



OFFERING MEMORANDUM

Jefferson Apartments

1710 South Jefferson Avenue
Tucson, AZ 85711

\$1.65M

PRICE

Phillip Fileccia

Listing Agent

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Pinnacle Realty and Investment Advisors LLC

12419 N WING SHADOW LANE

Marana, AZ 85658

520-331-8050

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Tucson, AZ 85711

PRICE

\$1,650,000

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Executive Summary

1710 South Jefferson Avenue • Tucson, AZ 85711

 ASKING PRICE \$1,650,000	 NOI \$129,893	 CAP RATE 7.87%
 PRICE/SF \$246.78	 PRICE/UNIT \$117,857	 BUILDING SF 6,686

Executive Summary – Jefferson Apartments

Jefferson Apartments presents investors with a rare opportunity to acquire a fully stabilized, turn-key multifamily asset in a strong central Tucson location with immediate in-place cash flow and additional upside potential. Offered at **\$1,650,000**, the property is currently **100% occupied** and professionally managed, making it an attractive low-maintenance investment for both seasoned and first-time multifamily investors.

The property features a desirable and diverse unit mix consisting of **five 3-bedroom/1-bath units, eight 2-bedroom/1-bath units, and one 1-bedroom/1-bath unit**, supporting broad tenant demand and long-term occupancy stability. Over the past several years, ownership has completed extensive capital improvements totaling approximately **\$257,907**, significantly enhancing both the interior and exterior condition of the asset.

Interior renovations have been completed in **11 of the 14 units**, with upgraded finishes designed to attract and retain quality tenants while positioning the property competitively within the local rental market. Exterior improvements include new pavement in the front parking lot, upgraded corrugated metal fencing, fresh paint on building ends, and updated key-code security gates, contributing to the property’s curb appeal, security, and overall tenant satisfaction.

Additional amenities include on-site third-party managed laundry facilities and washer/dryer hookups in select units. The asset benefits from a quiet and secure environment, convenient

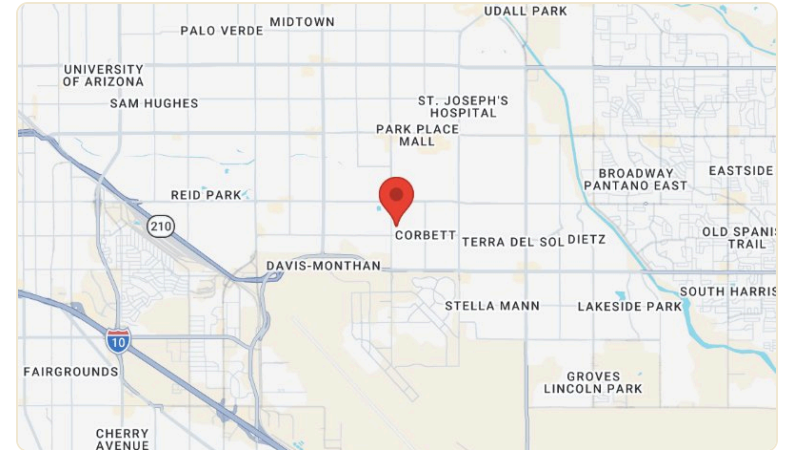
PROPERTY DATA

Building SqFt	6,686
Year Built	1965
Lot Size (Acres)	0.364
Parcel ID	131092170
County	Pima
Levels	1
Units	14
Construction	Metal
Subdivision	CRAYCROFT
Lot Size (SF)	15,863
Zoning	R3
Coordinates	32.201440,-110.873809

Investment Highlights

Asking Price	\$1,650,000
NOI	\$129,893
Cap Rate	7.87%
Price/SF	\$246.78
Price/Unit	\$117,857
Building SF	6,686
Year Built	1965

Location Highlights



LOCATION

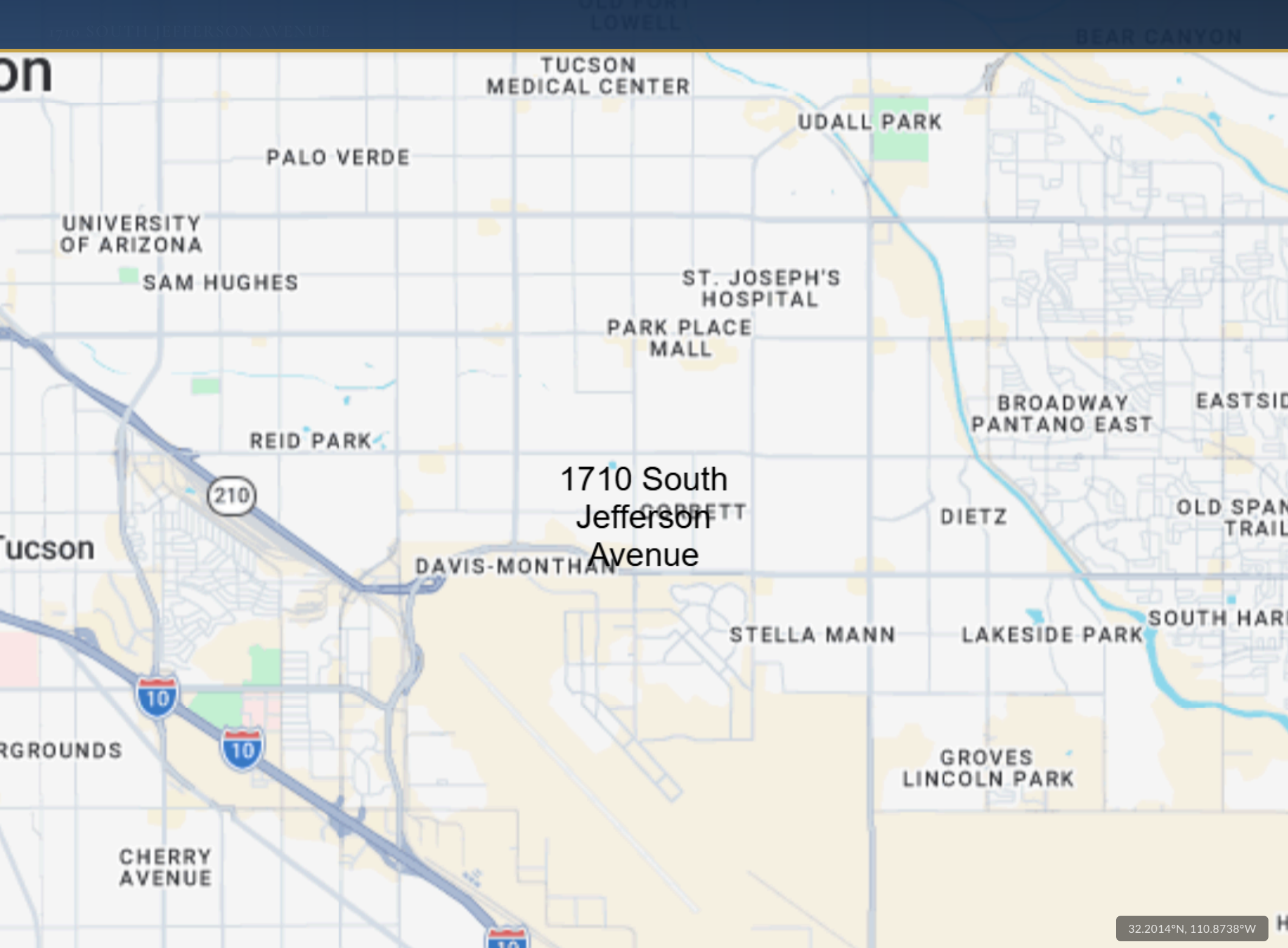
Address	1710 South Jefferson Avenue
City	Tucson
State	Arizona
Zip Code	85711
Country	Pima
APN / Parcel #	131092170
Coordinates	32.201440,-110.873809

TRANSIT

29th St/Van Buren (NW)	0.2 mi
29th St/Craycroft	0.1 mi
29th St/Van Buren	0.2 mi

AIRPORTS

Tucson International Airport	7.1 mi
Marana Regional Airport	24.5 mi
Ina Road Heliport	14.8 mi
Davis Monthan Air Force Base	1.2 mi



32.2014°N, 110.8738°W













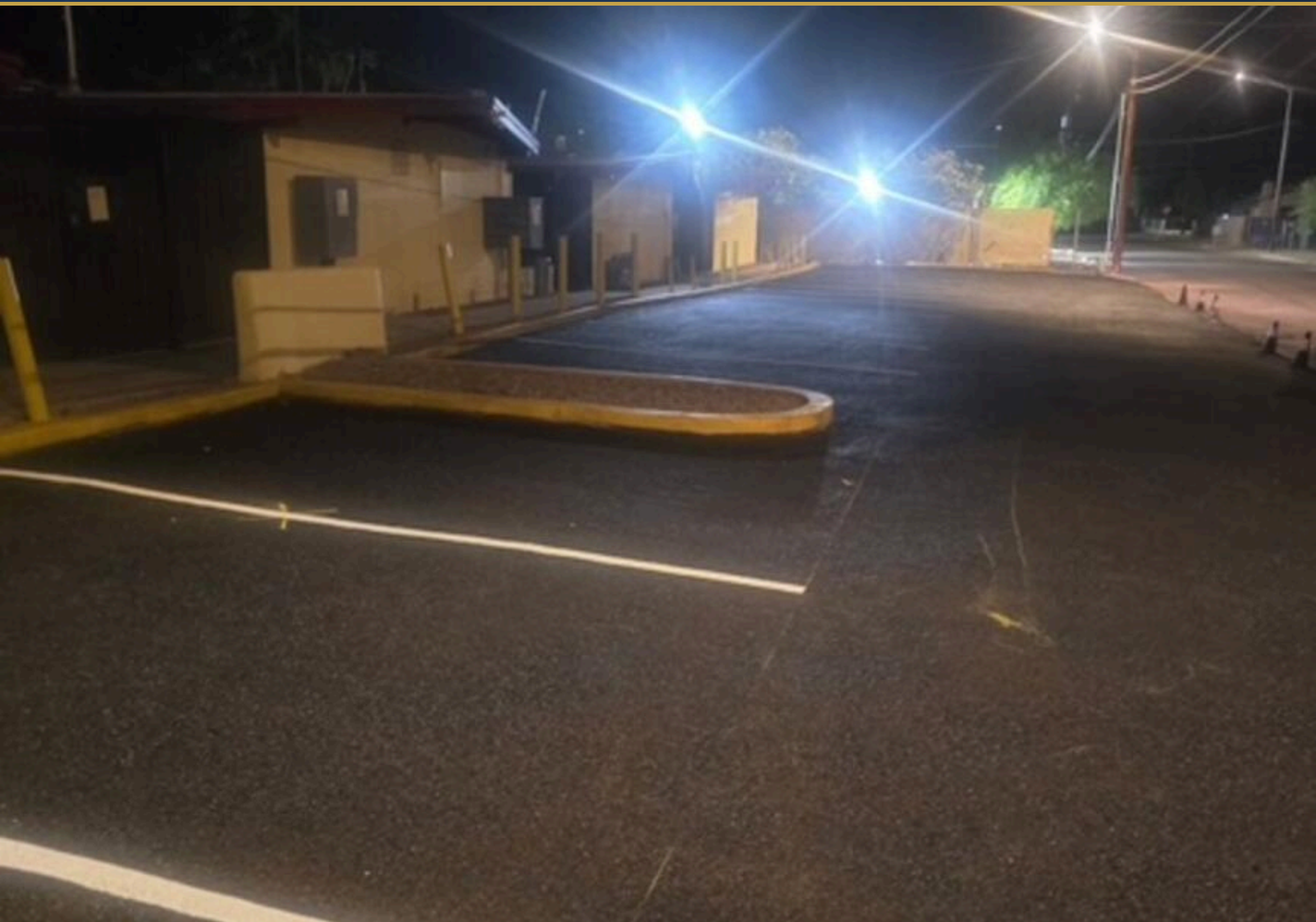
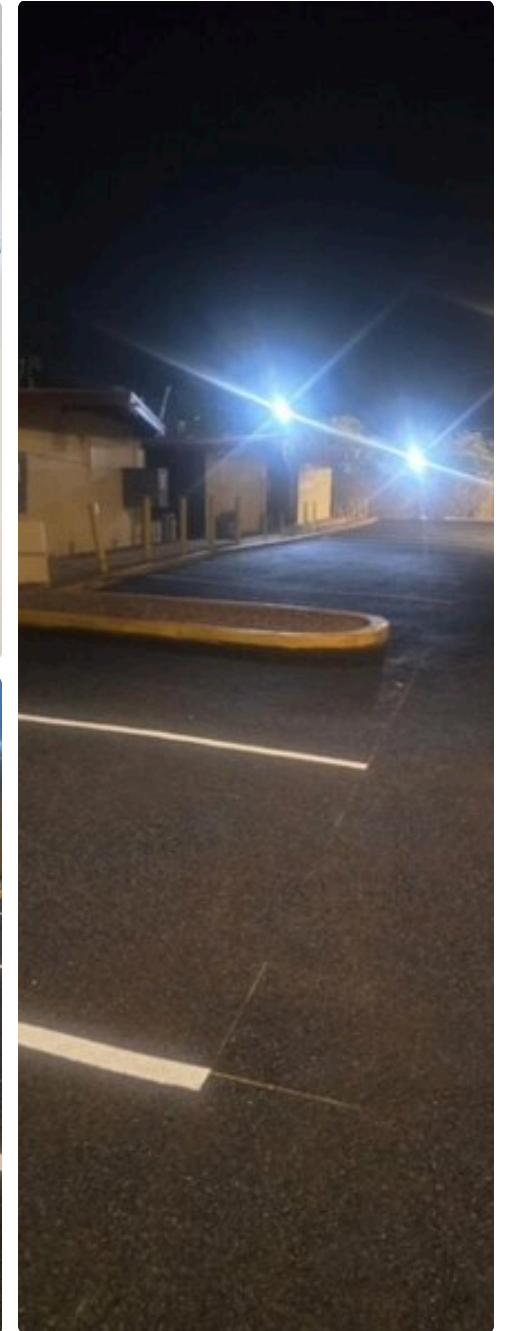
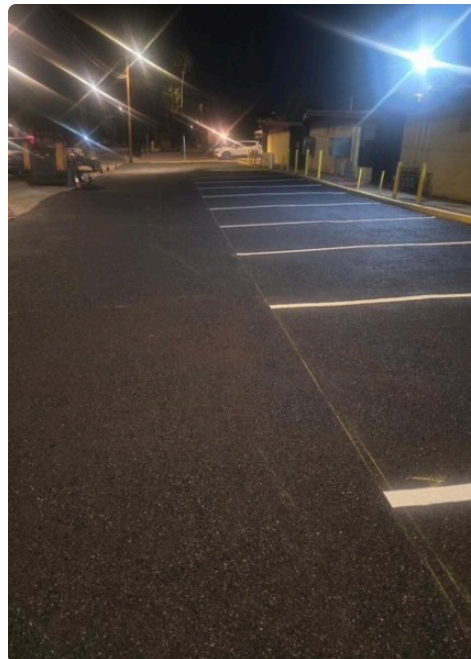
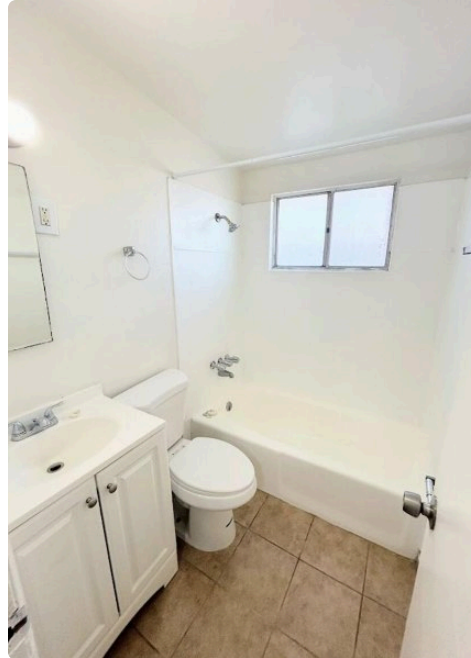




Photo Gallery



Valuation Summary

INVESTMENT OVERVIEW

\$1,650,000
ASKING PRICE

7.87%
CAP RATE

\$129,893
NET OPERATING INCOME

KEY METRICS

Price/SF	\$246.78
Price/Unit	\$117,857
Price/Acre	\$4,532,967
Est. GRM	8.26x

Market Overview



POPULATION
520,116

AREA
231.1 sq mi

ELEVATION
2,388 ft

TIME ZONE
Mountain Time Zone

COUNTY
Pima County

INCORPORATED
1775

STATE
Arizona

Market Overview: Tucson, AZ

Tucson (; O'odham: Cuk Šon; Spanish: Tucsón) 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. The city is 108 miles (174 kilometers) southeast of Phoenix and 60 mi (100 km) north of the United States–Mexico border. It is home to the University of Arizona. Major incorporated suburbs of Tucson include Oro Valley and Marana northwest of the city, Sahuarita south of the city, and South Tucson in an enclave south of downtown. Communities in the vicinity of Tucson (some within or overlapping the city limits) include Casas Adobes, Catalina Foothills, Flowing Wells, Midvale Park, Tanque Verde, Tortolita, and Vail. Towns outside the Tucson metropolitan area include Three Points, Benson to the southeast, Catalina and Oracle to the north, and Green Valley to the south. edit Downtown Tucson with the University of Arizona in the background Much of Tucson's economic development has centered on the development of the University of Arizona, which is the city's largest employer. Davis-Monthan Air Force Base , on the city's southeastern edge, also provides many jobs for Tucson residents. Its presence, as well as the presence...

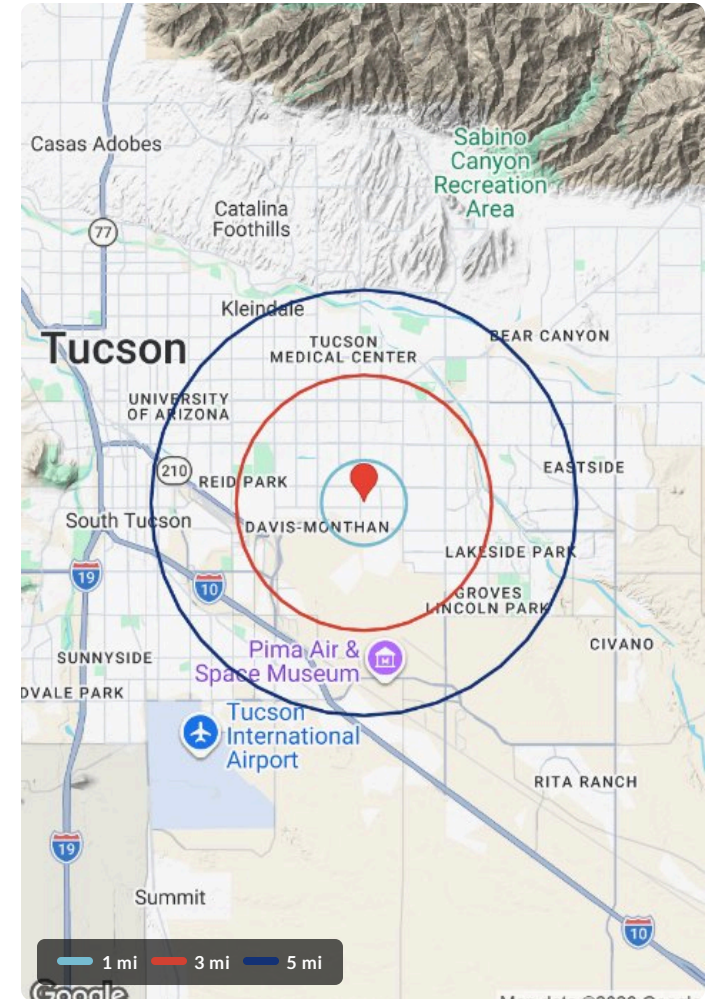
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,706	Population	98,015	Population	257,846
Median HH Income	\$54,486	Median HH Income	\$59,086	Median HH Income	\$61,971
Households	6,138	Households	43,401	Households	115,891

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,035	101,239	250,412
2010 Population	14,790	94,797	252,697
2026 Population	14,706	98,015	257,846
2031 Population	14,754	98,254	259,367
2026-2031 Growth Rate	0.07 %	0.05 %	0.12 %
2026 Daytime Population	11,100	118,410	290,028
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,083	41,316	105,196
2010 Total Households	5,701	39,430	106,624
2026 Total Households	6,138	43,401	115,891
2031 Total Households	6,254	44,222	118,297
2026 Avg. Household Size	2.37	2.21	2.17
2026 Owner Occupied Housing	3,163	23,506	62,839
2031 Owner Occupied Housing	3,424	25,161	67,426
2026 Renter Occupied Housing	2,975	19,895	53,052
2031 Renter Occupied Housing	2,830	19,061	50,872
2026 Vacant Housing	446	3,065	9,167
2026 Total Housing	6,584	46,466	125,058
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	565	4,280	10,347
\$15,000-\$24,999	732	4,316	10,797
\$25,000-\$34,999	606	3,412	8,889
\$35,000-\$49,999	833	6,229	16,217
\$50,000-\$74,999	1,351	8,254	21,599
\$75,000-\$99,999	885	5,766	16,141
\$100,000-\$149,999	796	6,099	16,407
\$150,000-\$199,999	221	2,630	7,918
\$200,000 or greater	149	2,414	7,576
Median HH Income	\$54,486	\$59,086	\$61,971
Average HH Income	\$66,579	\$79,675	\$84,530



\$54,486
MEDIAN HH INCOME (1-MI)

51.5%
OWNER OCCUPIED (1-MI)

6.8%
VACANCY RATE (1-MI)

\$66,579
AVG HH INCOME (1-MI)

48.5%
RENTER OCCUPIED (1-MI)

0.07 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER