

**7% CAP RATE
NNN LEASE THRU FEB 2030**



INVESTMENT SALE

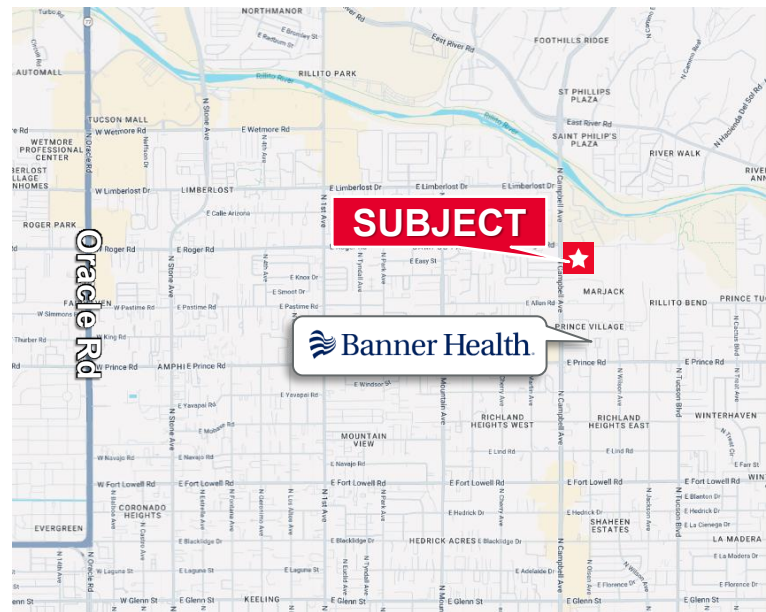
**3,071 SF MEDICAL OFFICE
\$991,472 (\$322.85/SF)
7% CAP
NNN LEASE THRU FEB 2030**

Key Features

- Outstanding Investor or 1031 Purchase
- Arizona Advanced Imaging Center 5-year NNN Lease ends 2/28/2030
- Located in North Campbell Medical-Dental Plaza Campbell & Roger
- Assessor Parcel No: 112-02-035A
- City of Tucson "O-3" Zoning
- 2025 RE Tax \$8,098.24

Additional Offering – 3972 N Campbell Ave

- Contiguous suite with connecting door 1,669 SF, Investment purchase also available
- Sale Price: \$358,885 (\$215/SF) - inquire for more info.
- Vacant – for immediate occupancy



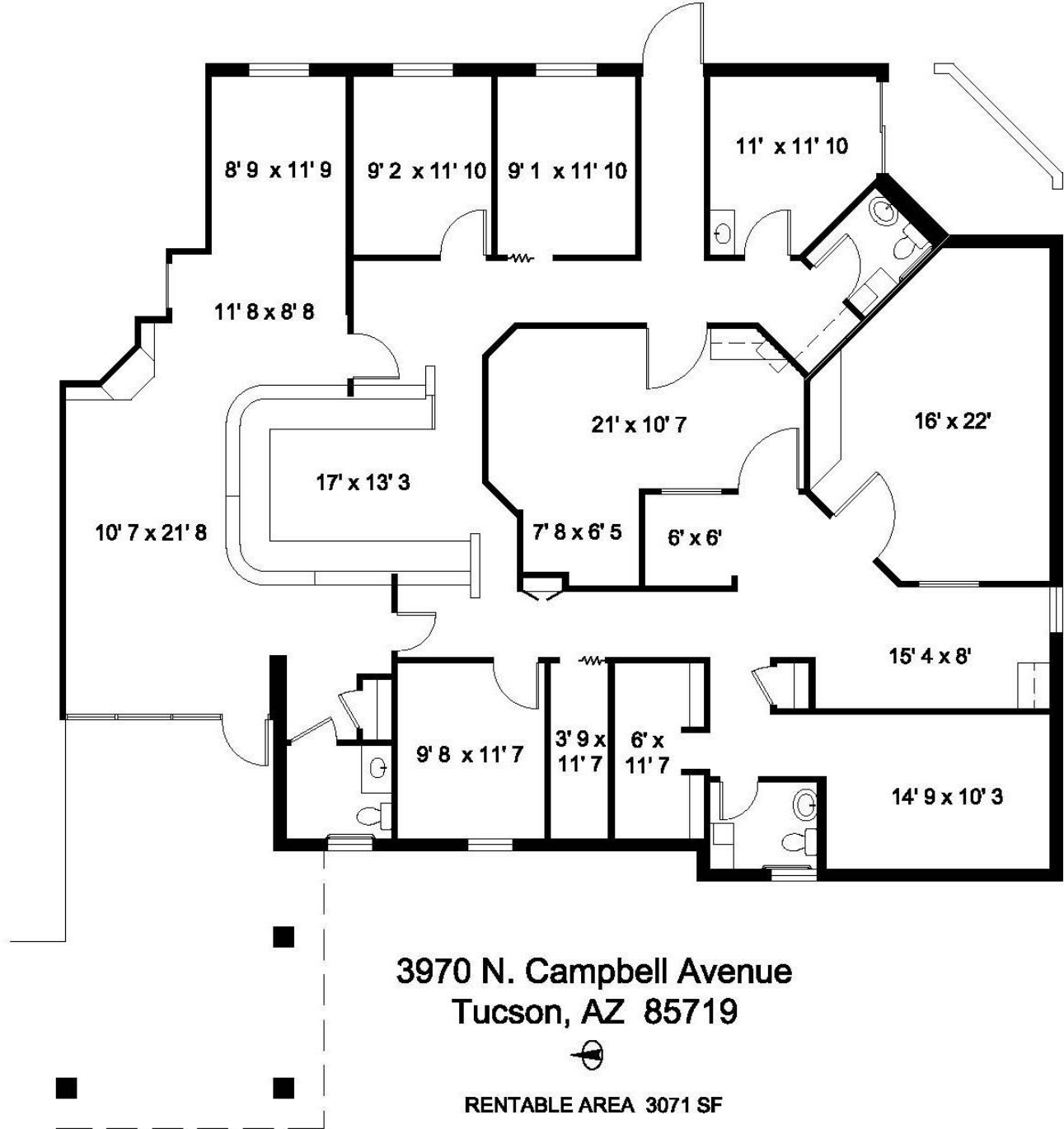
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3970 N Campbell Ave

Floor Plan: 3,071 SF

2 exam rooms, MRI, X-ray room, break room, large lobby/waiting room plus 3 restrooms.



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3970 N Campbell Ave Interior Photos



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3970 N Campbell Ave - Property & Area Aerial



Tucson Market Overview



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



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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 3/30/2026

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