



**OFFERED AT \$3,525,000 - \$240/SF**

**7458 + 7464  
N LA CHOLLA BLVD**

**LA CHOLLA BOULEVARD + INA ROAD  
TUCSON, AZ**

**OWNER-USER OPPORTUNITY  
WITH IN-PLACE INCOME**

**OFFERING MEMORANDUM**

**VAST COMMERCIAL**

**REAL ESTATE SOLUTIONS**



## OFFERING INTRODUCTION

Vast Commercial Real Estate Solutions (VAST) is pleased to introduce 7458 + 7464 N La Cholla Blvd in Tucson, AZ (the "Property") to market for sale. These beautiful high-tech office condos are located in La Cholla Corporate Center, a prestigious multi-tenant office park north of Ina Road in Northwest Tucson. The property features high-design spaces with tall ceilings, natural light, upgraded finishes, and more.

The Property was built in the early 2000s and is situated in a prime area with high visibility and accessibility within the fast-growing northwest Tucson submarket. The property is surrounded by shopping, restaurants, banks, and other businesses and services. It is located across the street from Foothills Mall, and is less than 10 minutes off the I-10 Freeway. Plentiful surface and covered parking is available.

This offering provides the opportunity for an owner user to occupy almost 10,000 SF of recently updated Class A office space, while earning passive income from the adjacent 4,821 SF space that is leased through October 31, 2025. If desired, the entire space could be combined for 14,695 total SF.

### Offering Summary

<b>Total Square Feet</b>	<b>14,695</b>
7458 N La Cholla	9,874 SF - Vacant
7464 N La Cholla	4,821 SF - Leased
Tenant	Bowman Consulting Group
Lease Rate/Type	\$19.10/SF - NNN
Lease Expiration	October 31, 2025



## PROPERTY DESCRIPTION



### LOCATION / SITE

7458 N La Cholla Blvd  
7464 N La Cholla Blvd  
La Cholla Corporate Center  
Tucson, AZ 85741

The property site is located on the east side of La Cholla Blvd, just north of Ina Road in the city of Tucson, AZ.

Parcel Nos.

7458: 225-45-110A

7464: 225-45-107A



### TRAFFIC COUNTS

N. La Cholla Blvd	25,705 CPD (2021)
S. Ina Rd	24,795 CPD (2021)

(Source: Pima Association of Governments (PAG))



### ACCESS

Access points into the building site include three (3) entrances (one signaled) from La Cholla Blvd.

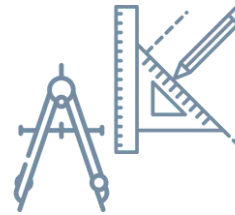


### CONSTRUCTION / ZONING

7458 N La Cholla Blvd was built in 2007.

7464 N La Cholla Blvd was built in 2012.

Per Pima County, the subject site(s) are zoned TR.



### BUILDING / LAND AREA

The subject consists of:

7458: 9,874 SF on .29 acres of land.

7464: 4,821 SF on .20 acres of land.

TOTAL: 14,695 SF on .49 acres of land.



### PARKING

Surface and covered parking is available.



7458 + 7464 N LA CHOLLA

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## NEIGHBORHOOD - AERIAL VIEW



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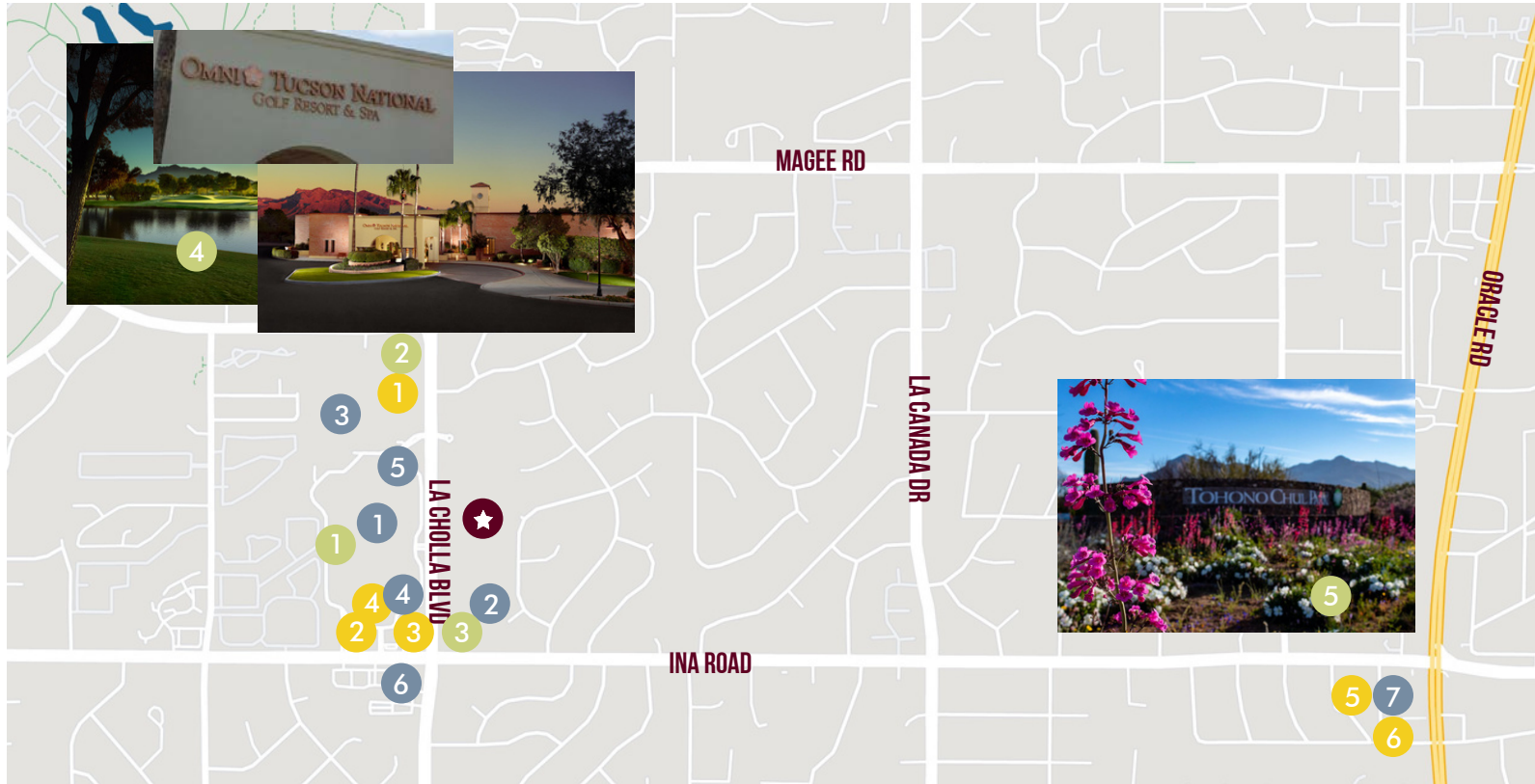
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# AMENITIES MAP



★ 7458 + 7464 N La Cholla Blvd

## RETAIL + GROCERY

- 1 Foothills Mall
- 2 Albertson's
- 3 Walmart Supercenter
- 4 Barnes & Noble
- 5 buybuy Baby
- 6 Walgreens
- 7 Whole Foods Market

## DINING

- 1 Craft Republic
- 2 Outback Steakhouse
- 3 Tamarind
- 4 Whiskey Roads
- 5 Starbucks
- 6 Wildflower: New American Cuisine

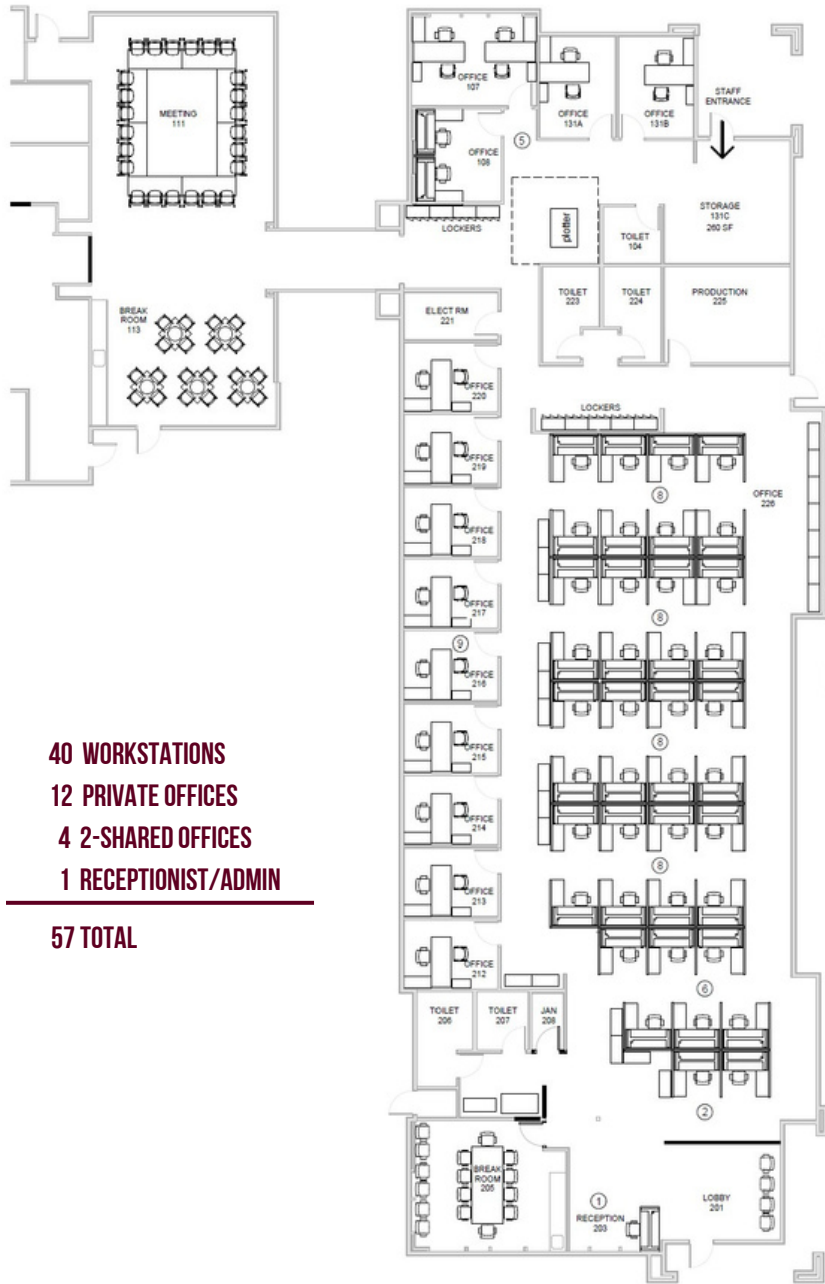
## SERVICES + ENTERTAINMENT

- 1 AMC Foothills 15
- 2 PNC Bank
- 3 Bank of America
- 4 Omni Tucson National Resort
- 5 Tohono Chul | Gardens, Galleries, and Bistro

# 7458 + 7464 N LA CHOLLA

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## FLOOR PLAN - 7458 N LA CHOLLA



**40 WORKSTATIONS**  
**12 PRIVATE OFFICES**  
**4 2-SHARED OFFICES**  
**1 RECEPTIONIST/ADMIN**

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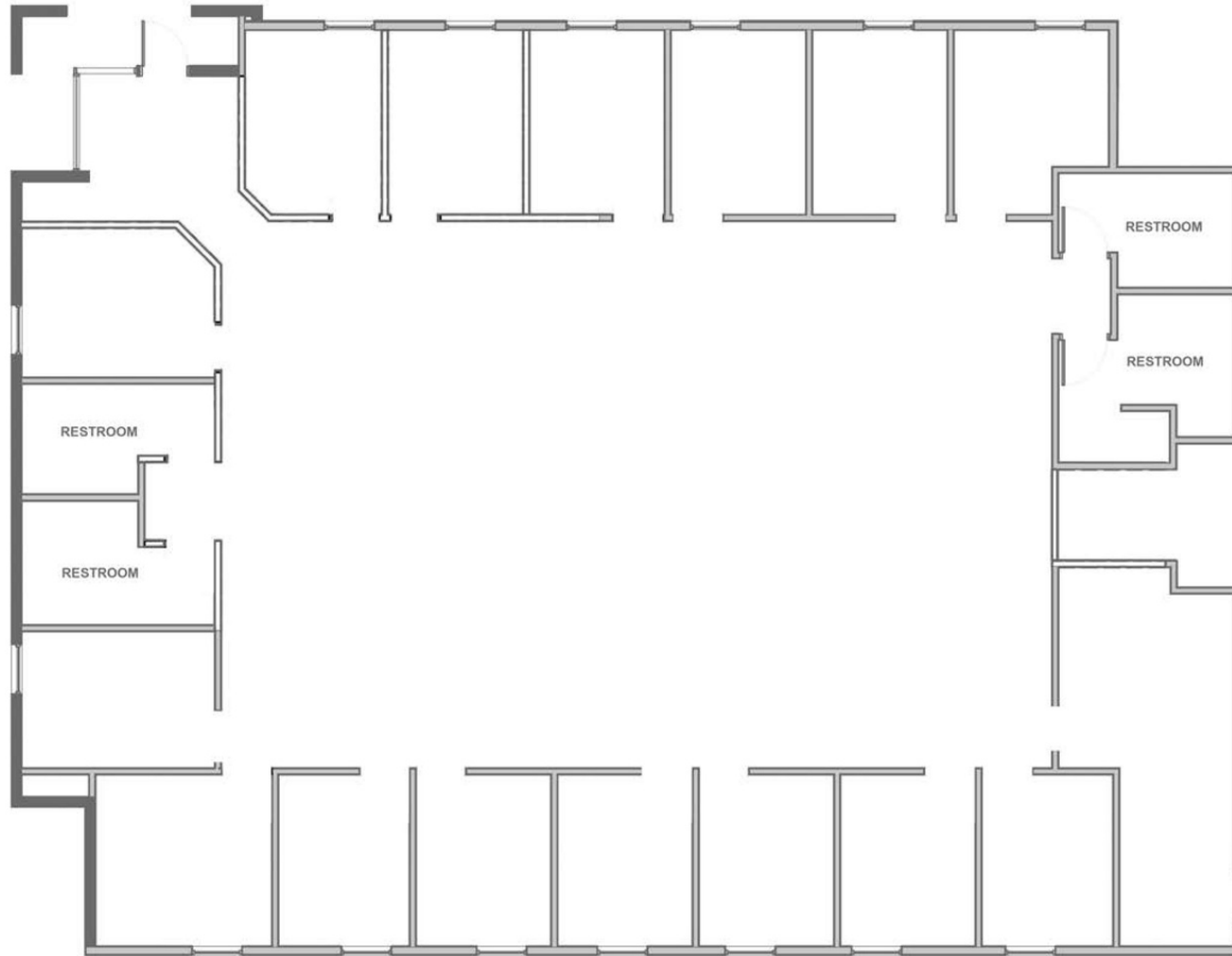
**57 TOTAL**



**7458 + 7464 N LA CHOLLA**

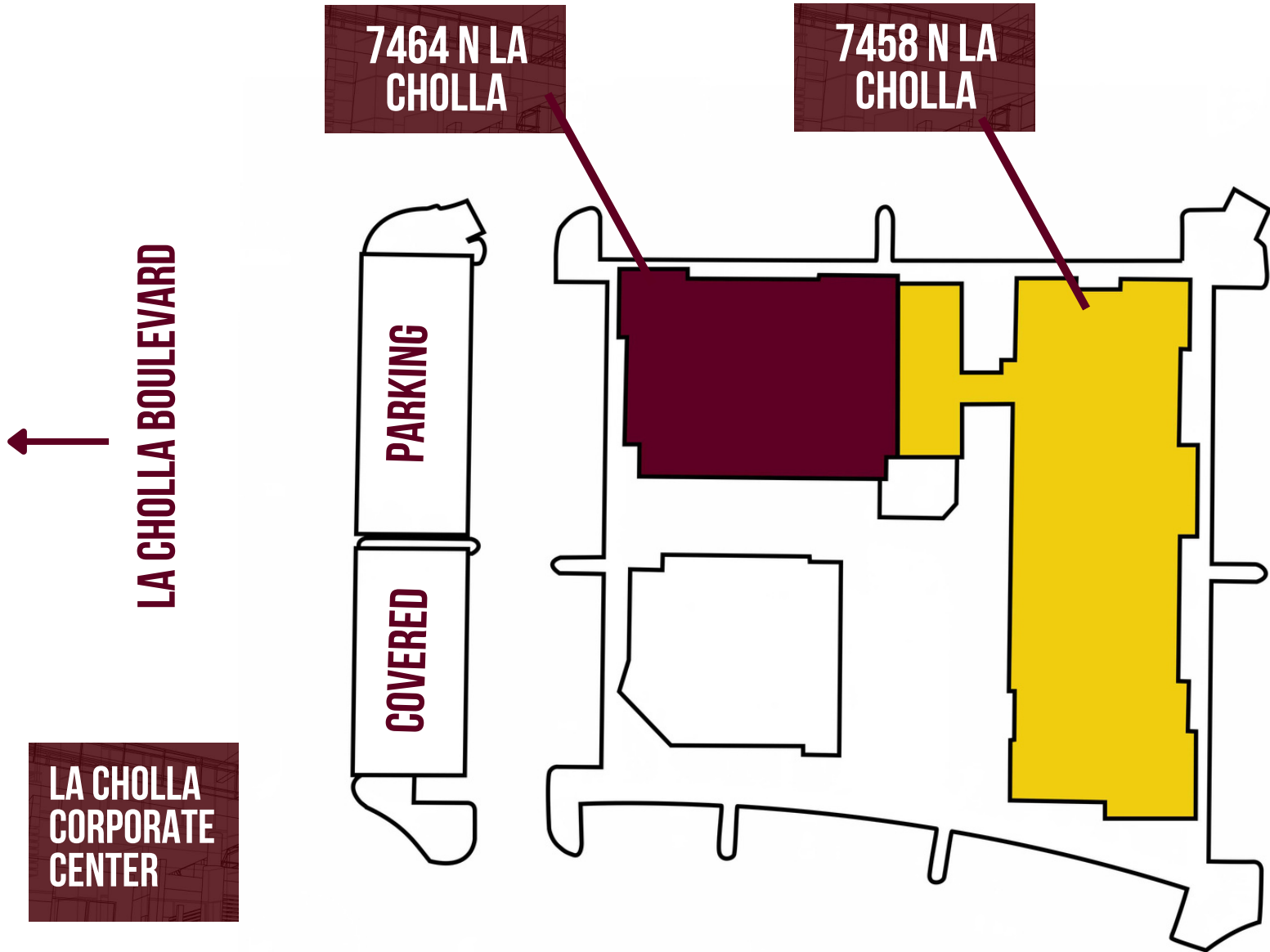
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# **FLOOR PLAN - 7464 N LA CHOLLA\***



**\*Currently leased through October 31, 2025**

# SITE PLAN





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# PHOTOS



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