

TWIN PEAKS PLAZA



EXCLUSIVELY OFFERED BY:

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**CUSHMAN &
WAKEFIELD**

NET LEASE INVESTMENTS



TWIN PEAKS PLAZA

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PROPERTY OVERVIEW

LOCATION:	7575 West Twin Peaks Road, Tucson, AZ 85743
APN(S):	226-11-8890
BUILDING SIZE:	15,233 square feet
LAND SIZE:	1.51 acres
YEAR BUILT:	2006

OFFERING TERMS

PRICE:	\$4,184,885
NOI:	\$292,942
CAP RATE:	7.00%



INVESTMENT HIGHLIGHTS

100% OCCUPIED

Stabilized asset with strong historical occupancy

COVID RESISTANT

All tenants in place and paying rent – No Rent deferrals or abatements in 2020

INFLATION PROTECTION

All leases have built in rent increases between 2-3% annually

TENANT STRENGTH

All leases are Guaranteed by a Corporate Entity, or carry a Personal Guarantee

UNDERSERVED MARKET

27,356 residents within a 3 mile radius, and Average Household Income over \$100,000 with limited other retail Centers in the immediate area

NNN LEASES

Ease of management well suited for an out of town/state Investor

DIVERSIFIED TENANT MIX

Wide range of Retail and Service based tenants with high level of Internet Resistance

HIGH GROWTH MARKET

Population has increased by over 18% since 2010. This is the fastest area of growth in the Tucson MSA and ranked #3 in Arizona for growth

FLEXIBLE SPACE

5 out of 7 total suites range in size from 1,042 – 1,743 SF. Highly attractive and adaptable to a variety of tenants/uses

STRATEGIC LOCATION

Close proximity to Interstate 10, main access point to downtown Tucson. Less than 2 miles from Tucson Premium Outlets, a 366,000 SF Premium Outlet Center which includes Disney, Coach, Gap, Nike, Saks Fifth Avenue, Kate Spade, etc.

15 MILES FROM DOWNTOWN TUCSON AND THE UNIVERSITY OF ARIZONA







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SITE PLAN

BLDG A

PROACTIVE PHYSICAL THERAPY

BLDG SIZE: ~4,036 SF

BLDG B

THE SPRINGS CHURCH

BLDG SIZE: ~1,214 SF

BLDG C

ADVISORS IN REAL ESTATE, INC.

BLDG SIZE: ~1,500 SF

BLDG D

HOTWORX

BLDG SIZE: ~1,743 SF

BLDG E

TWIN PEAKS PIZZERIA

BLDG SIZE: ~1,448 SF

BLDG F

GOODWILL

BLDG SIZE: ~1,042 SF

BLDG G

ARIZONA YOUTH PARTNERSHIP

BLDG SIZE: ~4,250 SF



TENANT: GOODWILL OF SOUTHERN ARIZONA, INC.
DBA: GOODWILL
OF LOCATIONS: 40+
OF EMPLOYEES: 500+

Goodwill Industries International, Inc. provides career, job training, placement, employment, and supportive services for individuals and families with disabilities and other disadvantages. The company offers consulting for workforce development, retail, and commercial operations; financial and management information; education and training; public relations; and legislative information to Goodwill agencies. In 2019, Goodwill helped more than 230,000 people train for careers in industries, such as banking, IT, and health care, as well as provides supporting services, such as English language training, additional education, and access to transportation and child care. The company operates more than 3,300 retail stores in the United States and Canada, and 12 other countries. It serves the needs of youth, seniors, veterans, immigrants, people with disabilities, criminal backgrounds, and other specialized needs. The company was founded in 1902 and is based in Rockville, Maryland. www.goodwill.org



TENANT: FOOTHILLS SPORTS MEDICINE AND PHYSICAL THERAPY
WEBSITE: <https://foothillsrehab.com/>

Foothills Sports Medicine and Physical Therapy has been a physical therapy provider in Arizona for 20 years, with a dedication to the needs of its patients and clients. Foothills has grown to more than 32 locations throughout Arizona, speaking to the loyalty of its referral sources, patients, clients and the positive outcomes it has provided. Foothills is dedicated to providing hands-on physical therapy with integrity and accountability, to ensure the best possible patient results. Whether you've suffered a sports injury, were injured at work, or hurt in an auto accident, Foothills' physical therapists will get you back to doing the things you love. Honored with a 1st place award in Ranking Arizona's Best of Arizona physical therapy category for the fourth year in a row, Foothills continually strives to make its vision a reality. That is..to be the preeminent provider of physical therapy and rehabilitation services that positively impacts the lives of its patients, team members and communities. Foothills has also been nationally recognized as an honorable mention for the 2016 Best Practice of the Year by ADVANCE for Physical Therapy & Rehab Medicine.



TENANT: ARIZONA YOUTH PARTNERSHIP (AZYP)
WEBSITE: <https://azyp.org/>

Arizona Youth Partnership (AZYP) was founded in 1990 by a group of concerned Pima County citizens who sought to provide rural communities in the county access to the services available in the Tucson metro area. In 2006, AzYP expanded to serve rural communities across Arizona and seeks to employ a root cause approach to fighting poverty that builds healthy, self-sufficient youth and families through evidence-based prevention programs and community involvement. Arizona Youth Partnership builds solid foundations for youth and families by partnering with Arizona communities to prevent and solve local issues such as substance abuse, youth homelessness, lack of educational opportunities, teen pregnancy, and challenging family dynamics.



TENANT: ALL CITY CATERING

WEBSITE: <http://www.allcity-catering.com/>

All City Catering has been serving the greater Tucson and surrounding area since 1997. Whether your event is for 50 people or 3,000, we will plan and implement your party from start to finish. We've prepared our catering menu as a sampling of the types of things we can provide for you from our years of experience. We are committed to personalized service, high quality food and timely delivery schedules. We can offer you complete event planning as well as any service you might need for any corporate or social event you're arranging including:

- Custom Menus
- Equipment & Linen Rental
- Floral Arrangements
- Bartenders & Servers
- Entertainment
- Invitations

Advisors in Real Estate, Inc.
EXPERIENCE, EDUCATION AND RESULTS

TENANT: ADVISORS IN REAL ESTATE, INC.

WEBSITE: <http://www.advisorsinrealestate.com>

Founded in 1986, Advisors in Real Estate Inc. develops, redevelops, operates, manages and leases Retail and Office properties in Arizona. Gary Heinfeld CPA, CCIM is the designated broker. CCIM stands for Certified Commercial Investment Member. For more than 50 years, CCIMs have been recognized as leading experts in commercial investment real estate. Advisors manages a diversified portfolio of commercial properties with several in the development phase.

theSPRINGSchurch

TENANT: THE SPRINGS CHURCH

WEBSITE: <https://www.enterthesprings.com/>

The Springs Church is a Christian church located in the Marana/NW Tucson area. The Church is located in the building next door, 7555 W Twin Peaks Rd #125, Tucson, AZ 85743. The property being leased to Springs Church located in Twin Peaks Plaza is their Administration Offices.

HOTWORX

TENANT: HOTWORX

WEBSITE: <https://www.hotworx.net/>

HOTWORX is a virtually instructed exercise program created for users to experience the many benefits of infrared heat absorption, while completing a 30-minute Isometric workout or 15-minute High Intensity Interval Training (HIIT) session. As the infrared heat penetrates your body causing you to sweat, the isometric postures further accelerate detoxification by physically removing the toxins from your organs through muscle contraction.

Our patented sauna combines heat, infrared, and exercise- what we like to call "3D Training"- and makes HOTWORX a workout unlike any other fitness program available!

HOTWORX offers members unlimited, 24-hour access to a variety of virtually instructed, infrared sauna workouts. Our members achieve their fitness goals with 3D Training- our powerful combination of heat, infrared energy, and exercise.



KEY INDUSTRIES

BIOSCIENCE



- » Research, testing and medical labs increased employment by **31%** from 2002-2016 in the Tucson area
- » Medical devices and equipment subsector grew by **22%** from 2002 - 2016

AEROSPACE



- » Tucson is **8.35** times more concentrated in the aerospace industry than the average US metro area
- » There are over **200** local companies in Tucson's aerospace & defense cluster

HEALTHCARE



- » There are over **35,000** people are employed by the healthcare industry in Tucson
- » The Tucson metro area contains **7** primary care hospitals

<https://www.citrusheights.net/>
<http://www.chchamber.com/>

https://en.wikipedia.org/wiki/Citrus_Hights,_California
<https://www.sunrisemarketplace.com/>

UNIVERSITY OF ARIZONA



- » Enrollment of more than 45,000 students
- » Awarded more than \$687M last year for research, one of top 25 largest research universities
- » Top 40 Public University -US News & World Report
- » Ranked #20 in the US in Public Research



ONE OF THE TOP 15 CITIES AMERICANS ARE RELOCATING TO

- Hire a Helper



RANKED #4 FOR BEST CITIES FOR MILLENNIALS

- Hire a Helper



TOP 25 "NEXT MARKETS" FOR EMERGING TECH COMPANIES

- CBRE

FUN FACTS



Tucson is the first North American city to be designated a **UNESCO City of Gastronomy**



Top 10 Most Bikeable Large Cities -Redfin & one of the country's Top 50 Bike Cities -Bicycling Magazine



Home of **world famous resorts** including Miraval, Ritz Carlton, Canyon Ranch and Dove Mountain



Tucson was named the **2nd most "Dog Friendly" city** in the US -SmartAsset



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