

# Established Office Building FOR SALE

2524 W. Ruthrauff Road  
(Adjacent to Interstate 10)  
Tucson, Arizona 85705



Branel Real Estate  
Company, LLC



**Do Not Disturb Tenants**

Established two-story office building with historically high occupancy and long-term tenancy. Professionally managed and maintained featuring Executive Suites ranging from 200 – 1,450 square feet includes conference and break rooms on each level, copier/mail room, and common area restrooms. Property offers secured access with ample parking and extra storage spaces for lease. With its convenience to Interstate 10, Ruthrauff Office Plaza is ideal for accessing the Tucson Metro area, International border or the Greater Phoenix area with ease and efficiency. The area includes amenities such as restaurants, grocery and hardware stores, parks, and other convenient locations such as Tucson Mall and the Auto Mall.

- ☐ **Masonry Constructed Two-Story Office Building**
- ☐ **9,382 SF (8,662 Office / 720 Leased Storage)**
- ☐ **Constructed in 2005**
- ☐ **Investor Opportunity \$2,250,000**
- ☐ **Proforma NOI yields 9.20% Cap Rate**
- ☐ **Strategically located adjacent to Interstate 10**
- ☐ **40 Parking Spaces / Directory Signage**

## Nighborhood Demographics



	Population	Average HH Income	Daytime Population
<b>1 Mile</b>	7,992	\$71,540	8,439
<b>3 Mile</b>	65,442	\$82,178	71,797
<b>5 Mile</b>	173,272	\$84,222	182,277

**Traffic Count: 23,160 VPD (Q3 2024)**

Source: ESRI

**For More Information, contact:**

**Branel Real Estate Company, LLC**

Batoun Herrington, CCIM, CPM®

520-524-5248

[batoun@branelre.com](mailto:batoun@branelre.com)

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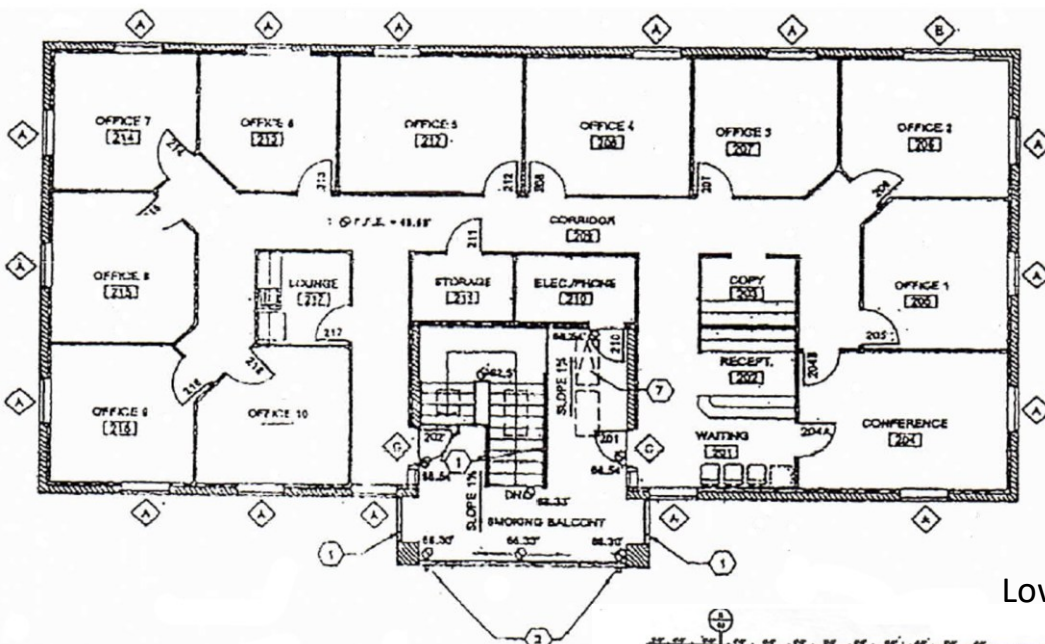
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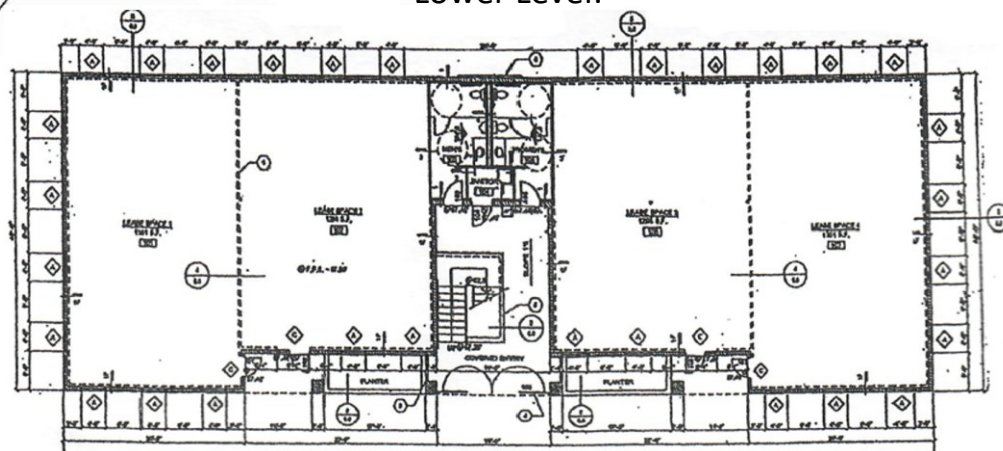
## Floor Plan:

Upper Level:

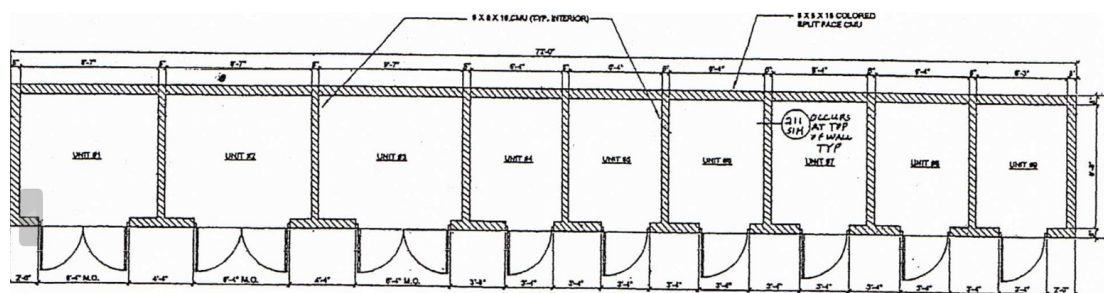


Office Building

Lower Level:



Storage Units:



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2<sup>nd</sup> Floor Front Desk:



2<sup>nd</sup> Floor Lobby:



2<sup>nd</sup> Floor Conf. Room:



2<sup>nd</sup> Floor Landing:



Storage Units:



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2<sup>nd</sup> Floor Breakroom:



2<sup>nd</sup> Floor:



Copier/Mail Room:



1<sup>st</sup> Floor Lobby:



1<sup>st</sup> Floor Conf. Room:



Ladies' Restroom:



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## Investment Overview:

Office Building

### Proforma Investment Overview

Potential Annual Income	\$268,415
Less 5% vacancy	-\$13,421
<b>Operating Income</b>	<b>\$254,994</b>

#### Annual Expenses:

MANAGEMENT	\$12,750
INSURANCE	\$3,000
PROPERTY TAX	\$14,240
TELECOM	\$1,200
WATER	\$800
CLEANING & MAINTENANCE	\$4,000
ELECTRICAL	\$12,000
<b>Total</b>	<b>\$47,990</b>

<b>Net Operating Income</b>	<b>\$207,005</b>
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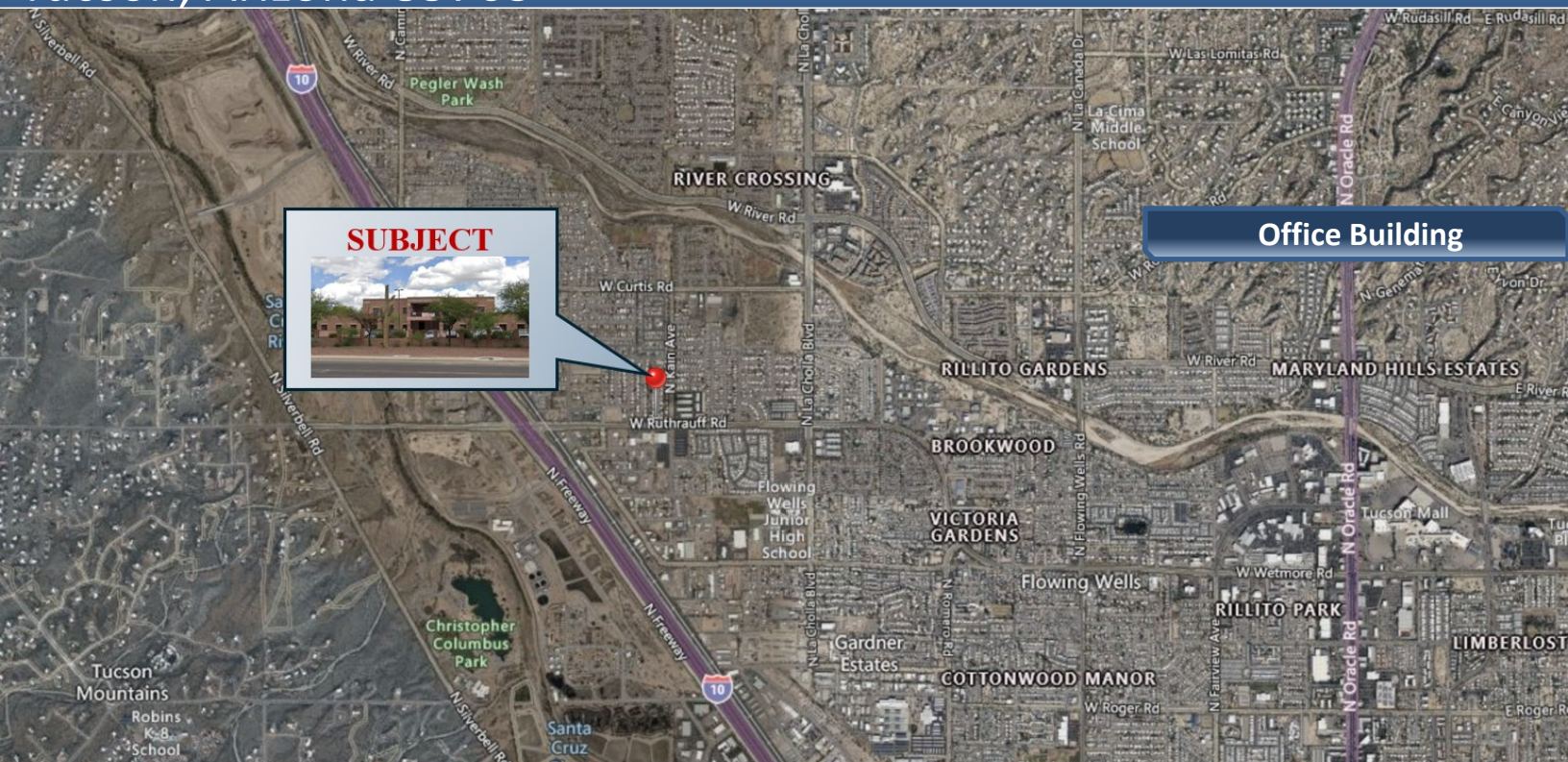


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