

## Office Buildings - Casa de la Luz - 3 Buildings



**Sale Price:** \$4,900,000

**Down Payment:** \$1,250,000

**Sale Date:** 1/16/2015

**Document Number:** 2015-0160660

**Year Built:** 1985

**Reference Number:** 2437

### Office Buildings - Casa de la Luz - 3 Buildings

7740 N Oracle Road

Oro Valley, AZ 85704

**County:** Pima

**Submarket:** NorthWest



[Larger View](#)

**Property Type:** Office

**Property Condition:** Good

**Construction:** Frame & Stucco

**Lease Type:** Triple Net

**Building Area:** 21,896 sq. ft.

**Land Area:** 2.28/acre 99,429/sqft

**Title Company:** Other

**Subdivision:** Sunolk Hills

**Sec-Twp-Range:** 36-T12S-R13E

**Latitude:** 32.347810

**Escrow Time:** 45 days

**Price/Building SF:** \$224

**Land Price:** \$2,149,123/acre \$49.28/sqft

**Cap Rate:** 8 %

**Longitude:** -110.974879

[Google Map \(left-click here\)](http://maps.google.com?q=32.34781,-110.974879)

<http://maps.google.com?q=32.34781,-110.974879> - (or copy/paste from here)

**Conditions of Deal:** Bulk / Portfolio Sale, Investment Sale

<b>Seller</b>	7740 Oracle, LLC 6422 E Speedway Blvd Suite 130 Tucson, AZ 85710	<b>Buyer</b>	CB 109, LLC 5102 E Pima Street Suite 2 Tucson, AZ 85712
<b>Rep</b>	Mr. Rob Caylor  520.298.2200	<b>Rep</b>	Mr. Eddy Chernecki Manager 520.780.4743
<b>Listing Broker</b>	Vast Real Estate Solutions 5102 E Pima St Tucson, AZ 85712	<b>Selling Broker</b>	Vast Real Estate Solutions 5102 E Pima St Tucson, AZ 85712
<b>Contact</b>	Jon O'Shea	<b>Contact</b>	Jon O'Shea

520.398.7104  
jon@vasttucson.com

520.398.7104  
jon@vasttucson.com

**Listing** Rob Fischrup  
**Agents** 520.398.7104  
Eric Lamb  
520.624.9400

**Selling** Rob Fischrup  
**Agents** 520.398.7104  
Eric Lamb  
520.624.9400

\* We've combined documents #2015-016660, 2015-0160659, and #2015-0160658; the sale price shown is the combined total of these transactions.

\* Additional Addresses: 7740-7760 N Oracle Road and 2506 E Vistoso Commerce Loop, Oro Valley, 85755.

\* Additional Long & Lat: 32.443727 -110.934923

\* Properties sold in a bulk sale in an o market transaction.

\* CB 109, LLC of Tucson (Eddy Chernecki, manager) purchased three o ce buildings totaling 17,221-square-feet at 7740-7760 N Oracle Road and 2560 E Vistoso Commerce Loop in Oro Valley for \$4.9 million (\$285 PSF). The properties were 100% leased at time of sale to Casa de la Luz Hospice for administrative o ces.

\* The sellers were Vistoso LLC, Elcaro Xtra LLC and 7740 Oracle LLC, all managed by Rob Caylor of Tucson.

\* 7740 N Oracle Rd (built 1985) and 7760 N Oracle Road (built 2012) are at Su olk Hills and 2506 E Vistoso Commerce Loop (built 2008) is at Vistoso Commerce Plaza in Oro Valley, all class-A o ce space.

\* Financing for the transaction was provided by Melissa Galus of Vantage West Credit Union.

\* Eric Lamb, Jon O'Shea and Rob Fishrup with Vast Commercial Real Estate Solutions of Tucson handled negotiations for buyer and seller in this o market transaction.

\* To learn more contact Lamb, O'Shea and Fishrup at 520.398.7104.

#### List of Parcels

- |                |           |     |                              |
|----------------|-----------|-----|------------------------------|
| 1. 225-51-016  | OroValley | R-S | Residential Service District |
| 2. 225-51-015  | OroValley | R-S | Residential Service District |
| 3. 219-24-263A | OroValley | PAD | Planned Area Development     |

#### List of Photos

1. [7740 N Oracle](#)

#### List of Attachments

1. [A d of Prop Value 0160660a](#)
2. [A d of Prop value 0160658a](#)
3. [A d of Prop Value 160659a](#)

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