

Multi-Purpose School-Office-Church

TUCSON, AZ



TUCSON-MARANA / ORO VALLEY
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Tucson, AZ 85718



PRESENTED BY:

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MULTI-PURPOSE SCHOOL-OFFICE-CHURCH

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE: \$5,990,000.00

LOT SIZE: 10.16 Acres

BUILDING SIZE: 98,828 SF

YEAR BUILT: 1952

RENOVATED: 2010

ZONING: R-2/R-3 / O-3, R-1 As Such, The Subject Property Is Considered To Reflect A Special Use Property

MARKET: Tucson

SUB MARKET: Tucson NE

CROSS STREETS: Wilmot Pima

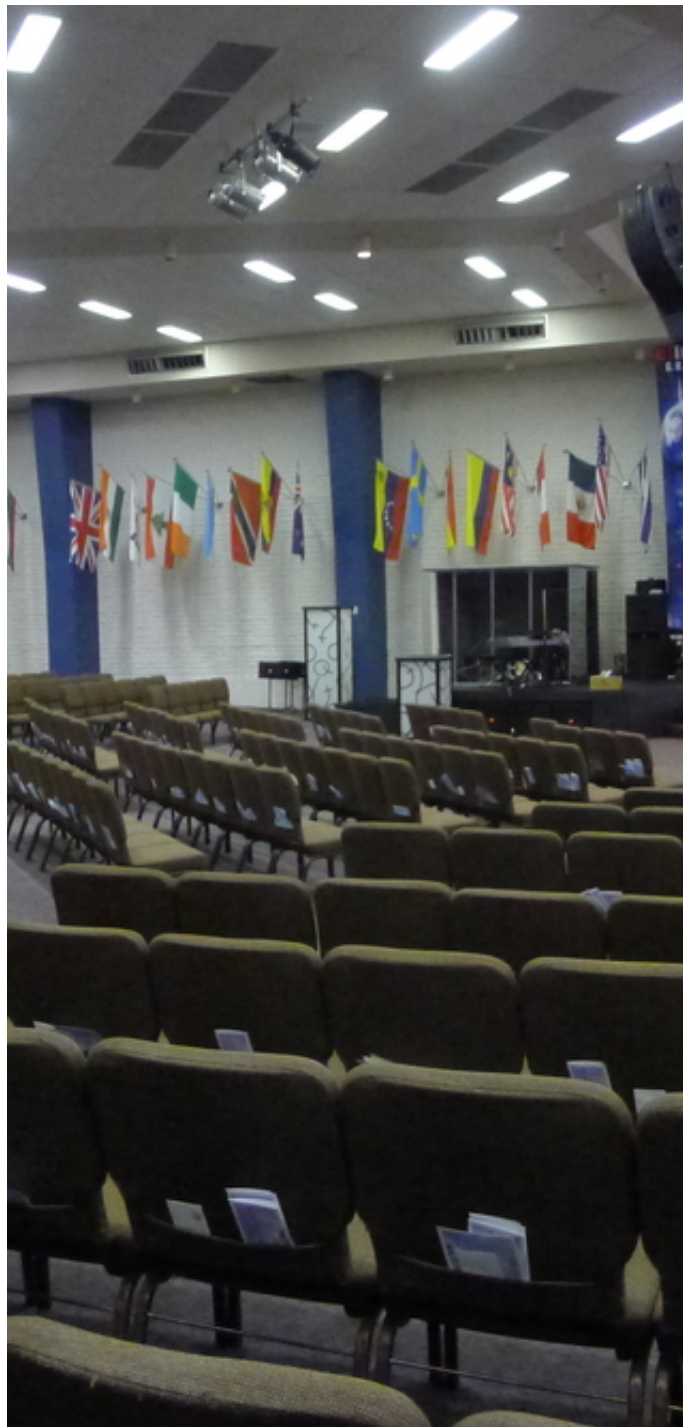
PROPERTY OVERVIEW

The property is for sale and is presently being used as a Church, School, and Administrative Offices. The property can be split into two separate parcels. Parcel 1 is the Church Sanctuary and Parcel 2 is the School and classrooms.

PROPERTY FEATURES

- The subject property consists of approximately 10.16 acres of land, with approximately 98,828 square feet of improvements, commonly known as Grace To The Nations The subject improvements consist of fifteen buildings of various sizes, quality and purpose. The subject property also has paved parking lots and numerous recreational improvements, including a basketball court, swimming pool, soccer/baseball field, volleyball court, slides, and other play area equipment. The subject property has several asphalt paved areas and concrete walkways connecting between the numerous improvements.
- A further breakdown of spaces is 36 classroom spaces, 27 offices, 3 break rooms, double basketball court gym w/ boy and girls locker room and showers, and sand volleyball court.

Property Description



PROPERTY OVERVIEW

The property is for sale and is presently being used as a Church, School, and Administrative Offices.

LOCATION OVERVIEW

1 block west of Wilmot on Pima St

LOCATED IN AFFLUENT NE TUCSON

Near multi-family, retail, hospital, office properties

QUIET STREET

Near high traffic areas

PROFESSIONALLY MAINTAINED

Mechanical and buildings are in excellent condition

Property Details

PROPERTY NAME: Grace to the Nations Christian Church

STREET ADDRESS: 6180 E Pima St

CITY, STATE, ZIP: Tucson, AZ 85712

APN: 121-08-075A, 121-08-070C, 121-08-071A, 121-08-071B, AND 121-08-0720.

BUILDING CLASS: B+

ZONING: R-2/R-3 / O-3, R-1 As such, the subject property is considered to reflect a special use property

YEAR BUILT: 1952

NUMBER OF STORIES: 2



Complete Highlights

PROPERTY HIGHLIGHTS

- The subject property consists of approximately 10.16 acres of land, with approximately 98,828 square feet of improvements, commonly known as Grace To The Nations. The subject improvements consist of fifteen buildings of various sizes, quality and purpose. The subject property also has paved parking lots and numerous recreational improvements, including a basketball court, swimming pool, soccer/baseball field, volleyball court, slides, and other play area equipment. The subject property has several asphalt paved areas and concrete walkways connecting between the numerous improvements.
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Exterior Photos



Additional Photos



GRACE TO THE NATIONS CHRISTIAN CHURCH

LOCATION INFORMATION

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REGIONAL MAP

LOCATION MAPS

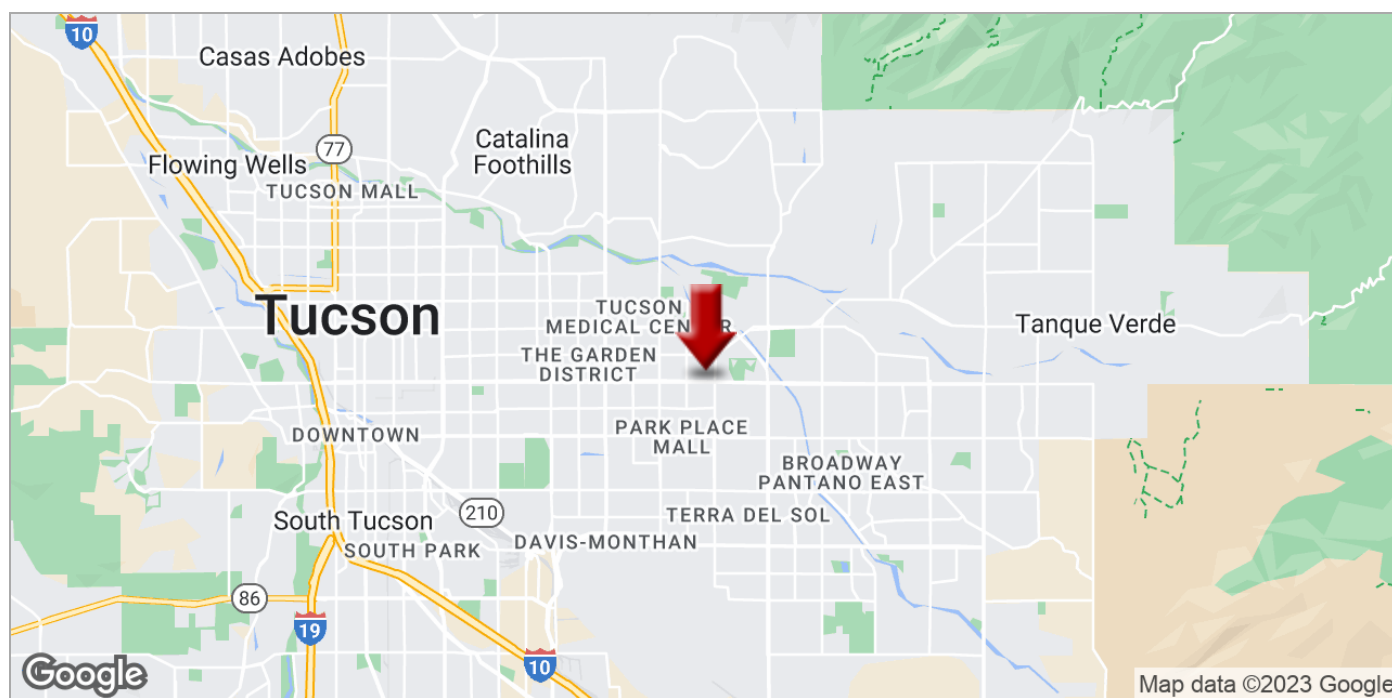
AERIAL MAP

RETAILER MAP

Regional Map



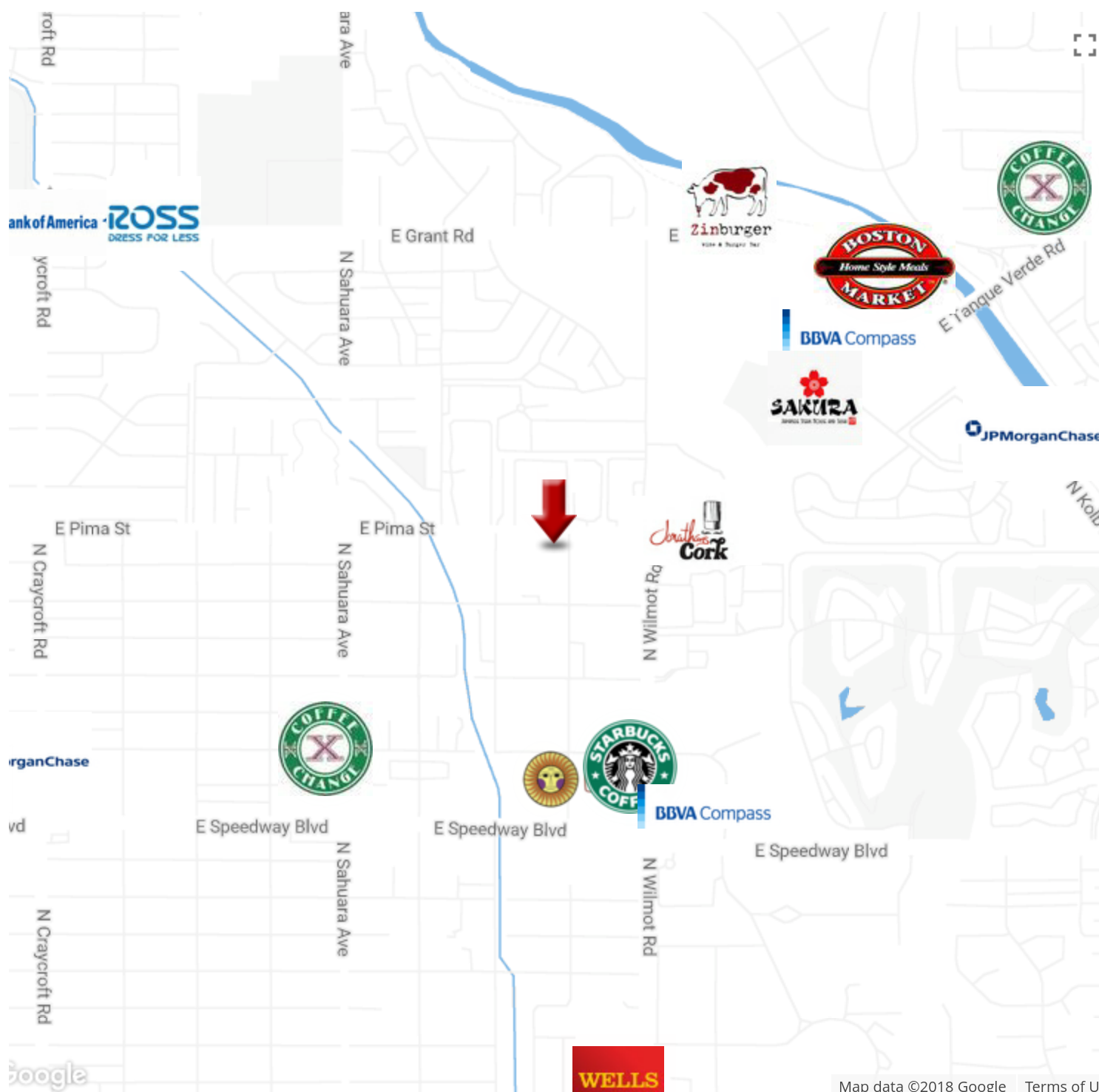
Location Maps



Aerial Map



Retail Map



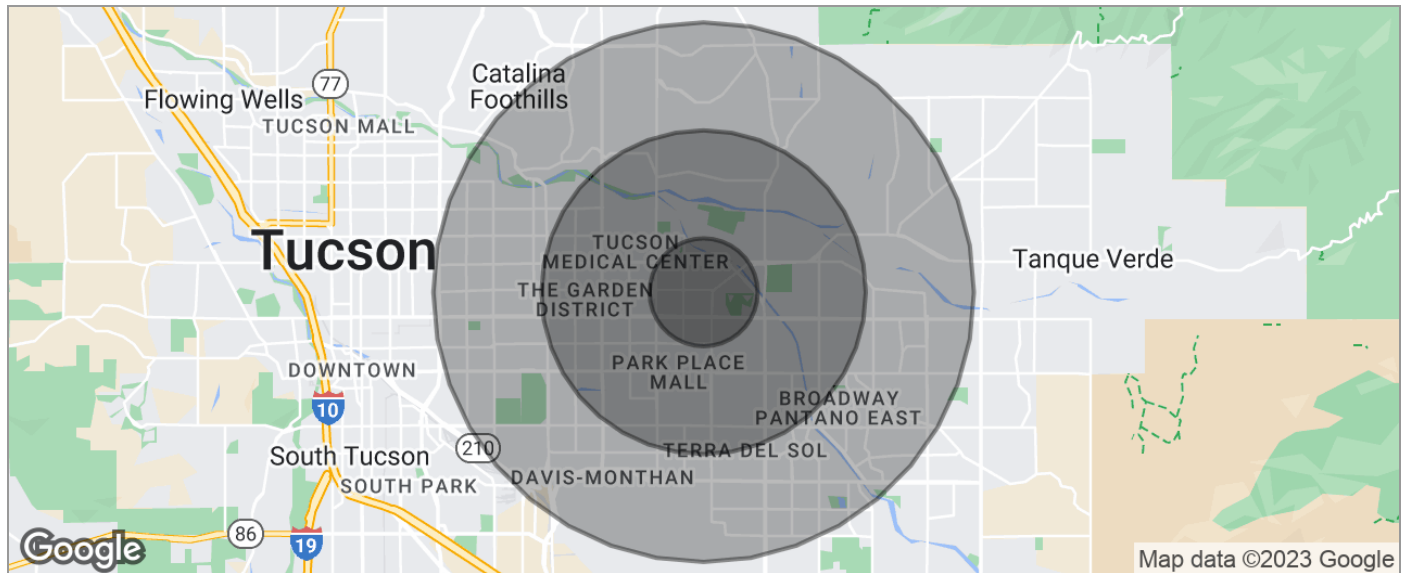
GRACE TO THE NATIONS CHRISTIAN CHURCH

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,812	98,246	253,255
MEDIAN AGE	41.7	41.4	39.1
MEDIAN AGE (MALE)	41.5	39.0	37.1
MEDIAN AGE (FEMALE)	43.3	44.0	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,366	48,302	116,494
# OF PERSONS PER HH	1.9	2.0	2.2
AVERAGE HH INCOME	\$46,888	\$54,288	\$57,493
AVERAGE HOUSE VALUE	\$177,261	\$253,493	\$268,133
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.6%	82.8%	80.3%
% BLACK	3.2%	4.0%	4.7%
% ASIAN	3.3%	3.1%	3.3%
% HAWAIIAN	0.0%	0.1%	0.3%
% INDIAN	0.8%	1.1%	1.2%
% OTHER	7.1%	4.9%	6.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	26.8%	23.1%	23.9%

* Demographic data derived from 2020 ACS - US Census

GRACE TO THE NATIONS CHRISTIAN CHURCH

ADDITIONAL INFORMATION

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ADVISOR & BIO CONTACT 1

Advisor



Chuck Corriere

BROKER ASSOCIATE

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BACKGROUND

Broker Associate at KW Commercial (Keller Williams Southern Arizona).

Broker since 1988

General Commercial Real Estate Consultant

Property Specializations Include:

Multi-Family

Industrial

Office

Land

Retail

Talk Show Host of the Deal Maker Show since 2005

See Archived Shows <http://dealmakerteam.com/radio-archive/>

Married since 1988 to Lala Corriere, Author

4 sons

Hobbies:

Blue Water Sailing (Sailed through Panama Canal)

Golf

Automobile Racing (Porsche)

Motivational Speaker

Adjunct Professor of Business

EDUCATION

Harvard Business School

University of Denver

MEMBERSHIPS & ASSOCIATIONS

CCIM Tucson Chapter

National Association of Realtors

Tucson Association of Realtors

Tucson Chamber of Commerce

Past board member YMCA

Rotary

Porsche Club