

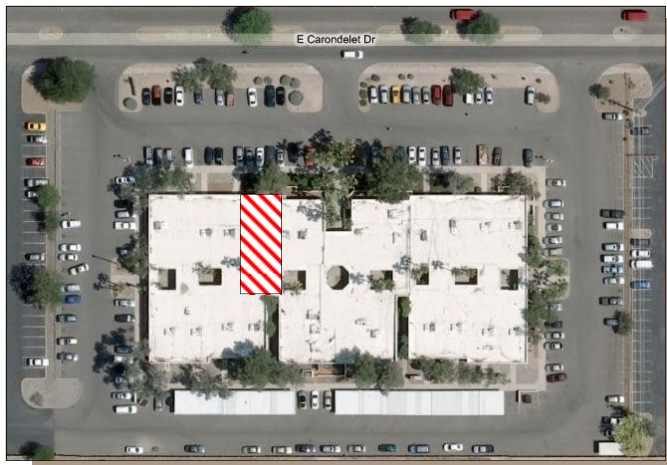
Investment Sale (Sale Leaseback)

**S
A
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E**



6610 E. Carondelet Drive

- Medical Office in updated Professional/Medical office park
- Property located on St. Joseph hospital medical campus
- Current owner practicing doctor will sign new NNN lease with new owner and investor will have zero landlord responsibilities
- Property is part of a +30,000 medical and professional office building which has had many recent upgrades



Traffic Counts: (PAG 2004)

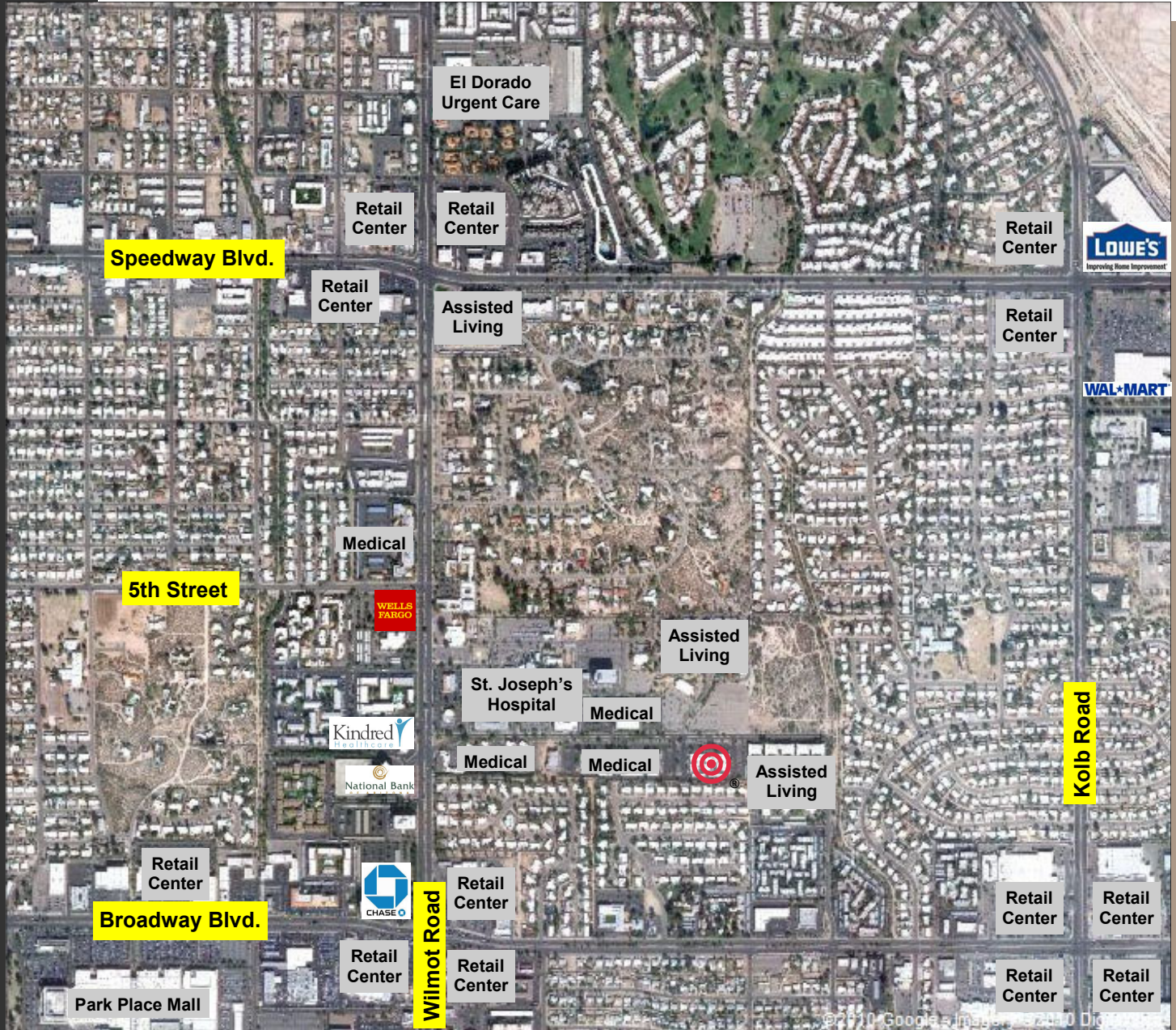
Broadway Blvd: 53,000 VPD

Wilmot Rd: 45,000 VPD

\$305,000

Exclusively Represented by:
Tucson Realty & Trust Co.

David Houge
520.577.7000



Demographics:

	1 mile	3 mile	5 mile
Population 2010 est	11,486	131,145	266,553
Households 2010 est	5,707	59,534	116,516
2010 est Ave HH Income	\$48,943	\$51,385	\$56,392

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