

SALE

VALUE-ADD FURNISHED RENTAL ASSET NEAR UA & BANNER | 320 SF CASITA/ADU UPSIDE

2524 E Lester St Tucson, AZ 85716



SALE PRICE \$575,000

Scott Hotchkiss
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY INFORMATION

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Property Description

Complete Highlights

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LOCATION INFORMATION

Regional Map

Location Map

Aerial Map

Demographics Map & Report

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

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PROPERTY DESCRIPTION

2524 E Lester Street presents a unique Central Tucson value-add opportunity in the desirable Blenman-Elm neighborhood. The property offers a clean, modern residential asset with updated interior finishes, furnishings included, and a setup oriented toward short-term rental use. A separate 320 SF container-style unit has already been placed on site, and utility work for the additional unit has been completed, creating a strong head start for a buyer to finish the interior, stabilize the space, and potentially create an additional income stream.

The property is well-positioned near the University of Arizona, Banner - University Medical Center, Central Tucson, neighborhood restaurants, coffee shops, and local destinations including Sonoran House. The location supports multiple rental strategies, including short-term rental where legally permitted, mid-term furnished rental, traveling nurse housing, university-related housing, or traditional rental use.

OFFERING SUMMARY

Sale Price:	\$575,000
Number of Units:	2
Lot Size:	6,000 SF
Building Size:	1,260 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	412	1,718	6,829
Total Population	875	3,649	16,017
Average HH Income	\$104,737	\$95,235	\$79,535

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LOCATION DESCRIPTION

2524 E Lester Street is positioned in Tucson's desirable Blenman-Elm neighborhood, one of Central Tucson's established infill pockets known for its proximity to the University of Arizona, Banner - University Medical Center, neighborhood dining, coffee shops, and everyday services. The property benefits from a central location that supports multiple tenant demand profiles, including university-related stays, medical professionals, traveling nurses, visiting faculty, relocation tenants, and lifestyle-driven renters seeking access to Tucson's urban core.

The surrounding area offers a walkable and bikeable neighborhood feel with quick access to restaurants, local food and beverage options such as Sonoran House, nearby retail amenities, and major corridors connecting to Downtown Tucson, Midtown, Campbell Avenue, Speedway Boulevard, and the broader central city. This location creates a strong foundation for short-term rental, mid-term furnished rental, or traditional residential use, subject to buyer verification of all applicable zoning, permitting, and rental regulations.

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PROPERTY HIGHLIGHTS

- Located in the desirable Blenman-Elm neighborhood of Central Tucson
- Close proximity to University of Arizona, Banner - University Medical Center, restaurants, coffee, neighborhood services, and Central Tucson amenities
- Modern, updated interior with clean finishes, stainless appliances, updated kitchen, updated bath, and mini-split HVAC
- Separate 320 SF container-style unit has been placed on site
- Utility work for the 320 SF unit has been completed
- Interior of the 320 SF unit still needs to be completed, creating a value-add opportunity for the next owner
- Potential to create an additional rental income stream upon completion of the separate unit, subject to buyer verification of permits, zoning, and rental eligibility
- Flexible investment strategy: traditional rental, mid-term furnished rental, traveling nurse housing, university-related tenant demand, or STR where legally permitted
- Low-maintenance desert yard with private fenced setting
- Strong repositioning story with opportunity to complete, furnish, lease, stabilize, and potentially refinance or resell after income growth
- Offered at \$575,000 with upside tied to completion of the additional unit and professional rental execution
- furnishings included setup for short term rental
- • Potential to create an additional rental income stream upon completion of the separate unit, subject to buyer verification of permits, zoning, and rental eligibility

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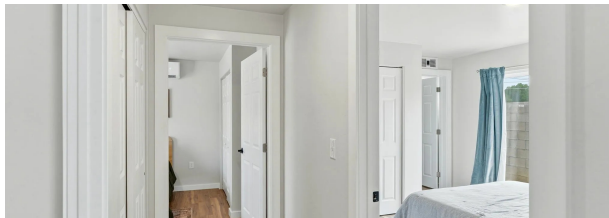
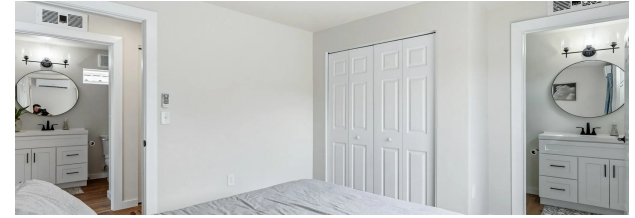
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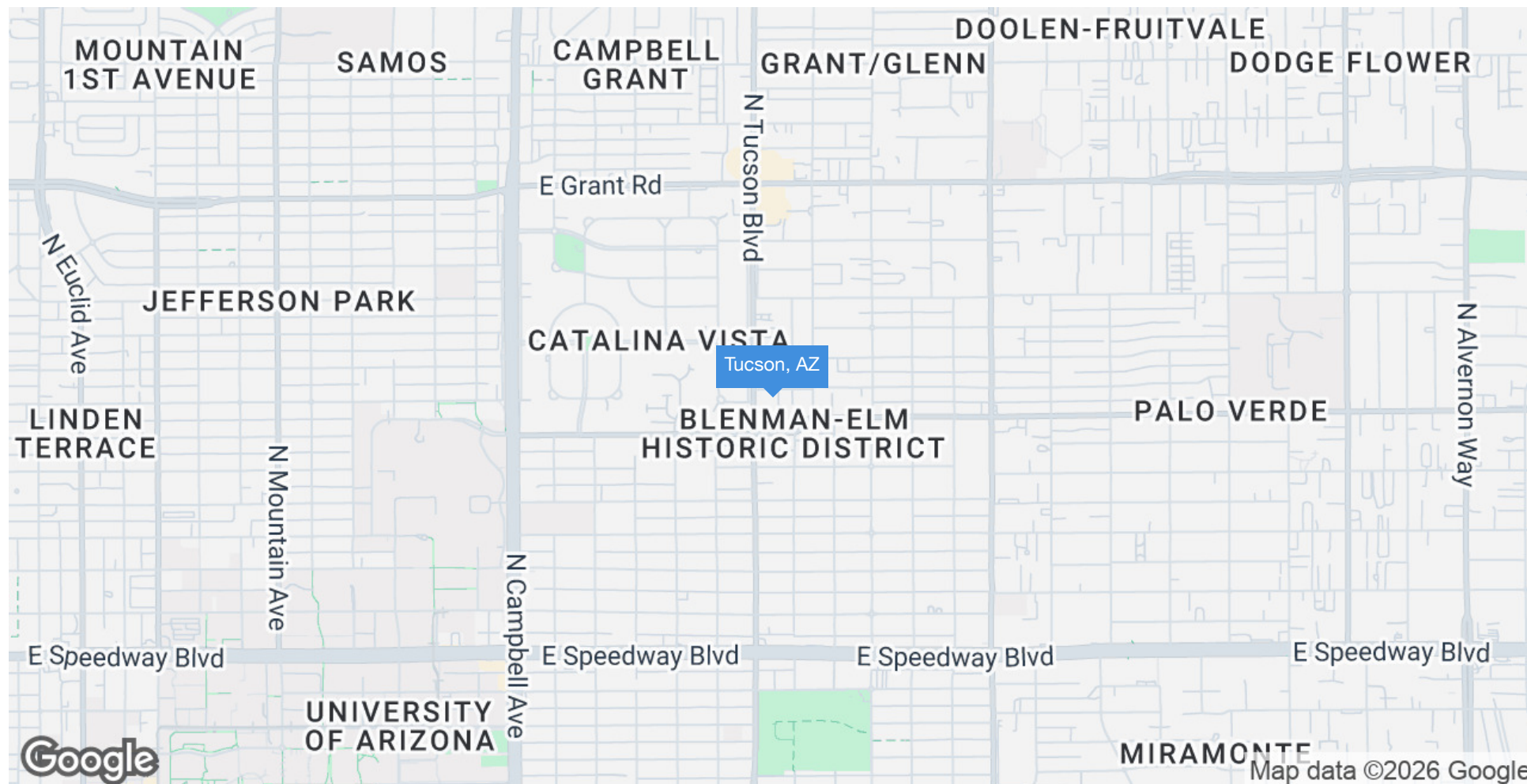


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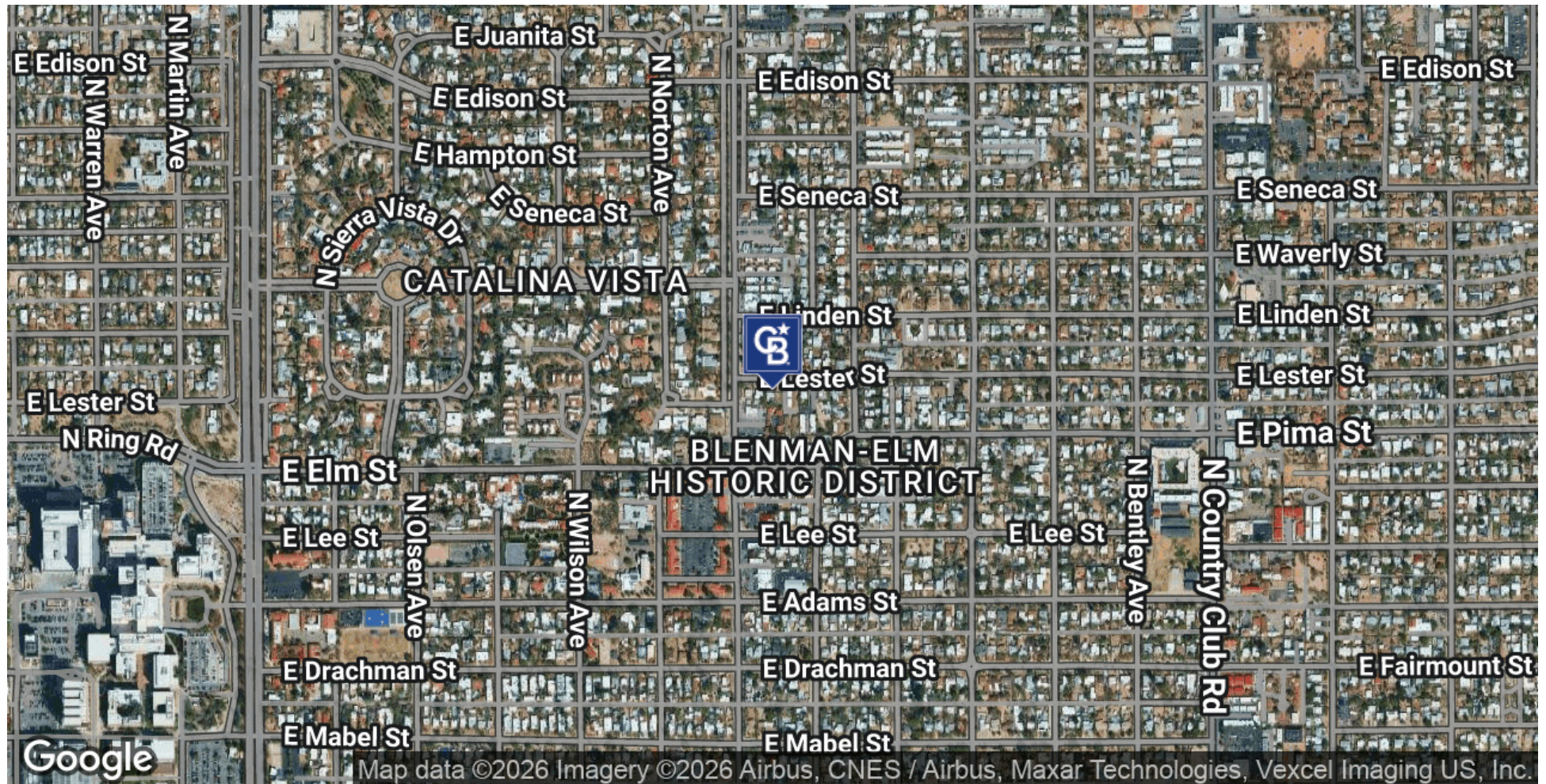


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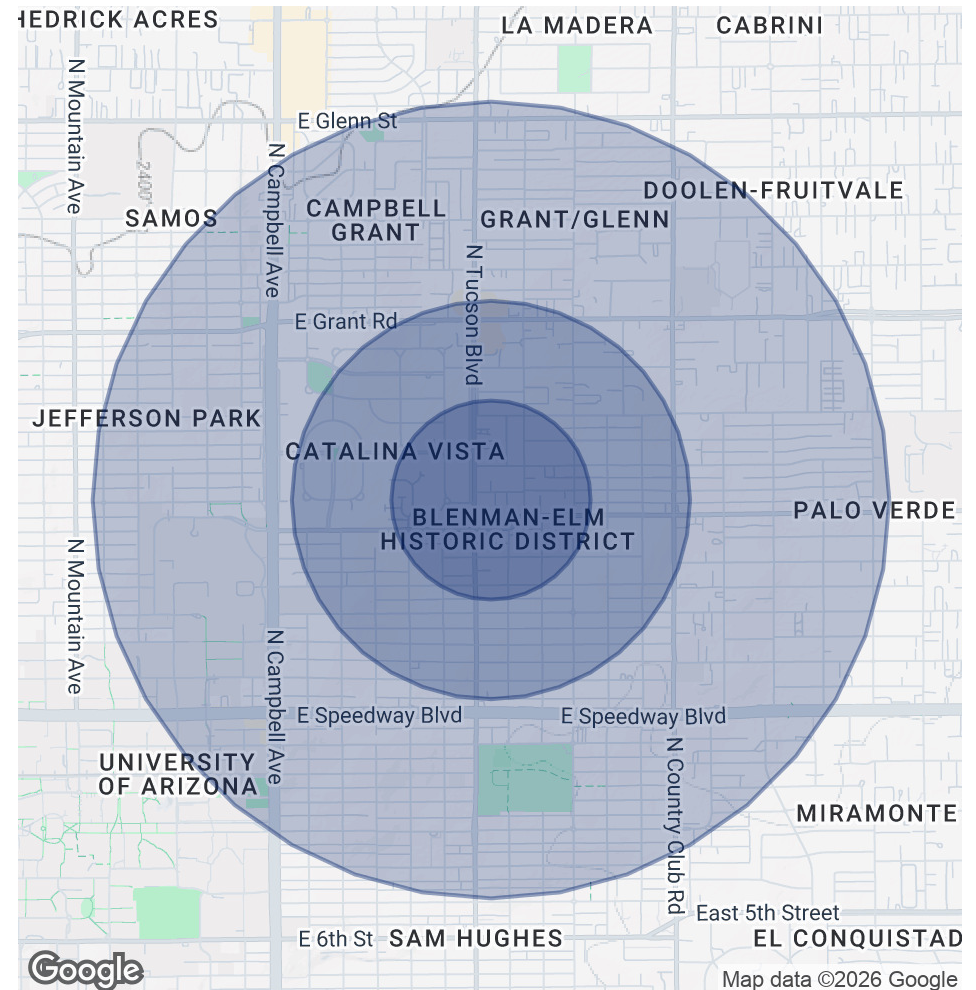
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	875	3,649	16,017
Average Age	42.1	38.9	34
Average Age (Male)	40.8	38.5	32.9
Average Age (Female)	45.3	41.7	36.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	412	1,718	6,829
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$104,737	\$95,235	\$79,535
Average House Value	\$452,520	\$433,212	\$418,092

2023 American Community Survey (ACS)



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