



FOR SALE

Single Tenant Medical Office Building



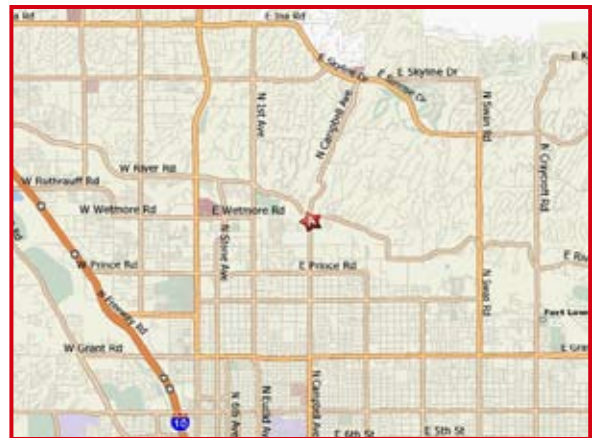
University Medical Imaging
Tucson, Arizona



Plaza Antigua is Located at the “Gateway to the Foothills” along north Campbell Avenue. The UMI Medical Building fronts the Rillito River with fabulous views of the Catalina Mountains. Top quality constructions, high end tenant improvements and below market rent, makes this building a great investment opportunity. The center is anchored by Trader Joe’s. St. Phillips Plaza and Joesler Village, Tucson’s most prominent retail centers are less than a 1/2 mile north. The center has excellent ingress and egress, and exceptional visibility.

List Price: \$4,590,000

- 13,611 square feet on 1.96 acres.
- Under market rent at \$20.60 NNN (\$280,387 annually).
- 3% bumps every year!
- Leased until July 31, 2022
- Tenant responsible for all management and maintenance



Demographics

Item/Radius	1	3	5
Population	11,145	100,607	243,603
Average H.H. Income	\$49,217	\$50,801	\$56,169
Employees	4,132	47,090	171,501

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental, or other conditions, withdrawals without notice, and to any special listing conditions imposed by our principals.

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