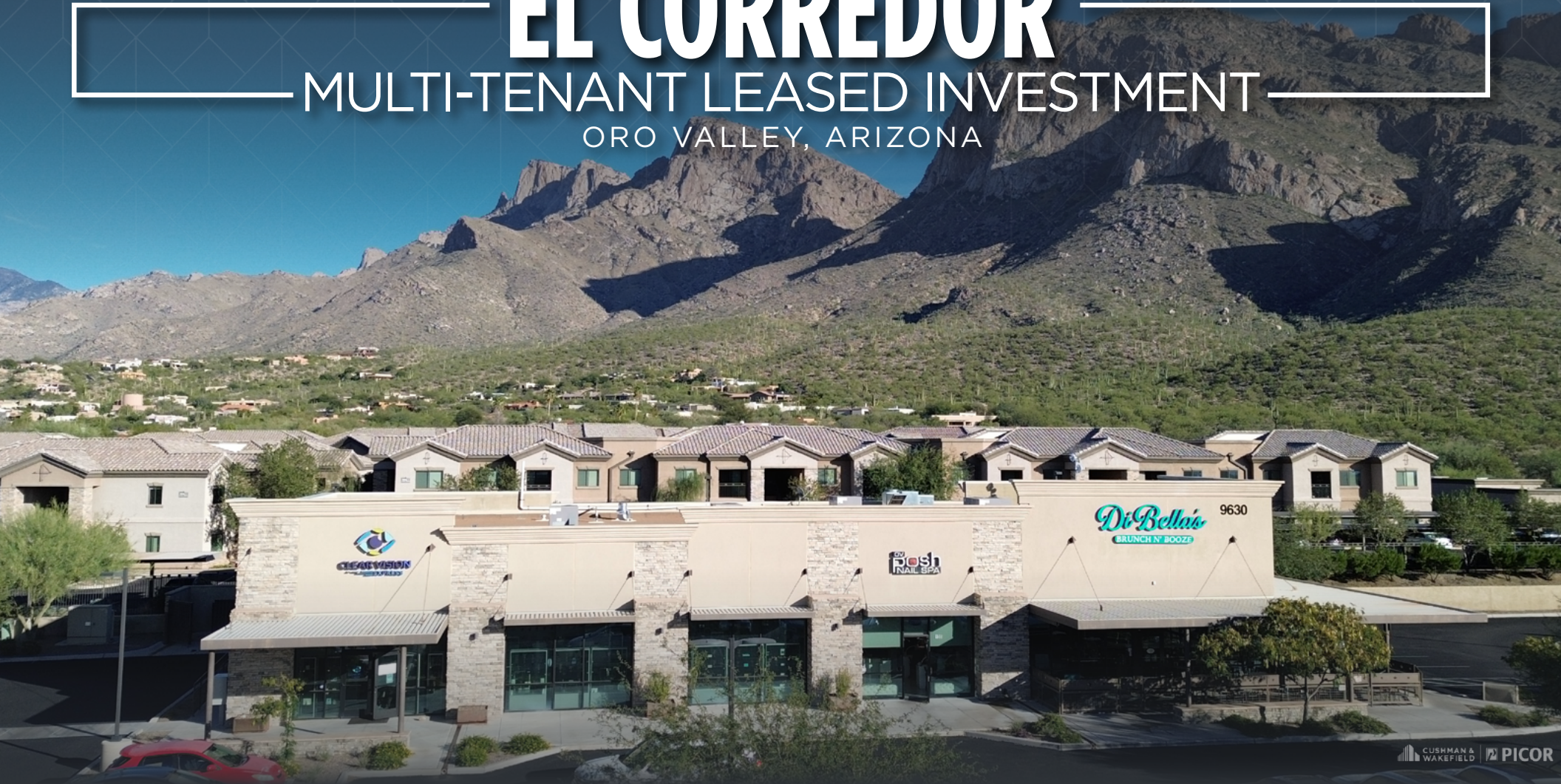




EL CORREDOR

MULTI-TENANT LEASED INVESTMENT

ORO VALLEY, ARIZONA



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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **Las Plazas at Old Vail** (“the Asset”).

This Offering Memorandum was prepared by PICOR Commercial Real Estate Services (“Cushman & Wakefield | PICOR”) and has been reviewed by representatives of the owners of The Property (“the Ownership”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield | PICOR nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser’s own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield | PICOR regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield | PICOR does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield | PICOR.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield | PICOR at your earliest possible convenience. Photocopying or other duplication is not authorized.

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PROPERTY SUMMARY & OVERVIEW

PROPERTY DETAILS

ADDRESS	9630 N Oracle Road, Oro Valley, AZ 85704
OCCUPANCY	100%
TOTAL GLA	7,725 SF
SITE AREA SIZE	31,858 SF
ACCESSOR PARCEL NO.	224-31-0400
ZONING	PAD (Planned Area Development) Town of Oro Valley
PARKING	40 (w/ cross access) (5:1,000)
PROPERTY TAXES	\$48,262.87 (2025)
YEAR BUILT	2018
CONSTRUCTION	Masonry
ROOF	Built-up
UTILITIES	Electricity: TEP Water/Sewer: Tucson Water Dept Natural Gas: SWG Telephone: COX Cable
HEATING/COOLING	Heat pump units
LEASE	Multi-tenant (see detail) partial sale leaseback

INVESTMENT HIGHLIGHTS

- 100% Occupied
- Diverse, service-oriented tenant mix
- Long term leases for all tenants
- High performing tenants in this center and the surrounding trade area (ask broker for more details)

OFFERING TERMS

PRICE: **\$3,500,000**

CAP: **7.5%**

NOI: **\$266,969.82**
(2025 Actuals)

LOCATION HIGHLIGHTS

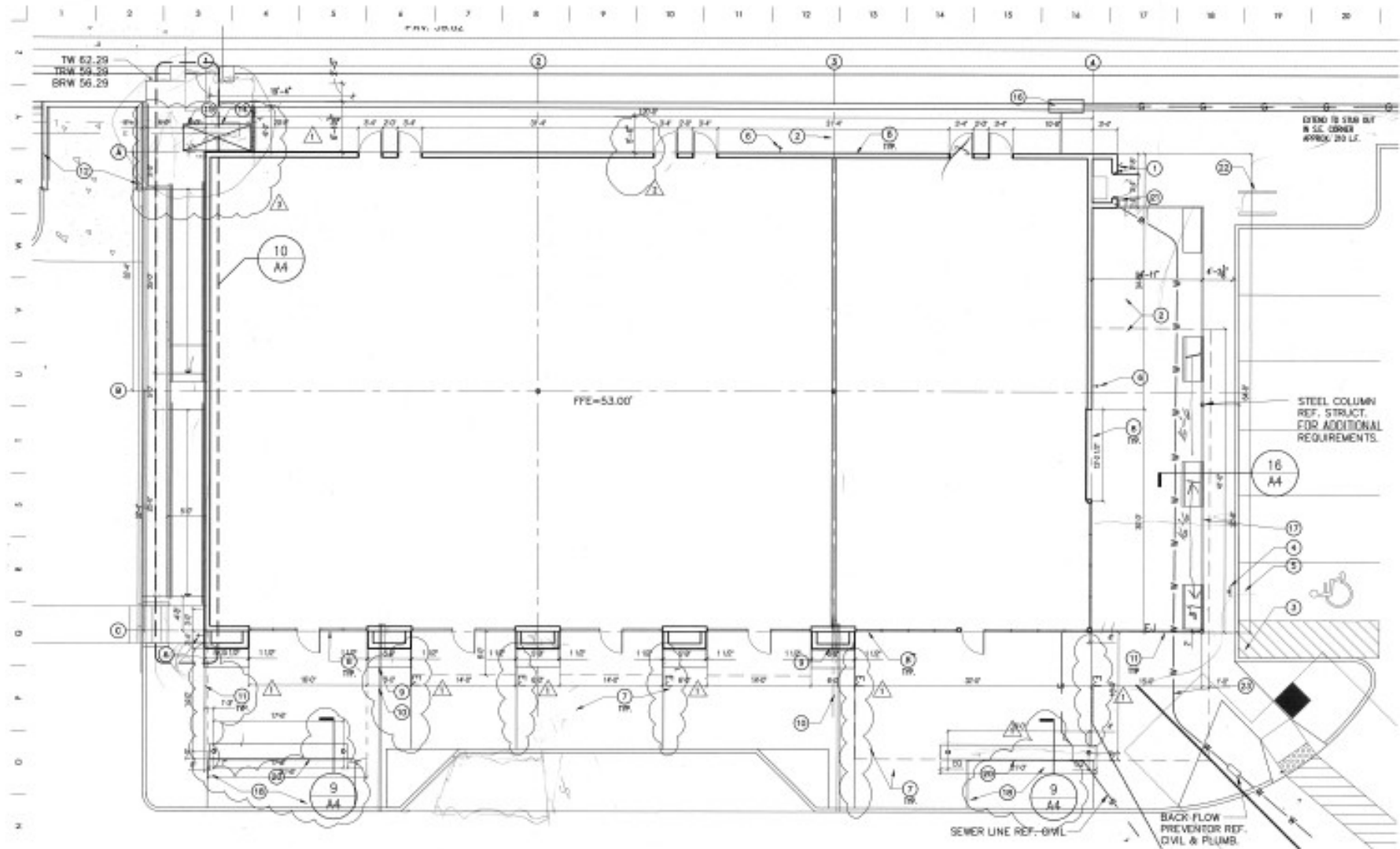
- Located in Oro Valley and surrounded by the Catalina and Tortolita Mountains
- Underserved retail market
- Left-in/left-out fully signalized access at Oracle Rd & Linda Vista Blvd
- Near Rooney Ranch Shopping Center
- High average household incomes over \$122,639 in a 5 minute drive-time radius



02

TENANTS

BUILDING OUTLINE DIAGRAM



TENANT PROFILES



LOCATIONS: 3

WEBSITE: <https://clearvisionexp.com/>

Clear Vision Express is a full service optical dispensary partnered with a full-scope, premiere optometric practice. We are built on the foundation of exceptional customer service and we pride ourselves on our modern facility and friendly staff.



LOCATIONS: 1

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

Dibella's Brunch & Booze is a locally owned, family-run Tucson concept led by hospitality veteran Calye Dibella and her husband, Randy. Combining Calye's years of restaurant experience with Randy's construction and remodel background, they transformed a former micro-brew pub into a warm, neighborhood-focused brunch destination. Known for approachable brunch classics, a relaxed "booze optional" atmosphere, and genuine, relationship-driven service, Dibella's aims to be a go-to spot for families, professionals, and regulars who value supporting local businesses.



LOCATIONS: 1

WEBSITE: <https://ovposhnail.com/>

OV Posh Nail Spa is an upscale, locally owned nail destination in the heart of Oro Valley, offering high quality products, meticulous services, and stunning views of the Pusch Ridge mountains. Led by veteran nail technician Staci, the spa was designed to be modern, clean, and luxurious, featuring a state of the art ventilation system to reduce dust and fumes and ten Alden Crystal genuine leather massage pedicure thrones for an elevated, relaxing experience. With strict sanitation practices that meet and exceed Arizona State Board of Cosmetology requirements, including disposable liners, disposable pedicure kits, and FDA registered dry heat sterilization for multi use tools, OV Posh Nail Spa prioritizes guest safety and comfort while delivering a pampering, spa level atmosphere.

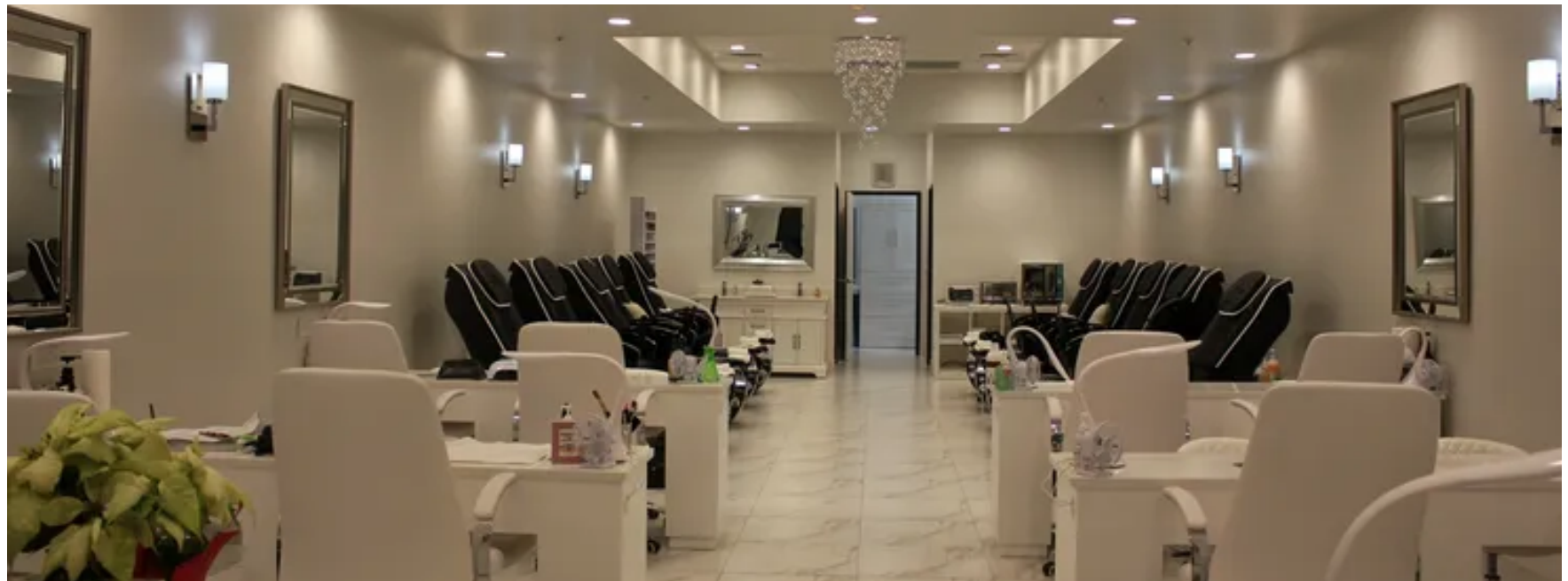
CLEAR VISION EXPRESS PHOTOS



DIBELLA BRUNCH & BOOZE PHOTOS



OV POSH NAILS PHOTOS



An aerial photograph of a suburban neighborhood. In the foreground, a multi-lane highway with several cars is visible. To the right of the highway is a commercial area with a large, single-story building. Behind this building and extending into the middle ground is a large residential complex consisting of many small, uniform houses. The background features a range of rugged, brown mountains under a clear blue sky. A large, light blue number '03' is overlaid on the right side of the image.

03

LOCATION

AERIAL VIEW



LOCATION MAP



04

MARKET OVERVIEW

DEMOGRAPHICS

2025 DEMOGRAPHIC OVERVIEW

	5 MIN	10 MIN	15 MIN
Total Population	16,272	16,272	16,272
Total Households	7,654	26,719	62,848
Average Household Income	\$122,639	\$130,956	\$123,471
Daytime Population	6,557	21,701	51,986
Median Age	49.4	47.4	45.0
Average Home Value	\$433,971	\$443,581	\$412,595

2030 DEMOGRAPHIC PROJECTIONS

	5 MIN	10 MIN	15 MIN
Total Population	16,120	60,140	144,903
2025-2030 Annual Growth Rate	-0.2%	-0.2%	-0.1%
Total Households	7,781	27,183	64,208
Average Household Income	\$121,293	\$130,294	\$122,836

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

North Oracle Rd	45,565 VPD (2025)
East Linda Vista Blvd	1,098 VPD (2025)

ABOUT ORO VALLEY

Oro Valley, named the ‘Upscale Tech Mecca of Southern Arizona’ by the Arizona Daily Star, is located northwest of Tucson and surrounded by the stunning Catalina and Tortolita Mountains. Key industries include aerospace and defense, bioscience, and other high-tech companies, of which the majority are located within Innovation Park. The town is committed to growing more startups in the bioindustry and has numerous incentives to assist in business development.

The aerospace sector in Oro Valley generates over 2,000 jobs and is expected to increase by 124% in the next 5 years. This industry’s labor cost is \$1.38/hour below the national median. Oro Valley’s biggest player in the aerospace industry is Meggitt, which is also located in Innovation Park.

Bioscience in Oro Valley is flourishing with 19 sites for high-tech and bioscience development. Users such as Roche Tissue Diagnostics, the University of Arizona Center for Innovation, Oro Valley Hospital, and Sigmabios generate over 3,000 jobs for the local economy. The number of bioscience jobs has increased 93% over the last 5 years and is projected to increase by 195% in the next 5 years.

Other emerging industries in Oro Valley include electronic vehicle battery manufacturing, thin film applications, optics, destination marketing and content management systems.

Oro Valley was ranked not only as one of America’s best cities for its bioscience disciplines, but also for its quality of life. A distinct feature setting it apart from Tucson is its elevated lifestyle while maintaining an affordable cost of living. Families are drawn to the nationally ranked schools in Oro Valley such as BASIS charter school, Leman Academy of Excellence, and other institutions within the Amphitheater School District. The city provides a variety of activities including shopping, restaurants, and caters to an outdoor lifestyle with numerous trails perfect for hiking, biking, and horseback riding.



52,866

People



97%

High School
Diploma or Higher



\$138,946

Avg. Household
Income



56%

Bachelor's Degree
or Higher

ORO VALLEY STATISTICS



#1 Safest Place to Live in AZ



Consistently ranked among
Arizona's best communities for
families



3.8% Population Growth Rate
from 2020-2025



44 Miles of Natural Trails and
79 Miles of Bike Pathways



Standardized test scores
outpace national, state, and
county averages





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WAKEFIELD



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