



## Vacant Corporate HQ Office / Urgent Care / Medical / Educational Facility for Sale

Northwest Tucson | 8333 N. Silverbell Road, Marana, AZ 85743

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# Executive Summary

## PROPERTY OVERVIEW



**Size:**  
±35,000 SF



**Zoning:**  
F, Marana



**Land Area:**  
±3.1701 gross acres;  
±138,090 SF



**APN:**  
221-41-225



**Year Built:**  
2005



**Vacancy:**  
100%



**Parking:**  
232 Spaces;  
38 Covered



**Availability:**  
Immediate



**This well-maintained property is being offered at a fraction of replacement cost.**

## FINANCIAL SUMMARY



Price:  
\$4,500,000



Taxes:  
\$178,833 (2017)



Assessed 2017  
Value Pima County:  
\$5,089,022



Price PSF:  
\$128.57/SF



### THE OFFERING

Colliers International has been retained to sell 8333 N. Silverbell Road in Marana, Arizona. This property consists of a 1-story building totaling approximately 35,000 square feet on one parcel of land that totals approximately 138,090 square feet. The property is conveniently located just off Interstate 10 north of Ina Road. Silverbell Road is a major

north-south arterial for metropolitan Tucson with traffic counts over 26,000 vehicles per day. It offers exceptional freeway access and a majority of the metro Tucson area is reachable within a 20-minute drive. This well-maintained property is being offered at a fraction of replacement cost.

### THE OPPORTUNITY

8333 Silverbell is an opportunity to acquire a fully built-out urgent care and medical office facility at a fraction of replacement cost. This well-built property was constructed in 2005 and features an urgent care facility of approximately 18,000 square feet along with eight individual medical office suites. All of the suites are move-in ready with some minor cosmetic refinishing.

### INVESTMENT HIGHLIGHTS

- Fully built-out medical facility priced at a fraction of replacement cost
- Pay rent to yourself instead of a landlord
- Free covered parking

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# Location Overview

## AREA HIGHLIGHTS

- This Northwest Tucson location offers access to 80% of the population of Pima County within a 20 minute drive
- Tucson Airport is only 30 minutes away
- Downtown Tucson and the University of Arizona are only 15-20 minutes away
- The surrounding residential area features newer homes and excellent demographics
- Near shopping, restaurants, hotels and other amenities
- Easy access to Interstate 10 with a short drive time to Phoenix



## DEMOGRAPHICS



### POPULATION

1 Mile	3 Miles	5 Miles
8,858	30,929	65,144



### HOUSEHOLD POPULATION

1 Mile	3 Miles	5 Miles
3,213	11,419	24,565



### HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
78,372	75,337	68,540



### DAY TIME EMPLOYEES

1 Mile	3 Miles	5 Miles
770	7,822	18,679

# Property Photographs



# Property Photographs





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