



8,014 SF ORTHOPEDIC MEDICAL OFFICE INVESTMENT SALE OFFERING MEMORANDUM

1555 E River Road
Tucson, AZ 85718

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PROPERTY HIGHLIGHTS

BANNER - UNIVERSITY MEDICAL GROUP 1555 E RIVER ROAD

SALE PRICE	\$3,466,000 (\$432/SF)
CAP RATE	6.2% on 3rd year NNN Rent of \$214,891.66
SIZE	8,014 SF (7,530 SF + 484 SF Basement)
NNN	10 Year NNN Lease*

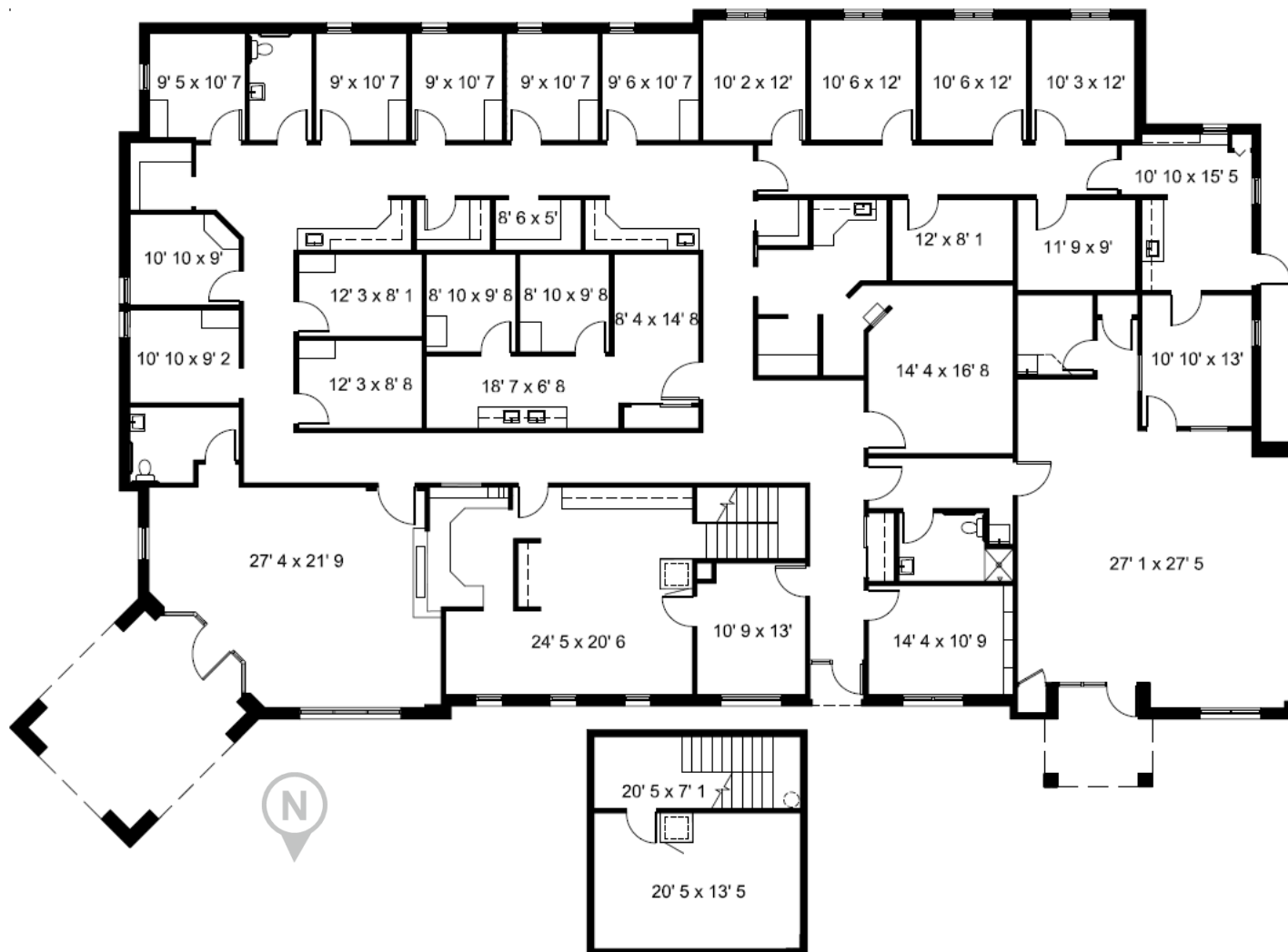
10 Year NNN Lease*

- Tenant – Banner - University Medical Group
- Guarantor – Banner Health
- Term ends Feb. 28, 2034 (plus 1 x 5 Year Renewal Option)
- 3% Annual Rent Increase
- Landlord to fund \$18 SF Improvement Allowance after March 1, 2029

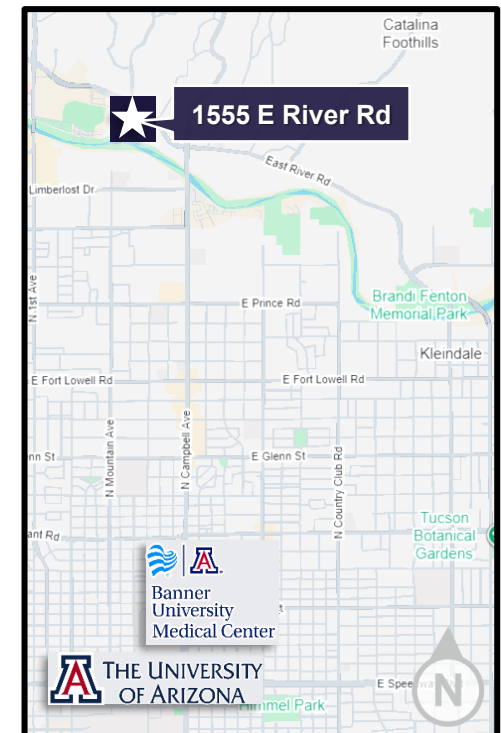
HIGHLIGHTS

Cushman & Wakefield | PICOR presents the rare investment opportunity to acquire the 8,014 SF Class “A” Orthopedic medical office NNN-leased by Banner - University Medical Group and guaranteed by Banner Health. The building’s stunning architecture and near-foothills location offers a remarkable stable long-term investment. Located on East River Road west of North Campbell Avenue in unincorporated Pima County. Ample general parking is available plus covered parking is secured on a reserved basis. Average household income within a 3-mile radius is \$96,393.





LOCATION MAP



FLOOR PLAN

- 8,014 SF (7,530 SF +484 SF basement)
- Large lobby/reception, 12 exam rooms, 2 nurses work stations, 8 offices, 4 interior restrooms, conference room, breakroom/kitchen, basement for storage & IT/servers.

PROPERTY PHOTOS

Lobby



Waiting Room



Checkout/Reception



Break Room



Office



Cast Room



PROPERTY PHOTOS

Exam Room



Exam Room



Nurses Station



Radiology/Dark Room



Building Exterior

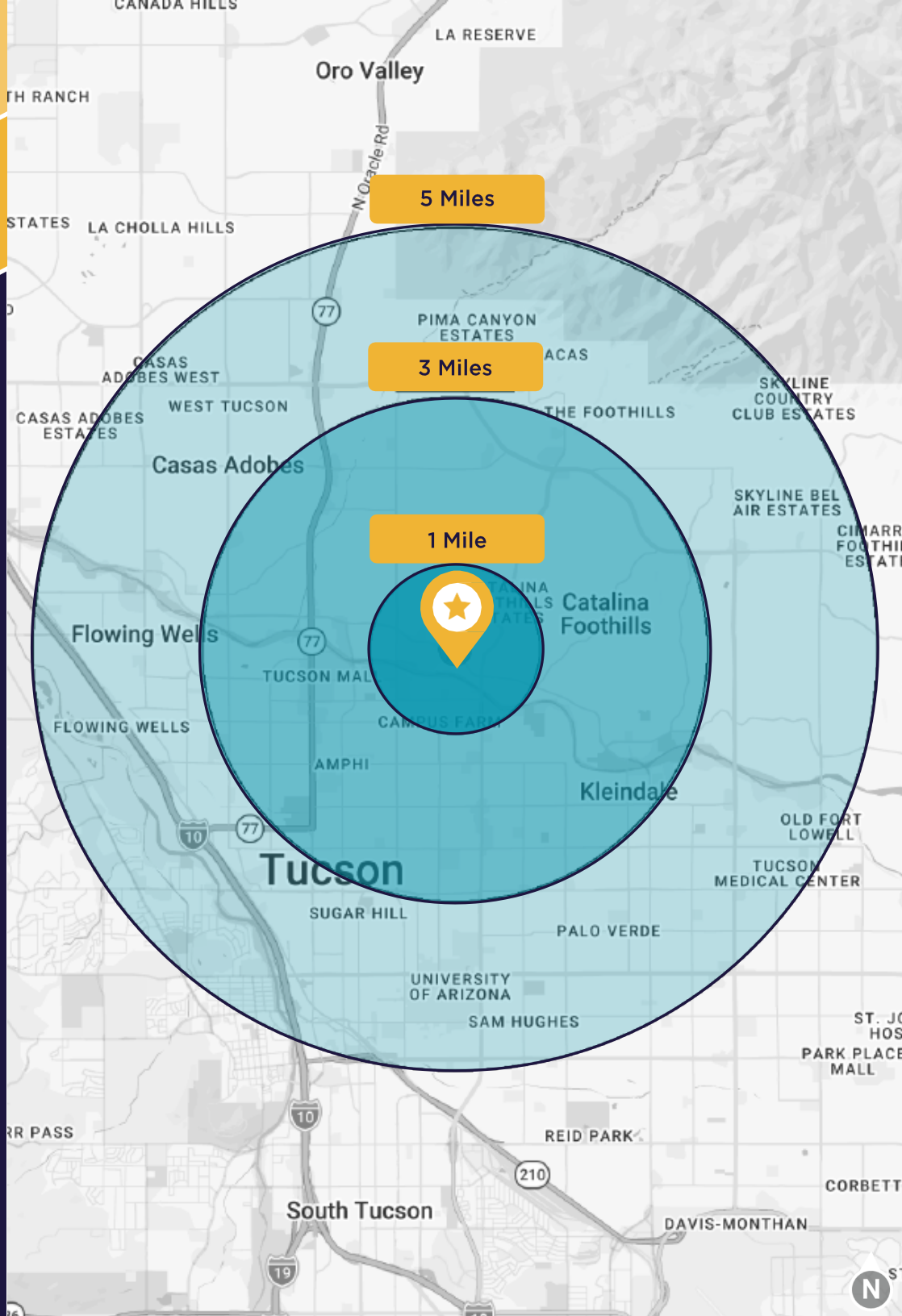


Covered Parking



AERIAL / MAP





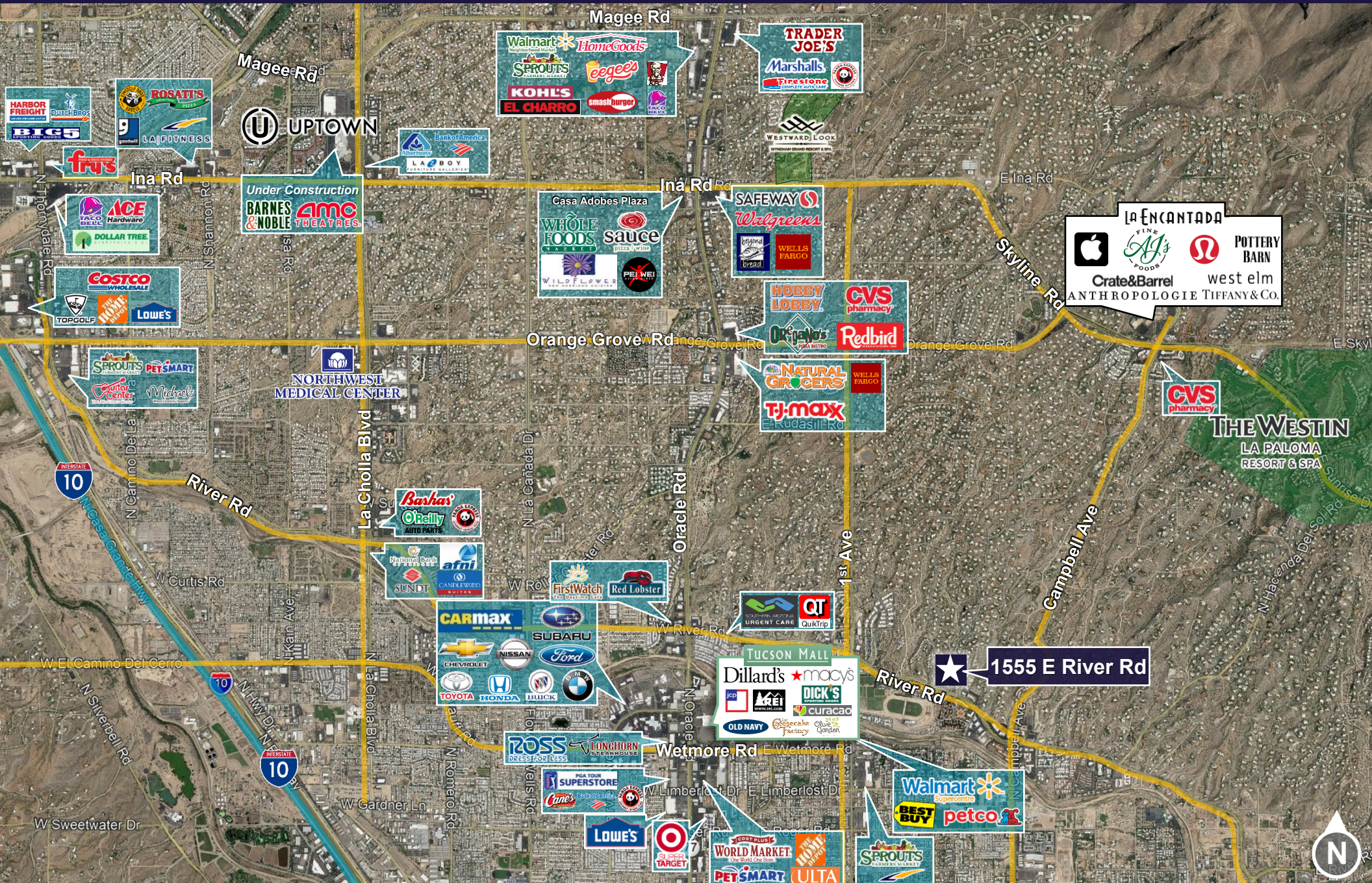
PROPERTY INFORMATION

ASSESSOR PARCEL	108-18-037A
SITE AREA	42,108 SF (0.97 Acres)
YEAR BUILT	2004
2026 REAL ESTATE TAX	\$24,213.47
PARKING	48 Total : 36 Surface - 3-ADA Accessible/12 Covered
ZONING	TR Pima County

DEMOGRAPHICS

1 MILE	5 MILES
11,190 POPULATION	229,973 POPULATION
\$102,890 AVERAGE HOUSEHOLD INCOME	\$97,616 AVERAGE HOUSEHOLD INCOME
8,034 DAYTIME POPULATION	127,494 DAYTIME POPULATION

FOOTHILLS SUBMARKET



TUCSON MARKET OVERVIEW



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE (YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

TUCSON, ARIZONA

Tucson has become a top destination for relocation, offering an affordable cost of living and sunshine year-around. Tucson has earned the prestigious title of “City of Gastronomy” bestowed from UNESCO, in recognition of its innovative culinary scene. With unique events that attract global visitors, an outdoor desert paradise with over 200 scenic trails across five mountain ranges within the city, it is a perfect for hiking, biking, and stargazing. With clean air and dark skies, Tucson proudly holds the title of the “astronomy capital of the world.”

Tucson, known for its vibrant cultural events and outdoor attractions, hosts the world’s largest Tucson Gem & Mineral Show, attracting 65,000 visitors, half of whom are tourists, and contributing \$13 million annually to the local economy. The Tour de Tucson, a renowned cycling event, has raised \$101 million for nonprofits over 40 years, solidifying the city’s reputation for art, health, and fitness. Tucson’s aerospace history is showcased at the Pima Air and Space Museum, while La Fiesta de los Vaqueros, a Rodeo Parade tradition since 1925, generates over \$15 million annually, offering a glimpse into cowboy culture. Outdoor enthusiasts can explore Saguaro National Park, Coronado National Forest, golf courses, and “The Loop” trail system, contributing to the city’s prosperity and providing unforgettable experiences for all visitors.

The University of Arizona is a globally recognized institution that prioritizes its students and ranks among the top 100 universities worldwide. It has gained widespread acclaim for its exceptional academic programs and remarkable value attracting students who aspire to collaborate with esteemed faculty members in order to address critical challenges and contribute to transformative discoveries. Whether engaged in leading NASA space missions or pioneering innovative approaches to address global food security, the University of Arizona equips its students with skills and knowledge needed to thrive in an ever-evolving world through an immersive and practical learning experience. Situated in the vibrant city of Tucson, Arizona, the university benefits from its central location in the sun-soaked region, providing students with access to a culturally rich environment and awe-inspiring vistas of the Sonoran Desert. With an enrollment of over 54,000 students hailing from all 50 states and more than 100 countries, the University of Arizona offers a diverse and inclusive community of learners.





For more information,
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8/5/2026