

AVAILABLE FOR SALE: School, Gym and Sports Field  
OFFERING PRICE: \$12M

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## 425 & 625 E. MAGEE RD ORO VALLEY, AZ 85704

- School 39,207 SF
- Gym 18,779 SF
- Total acres 23.88

Strategically nestled amidst serene landscapes with  
breathtaking views of the Catalina Mountains and Push Ridge.





# AVAILABLE FOR SALE

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Offering Price  
**\$12M**



We are pleased to present an extraordinary opportunity for a school or church to expand its mission and impact in the heart of Oro Valley, Arizona- a serene and spiritually inspiring setting embraced by stunning mountain views and nestled in one of the most desirable communities in Southern Arizona.

This rare offering includes a fully built campus, a gymnasium, and a sprawling sports field, all situated on 23.88 acres of land. The property was designed with purpose, offering both form and function to serve as a house of worship, an educational institution, and a vibrant community hub.

**ANGELICA DUTTON**

MANAGING DIRECTOR

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- 1. Turnkey school potential.** The existing facilities allow for immediate use to open a parochial high school, or a trade school where young adults and career seekers are equipped with marketable skills such as plumbing, carpentry, welding, technology, mechanics, etc.
- 2. Space for Worship and Growth.** The gymnasium can be converted into a sanctuary or multipurpose worship center, while the school building can support space for leadership training, children's ministry, youth programs, counseling services, and adult education.
- 3. A Campus that inspires.** Surrounded by breathtaking mountain vistas and natural desert beauty, the setting fosters a deep sense of peace and reverence- perfect for spiritual formation, retreat gatherings, and community outreach events.
- 4. Strategic Oro Valley Location.** Oro Valley is a growing, family-oriented community with strong demographics that support church expansion and faith-based schooling. The property's location ensures both visibility and accessibility for families seeking a faith-centered environment for worship and education.
- 5. Stewardship and Legacy.** The acquisition would allow a church or school to establish a long-term legacy- preserving the land for sacred or educational purposes while maximizing an impact in Oro Valley for generations to come.



# 625 E. MAGEE ROAD | SCHOOL



**SPECIFICATIONS:** The High School consists of a building that is 36,207 SF and a separate building in the back formerly a work out room in the middle, boys showers/small office on one side and girls showers/office on the other side.

## Ground Floor (7,800 SF):

- Full Kitchen
- Stage
- Multi-Purpose Room
- (MPR) Auditorium
- Dining/Games Area
- Restrooms, including one ADA.
- Basketball court
- Additional parking
- Double gate entrance

## First Floor (13,648 SF):

- Small Chapel
- Administrative Offices, one with a private restroom/shower.
- Several classrooms that include: Art, History, Drama, Latin/Choir, and more.
- Nurse's station.
- Student Council Room
- Lobby area
- Double door entry on the E side

## Second Floor (14,759 SF):

- Biology/Lab Room
- Math/Physics Classrooms.
- Chemistry Lab
- HUGE Library
- Bathrooms
- ESL Classroom
- Computer Lab
- Faculty Lounge
- AMAZING mountain views!





Parking Front

3000 SF building  
behind school

Parking Back

Basketball Court



Front of School



Back of School



GYM





Front Entrance



Main Entrance Lobby



Reception Area





**1 of 4 Adminitration Offices**



**Chemistry Classroom**



**Empty Classroom**



**Art Classroom**





**Auditorium/ MPR**



**Library / Computer Room**



## Ground Floor

- Full Kitchen with a cold room and its own bathroom, adjacent to the Auditorium/MPR.
- Dressing room and showers are located behind the auditorium.



Commercial Kitchen



Showers



# SPORTS FIELD

\*Could also be used as additional parking space



Located in between  
the school and the  
gym with access to  
both buildings.

← GYM



# 425 E. MAGEE ROAD | GYM





GYM: 18,770 SF | Capacity for 780 persons in this building





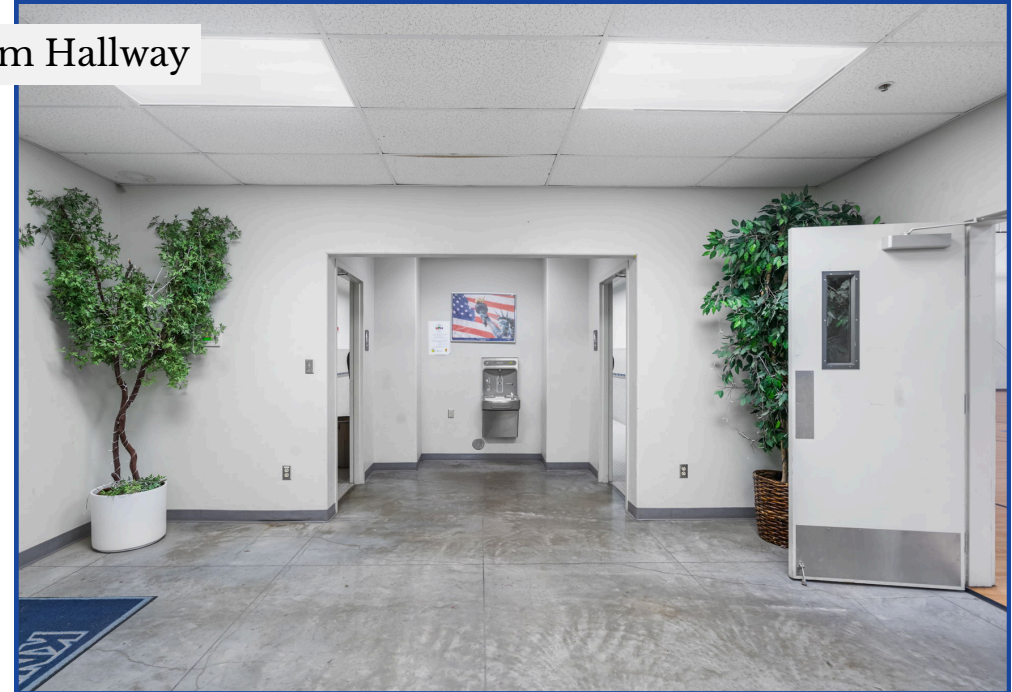








## Restroom Hallway



Women's Restrooms including one ADA.



Men's Restroom including one ADA.

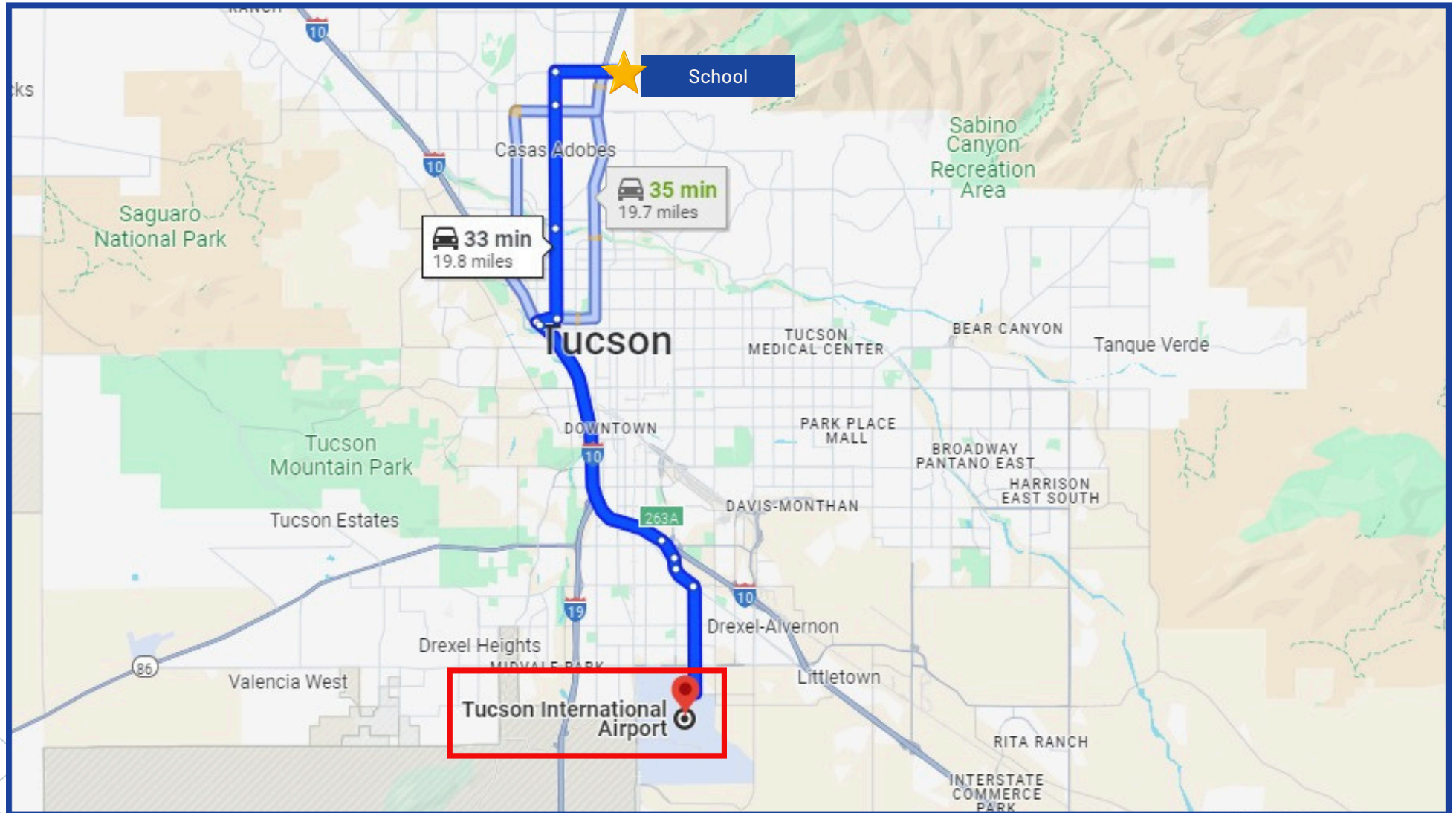


## GYM: Snack Bar (behind the door & window shutter) and Cafeteria





# Access to Tucson International Airport | Approx. 33 min



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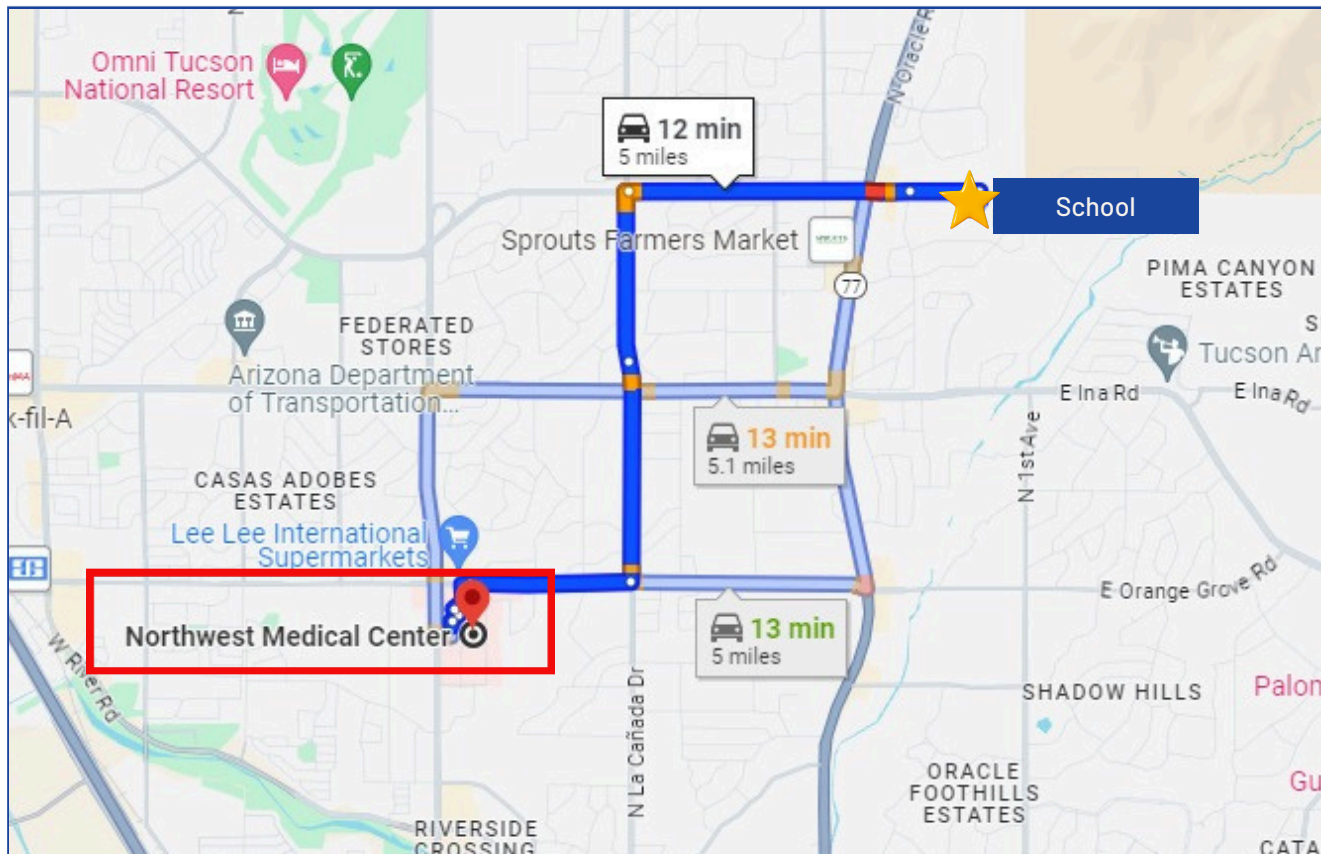
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# ACCESS TO MAJOR HOSPITALS

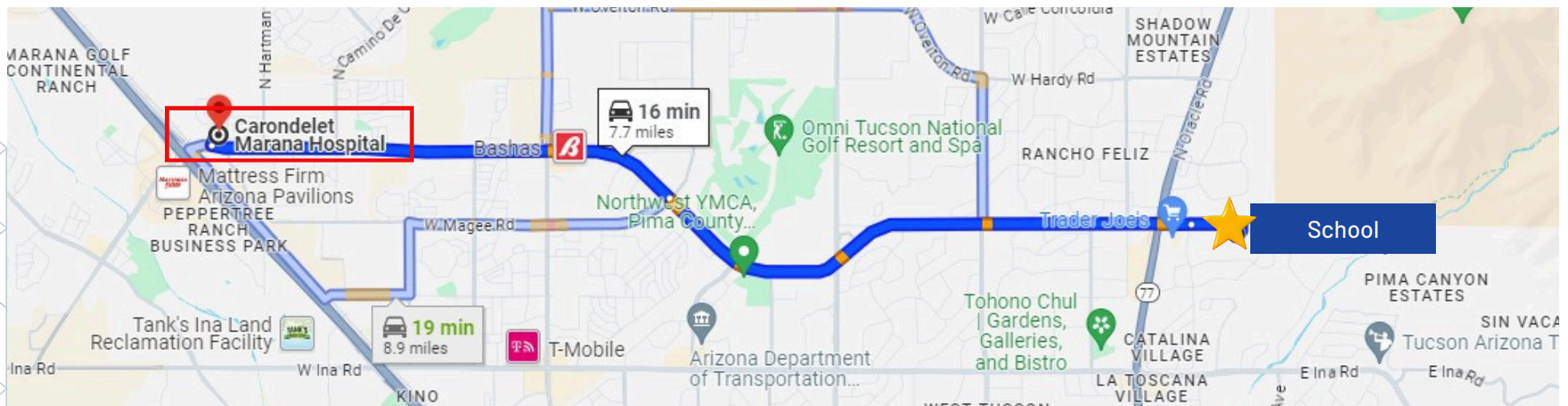


## 12 MINUTES TO NORTHWESTERN MEDICAL CENTER

6200 N La Cholla Blvd,  
Tucson, AZ 85741

## 16 MINUTES TO CARONDELET MARANA HOSPITAL

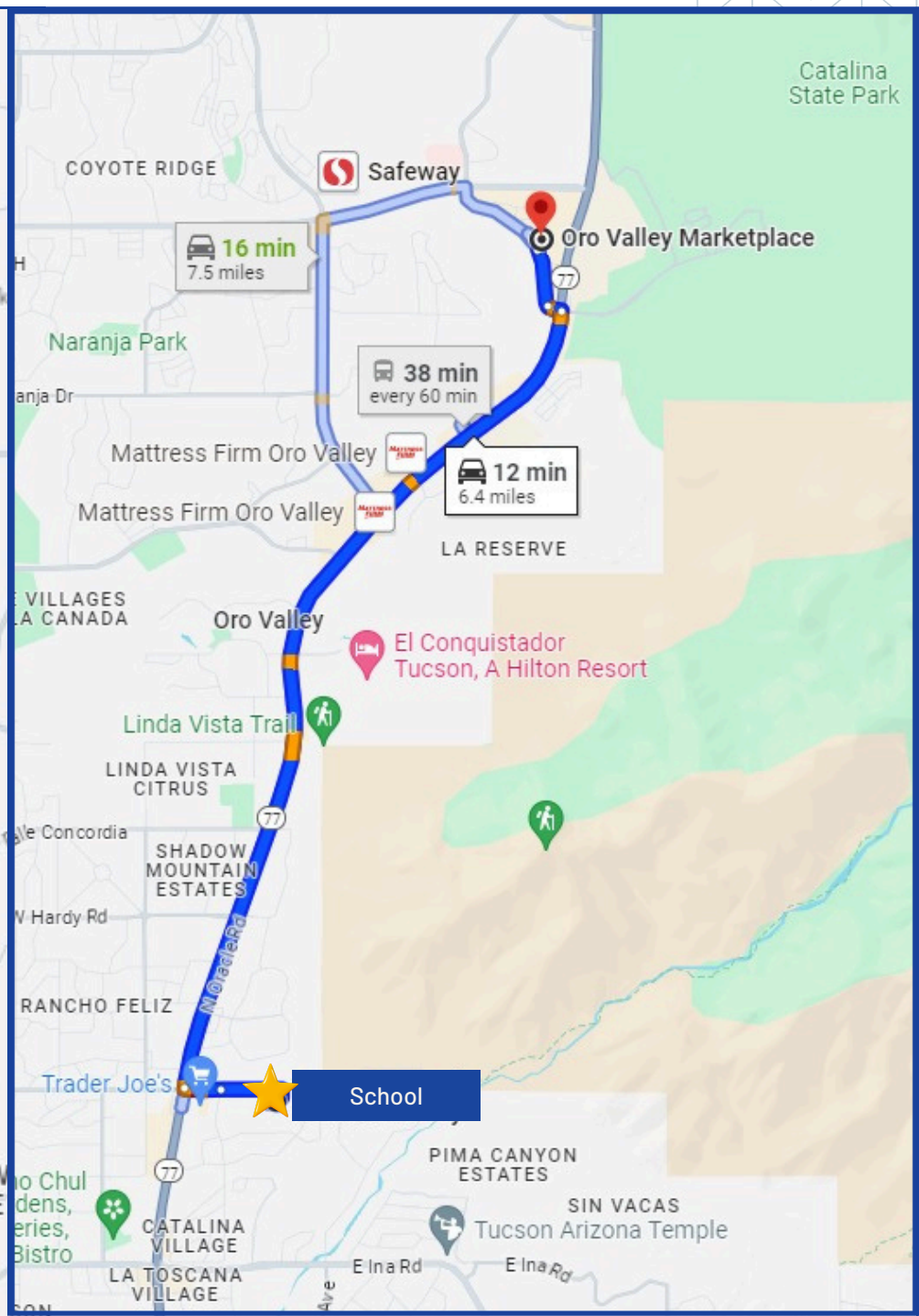
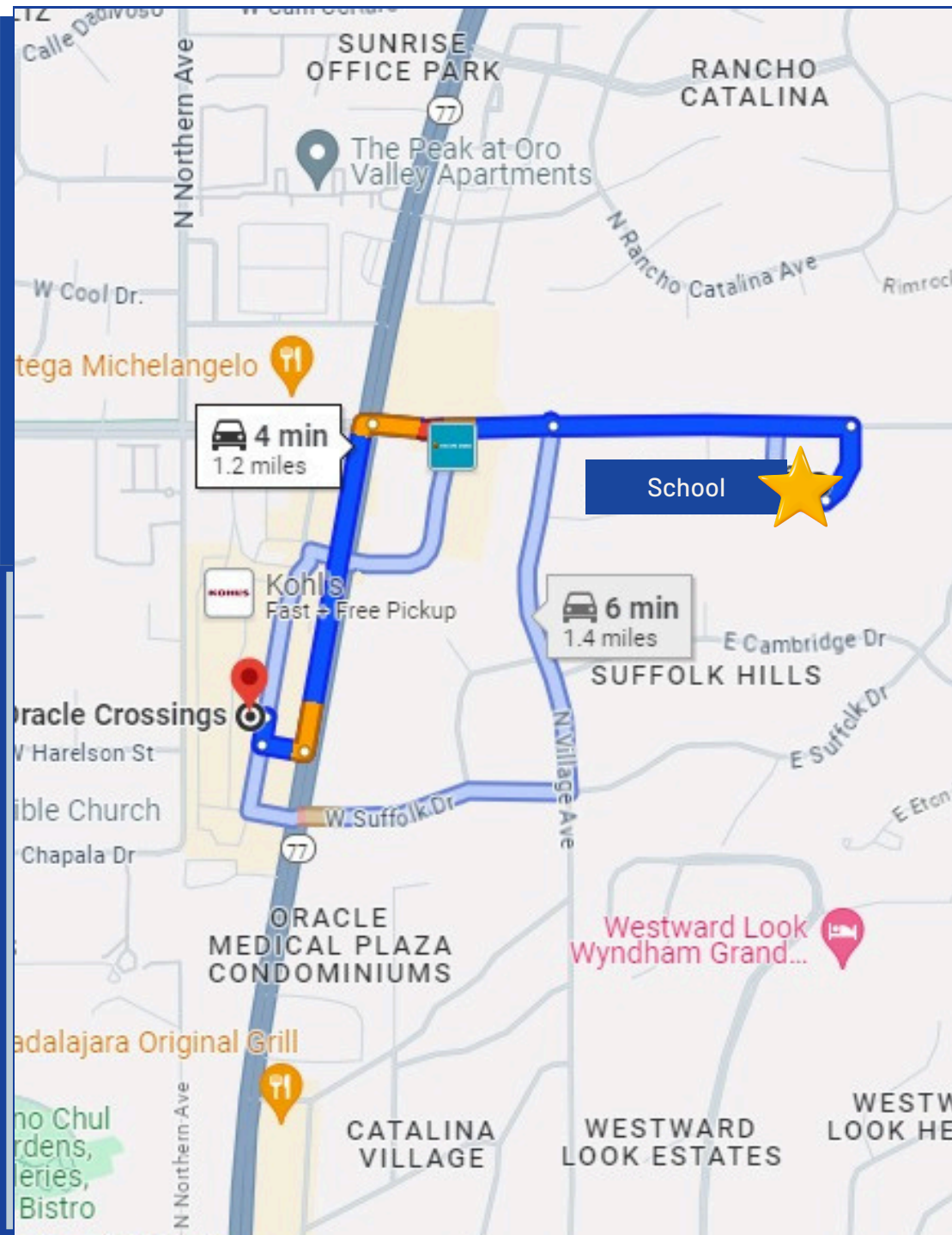
5620 W Cortaro Farms Rd,  
Tucson, AZ 85742





# RESTAURANTS AND SHOPPING CENTERS NEAR BY

425,450, AND 625 E. MAGEE RD, ORO VALLEY, AZ 85704





# School, Gym & Sports Field

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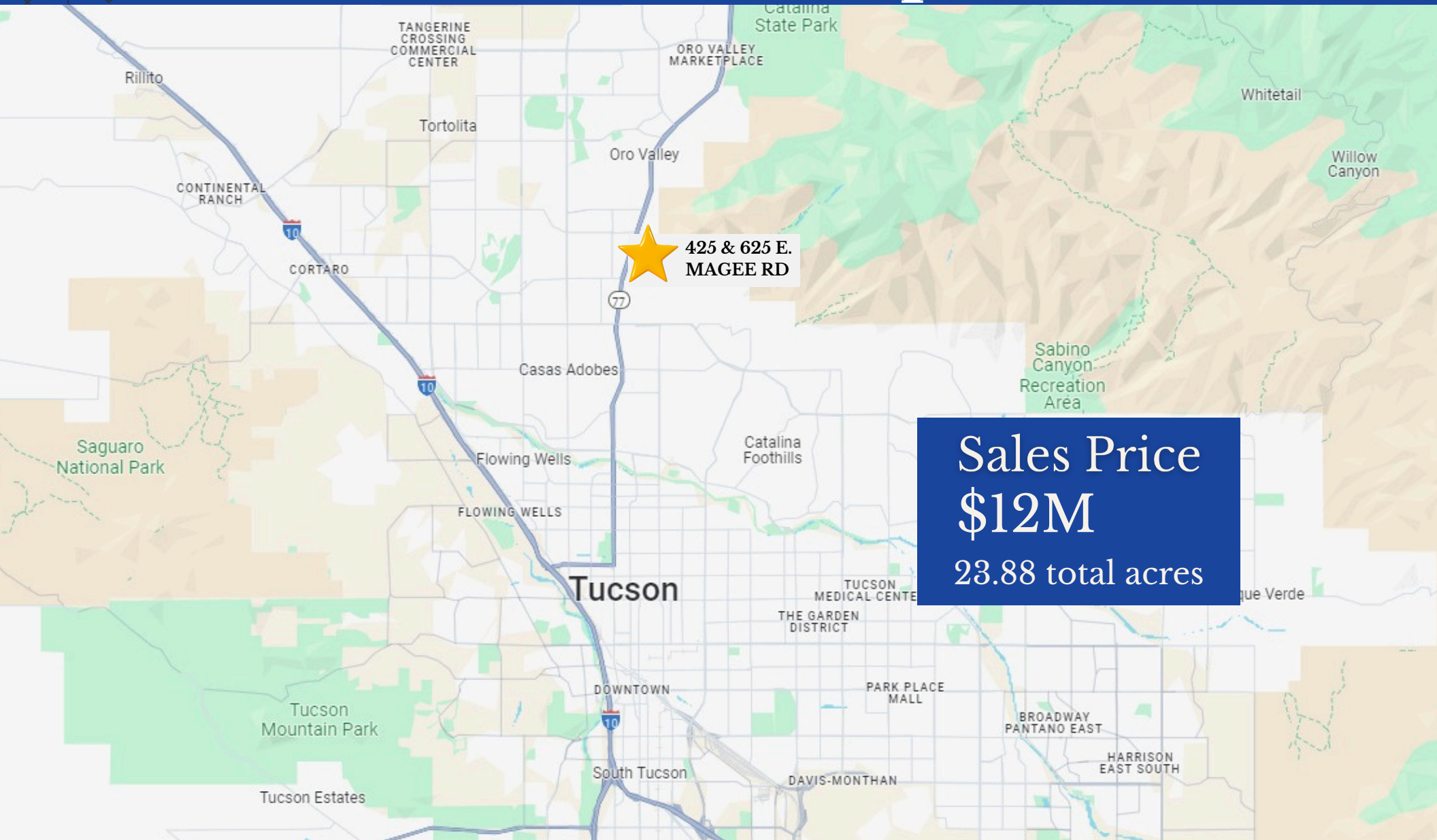
## *MAJOR EMPLOYERS IN THE GREATER TUCSON AREA*

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- **University of Arizona (9.4 mi)**
- **Raytheon Missiles & Defense (21 mi)**
- **Davis-Monthan Air Force Base (25.4 mi)**
- **Tucson Medical Center (11.9 mi)**
- **Intuit Inc. (18.6 mi)**
- **Caterpillar Inc. (13 mi)**



# Location Map



425, and 625 E. Magee Rd, Oro Valley, AZ 85704

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**exp**<sup>®</sup>  
COMMERCIAL



Former Middle School (Building 1) has been [SOLD](#)



\*\*\*The area in [blue](#) has been sold. This is the former Middle School building, and it is not included with the portfolio sale.



## ***PRESENTED BY:***

National Commercial Real Estate Advisor and Certified Real Estate Investment Planning Specialist, Angelica Dutton is the Managing Director of Arizona Commercial Properties. She has been selling real estate for 20+ years and specializes in Office, Industrial, Investment Sales, Site Selection, Acquisitions and Land sales.

A native of Mexico who speaks fluent Spanish and understands the culture of the Hispanic and Latin markets, Angelica also specializes in Foreign Investment, and she and her team have become a trusted resource for investors and corporations seeking to expand into US markets. Angelica has developed a large database that now extends beyond the borders of Arizona and Mexico.



### ***FOR INQUIRIES, CONTACT:***

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