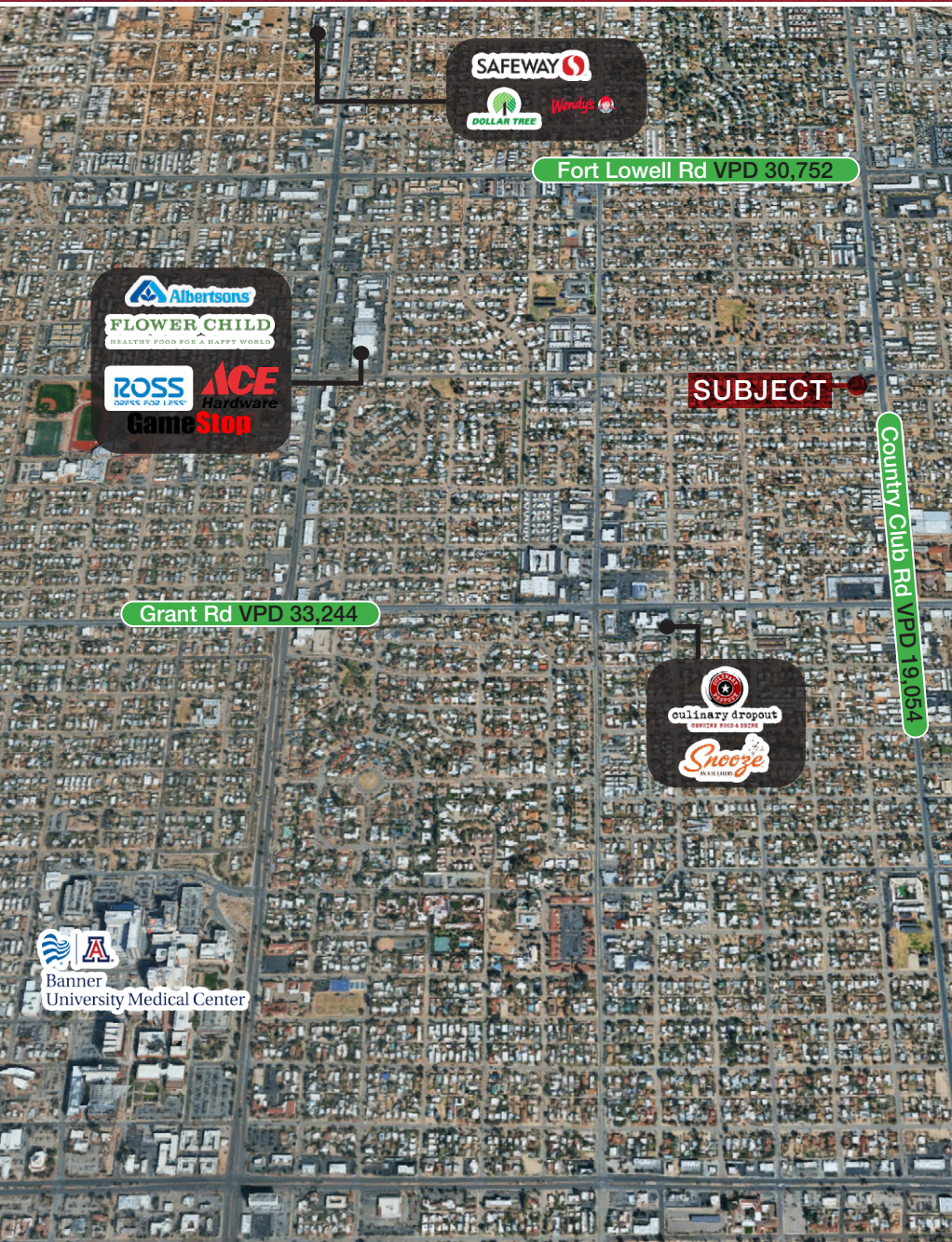
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NAIHorizon



Sales Price \$1,299,000.00 (\$142.43/SF)

Property Name	Country Club Plaza
Address	2761 N Country Club Rd, Tucson, AZ 85716
Year Built	1984
Zoning	C-1/R
Parcel #	112-07-271A

Property & Location Features

- Immediate occupancy of 2,750 SF
- Existing tenant income offsets ownership costs
- Ability to expand occupancy as leases mature
- Dedicated parking and corporate identity
- Prominent Country Club Road signage
- Recent capital improvements
 - New cooling tower, cooling tower pump, and boilers
 - LED lighting upgrades in 75% of the building

Demographics

	1 Mile	3 Miles	5 Miles
Median Age	37.5	33.7	37.8
Population	19,053	128,265	271,726
Average HH Income	\$64,647	\$71,724	\$77,893

Traffic Counts

	VPD
Country Club Rd	19,054
Fort Lowell Rd	30,752

Owner-User Property Rental Income Statement Proforma & Rent Roll | December 2025

COUNTRY CLUB PLAZA OFFERING MEMORANDUM

	Monthly	Yearly	Notes
REVENUE			
Suite 100	\$3,049	\$36,588	Tenant Occupied
Suite 101	-	-	Owner Occupied
Suite 201	\$3,650	\$43,800	Tenant Occupied
Suite 202	\$1,401	\$16,812	Tenant Occupied
Suite 210	\$1,132	\$13,584	Tenant Occupied
Total Rent Received	\$9,233	\$110,784	
EXPENSES			
Advertising	\$0	\$0	
Auto and Travel	\$0	\$0	
Cleaning and Maintenance	(\$985)	(\$11,820)	\$400 for Landscape & \$585 for Restrooms
Commissions	\$0	\$0	
Insurance	(\$248)	(\$2,971)	Paid in May, 2025
Legal / Professional Fees	\$0	\$0	
Management Fees	\$0	\$0	
Mortgage Interest	\$0	\$0	
Other Interest	\$0	\$0	
Repairs	(\$1,000)	(\$12,000)	Varies
Supplies	\$0	\$0	
Taxes (State Property Tax)	(\$1,248)	(\$14,976)	2025 Property Tax
Taxes (City / County Tax)	(\$266)	(\$3,192)	3.1% of Rents
Utilities	(\$1,237)	(\$14,842)	From CY 2024 taxes
Depreciation	\$0	\$0	
Other Expenses	\$0	\$0	
Total Operating Expenses	(\$4,984)	(\$59,808)	
Proforma Net Operating Income	\$4,249	\$50,988	

Total Property SF

9,120 SF

Unlike traditional owner-user opportunities, this property allows an owner-user to occupy immediately while benefiting from existing rental income and future expansion flexibility.

Unit	Tenant	Rental Size (SF)	Base Rent	Rent Plus Taxes	Rent \$ per SF	Lease Started	Lease Expires	Lease Terms (Months)	Pre-Negotiated Lease Extensions?	Monthly Taxes to State	Tax Rate
100	Babylon Management	1,820	\$ 2,958	\$ 3,049	\$19.50	8/1/25	10/31/28	39	No	\$ 91.68	3.1%
101	Owner Occupied	2,750	-	-	-	-	-	-	-	-	-
201	Chronicle Heritage	2,750	\$ 3,541	\$ 3,650	\$15.45	1/1/24	12/31/26	24	2 at 3 yrs	\$ 109.76	3.1%
202	Mike Comins	1,025	\$ 1,359	\$ 1,401	\$15.91	10/1/23	9/30/26	36	No	\$ 42.13	3.1%
210	William Silva	775	\$ 1,098	\$ 1,132	\$17.00	5/1/25	4/30/26	12	No	\$ 34.04	3.1%
Total For Building:		9,120	\$ 8,955	\$ 9,233	\$16.97						



Acquire Today, Grow Tomorrow – Purchase a 9,120 SF office property today well below replacement cost with immediate occupancy available and the ability to increase occupancy as existing tenant leases mature.

Strategic Alternative to Lease Renewal – An opportunity for businesses currently leasing office space to redirect occupancy costs toward ownership and long-term equity.

Rare Sub-10,000 SF Headquarters Opportunity – Few properties in Tucson offer the ability to control an entire office building, dedicated parking, and a corporate identity at this size and price point.

Built-In Occupancy Flexibility – Existing tenant leases provide near-term income while creating future opportunities for expansion, consolidation, or continued investment ownership.

Positioned for Long-Term Business Growth – Allows an owner-user to secure future space needs today rather than competing for available space in the market later.

Ideal for Established Office Users Seeking Ownership – Particularly attractive for professional service firms, healthcare administration groups, engineering companies, insurance agencies, educational organizations, nonprofits, and regional headquarters seeking a long-term home for their business.



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OFFERING MEMORANDUM | 9,120 SF | 2761 N Country Club Road

Thank You

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