

Advisors in Real Estate Close on Three Properties in First Week of New Year



Silverbell Center, 8567 N
Silverbell, Marana, AZ

TUCSON, ARIZONA – The Silverbell Center at 8567 N Silverbell Road in Marana sold to a family trust for \$3.45 million (\$192 PSF). The 18,000-square-foot two story office / retail center is a multi-tenant property, built in 2007 on 1.5-acres.

The retail spaces are located on the ground floor and office spaces on the second floor. The building is 100% occupied. The tenant mix and the street presence of the building were described as excellent. The tenant mix includes Pima Pediatric Dentistry, Snap Fitness, and Guyton Chiropractic.

The building is specifically located in Marana's largest master planned community Continental Ranch and is in close proximity to three elementary schools that serve the area and also the Del Web retirement community of Sunflower.

The same family trust also purchased a four-suite office condominium at 10132 N Oracle Road at the San Jose Plaza for \$800,000 (\$250 PSF).



8275 N
Silverbell
Rd, #109,
Marana, AZ

Colliers International and Gary Heinfeld , CCIM, of Advisors in Real Estate, Inc. represented the seller, in both of these transactions and the buyer was self-represented.

In another unrelated transaction, Paul Baker, an American Family Insurance Agent, bought the 1,427-square-foot condominium the agency was occupying as a tenant for \$285,400 (\$200 PSF). Built in 2008, the multi-tenant condominium project is located at 8275 N Silverbell Road, Unit 109, in Marana.

Gary Heinfeld, CCIM, of Advisors in Real Estate represented the seller.

For more information, Heinfeld should be reached at 520.299.0700.