

# 1655 WEST VALENCIA

**\$1,125,000 7.16% CAP Rate**



## OFFERING HIGHLIGHTS:

- 100% OCCUPANCY
- BUILT IN 1996
- DYNAMIC RETAIL HUB ACROSS FROM SUPER WAL-MART AND LOWE'S
- 1.0% SUBMARKET VACANCY
- NO EXISTING DEBT RESTRICTIONS

## EXECUTIVE SUMMARY

ADDRESS: 1655 W. Valencia

BUILDING SIZE: 4,201 Sq. Ft.

YEAR BUILT: 1996

ZONING: C-1

LOT SIZE (TOTAL): 24,146 Sq. Ft.

TENANTS: Baskin & Robbins-Dunkin Donuts, Buckeye Check Cashing, NCH/Supercuts

TRAFFIC COUNT: 47,360 (I-19 SB on Ramp-Valencia Rd to Mission Rd.) SOURCE: Pima Association of Governments 3/28/06



## TUCSON, ARIZONA 85746

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