

CLIENT SUMMARY REPORT

12480 N Rancho Vistoso Boulevard 130, Tucson, AZ 85755 Pima [Pima County GIS](#)

22612382 Commercial Active 400,000



Realty One Group Integrity
 Christina M Calderon, AB, RENE, LHC, ABR, MRP, SRS
 8387 N Oracle Rd Ste 100
 Tucson, AZ 85704
christinacalderonre@gmail.com
<http://ChristinaCalderon.com>
 520-423-7888



| | | |
|-----------------------------------------------|----------------------------------------------|--|
| Property Sub-Type: Professional/Office | Taxes: 5,443.91 | |
| Area: Northwest | Tax Year: 2025 | |
| // | Tax Code: 219-54-2970 | |
| | Fire Protection: Included in Taxes | |
| | Municipality/Zoning: Oro Valley - PAD | |

| | | |
|---------------------------------|------------------------------------|----------------------------------|
| Building SqFt: 1,473 | List Price/SqFt: 271.55 | Lot Dimensions: Irregular |
| Source of SqFt: Assessor | Lot Sqft: 1,394 | Lot Size Source: Assessor |
| | Lot Size Price/SqFt: 286.94 | Year Built: 2005 |
| | Lot Acres: 0.03 | |

Property Description: Positioned in the prestigious Rancho Vistoso Office Park, this 1,473 SF professional office offers a sense of tranquility the moment you arrive. Surrounded by affluent demographics, stunning mountain views, and an established high-end business community, the setting creates an immediate sense of credibility and professionalism for both clients and staff. The entryway is one of the most beautiful in the area, creating a warm, welcoming first impression before clients even walk through the door. The layout features four oversized offices large enough to function as conference rooms, a kitchenette, private restroom, and an inviting flow throughout. Ideal for a CPA, psychologist, wellness provider, wealth advisor, medical or boutique professional office. Come see it today!

Legal Description: Rancho Vistoso Office Park Condominium Unit 16 & 4.83% Int In Common Area

Directions: - Tangerine to 1st Ave/Rancho Vistoso go North. - Right on Moore - 1st Right into complex - 2nd building on L Suite 130

Misc Deletes:

| | |
|-----------------------------------------|---------------------------------------------|
| Main Cooling: Central Air; Zoned | Income: |
| Analysis: | Security: Alarm Installed |
| Construction: Frame - Stucco | Sold Info: |
| Documents: | Sewer: Connected |
| Property Disclosures: | Terms: Cash; Conventional |
| Expenses: | Water: Water Company: billed |
| Main Heating: Forced Air | Window Features: Double Pane Windows |

Listing Provided Courtesy Of :

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and [FBS](#). Prepared by Christina M Calderon, AB, RENE, LHC, ABR, MRP, SRS on Thursday, May 14, 2026 6:27 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

02-12480-23



23-12480-21



20-12480-18



03-12480-1



04-12480-2



05-12480-3



07-12480-5



08-12480-6



09-12480-7



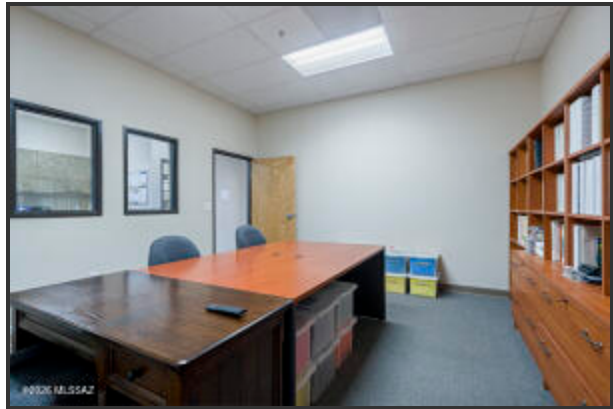
10-12480-8



13-12480-11



14-12480-12



15-12480-13



16-12480-14



18-12480-16



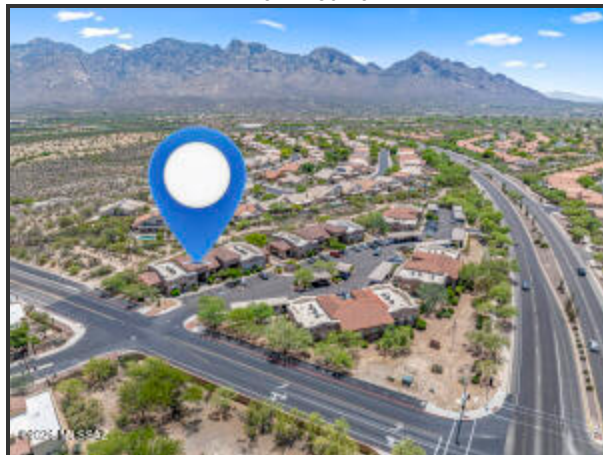
22-12480-20



01-12480-24



25-12480-25



31-12480-31

