

*Owner-User opportunity with income in place*



**OFFERING MEMORANDUM**  
3958-3988 E Fort Lowell Road  
Tucson, Arizona 85712



## CONTACTS



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# INVESTMENT SUMMARY

3958-3988 E Fort Lowell Road  
Tucson, Arizona 85712

Cushman & Wakefield | PICOR, as exclusive adviser, is pleased to announce the sale of 3958-3988 E Fort Lowell Road, as an Owner-User opportunity with in-place income. The asset totals over 6,837 rentable square feet in Tucson, Arizona.

Priced below replacement value, the offering is situated at the base of the affluent foothills sub-market, 3 miles north-east of the Banner University Medical Center and two miles north-west of Tucson Medical Center, Tucson Medical Park and Pima Medical Institute.









The property is presently 82.7% occupied, providing 1,200 square feet to immediately occupy.








The improvements were originally built in 1967, with the final two building being built in 2008 and 2009, with the property being well maintained by the current owner for over 3 decades.



# PROPERTY INFORMATION

3958-3988 E Fort Lowell Road  
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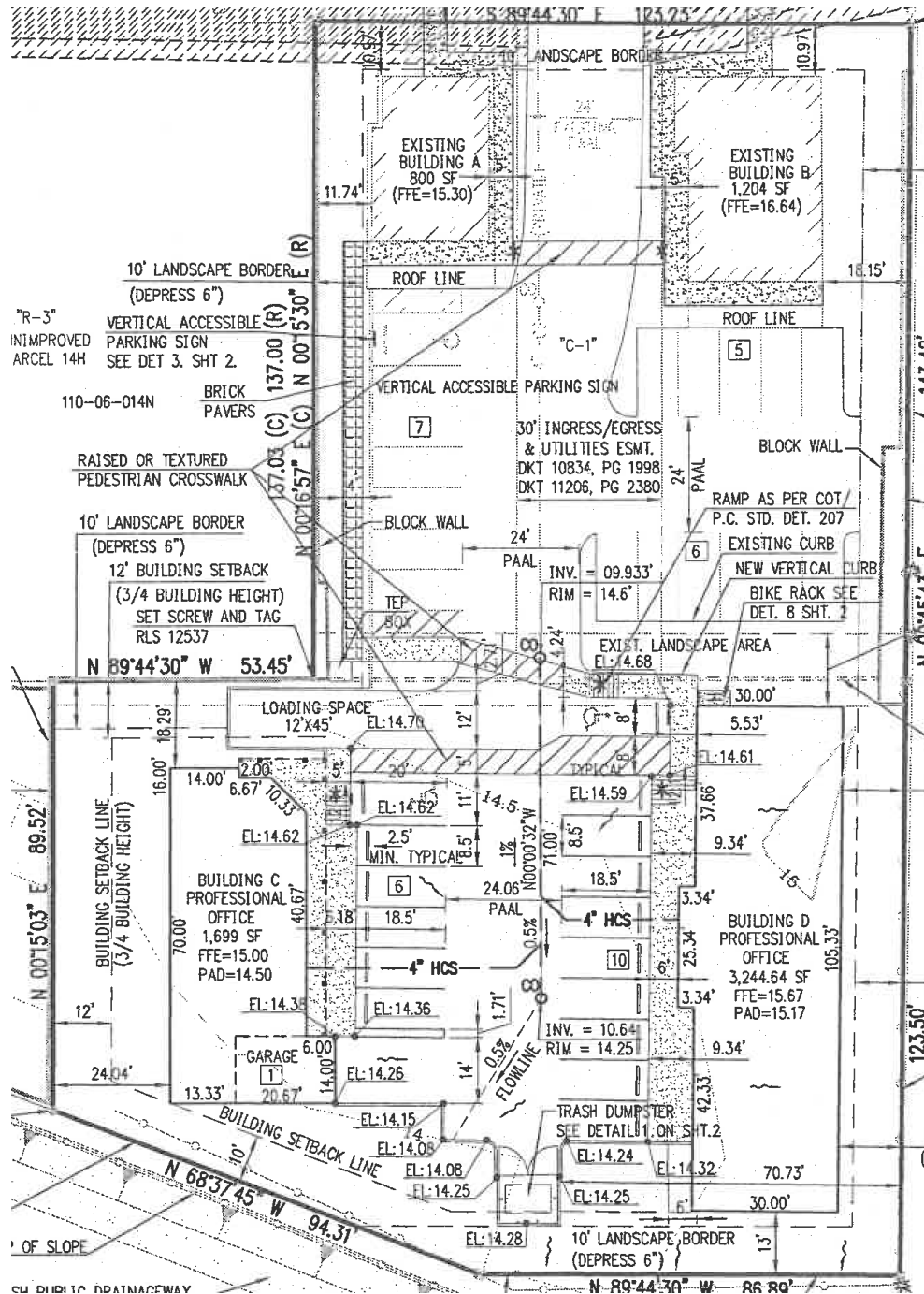
	<b>LOCATION:</b>	3958-3988 E Fort Lowell Road Tucson, Arizona 85712
	<b>PRICE:</b>	\$1,350,000.00 (\$197.45/SF)
	<b>BUILDING/PROJECT SIZE:</b>	6,947 SF
	<b>SITE AREA:</b>	0.8435 Acres
	<b>ASSESSOR PARCEL:</b>	110-06-014P
	<b>ZONING:</b>	C-1 and 0-2
	<b>PARKING:</b>	34 Spaces
	<b>ACCESS:</b>	[Ingress/Egress] – Fort Lowell Rd

	<b>BUILD OUT:</b>	Masonry, Frame and Stucco
	<b>YEAR BUILT:</b>	1967 / 2008 / 2009
	<b>ROOF:</b>	Flat built-up and Metal
	<b>LANDSCAPING:</b>	Desert
	<b>UTILITIES:</b>	Electricity Water Natural Gas
	<b>HVAC:</b>	100%
	<b>NOTES:</b>	ZONE X & ZONE X - SHADED



# DEVELOPMENT PLAN

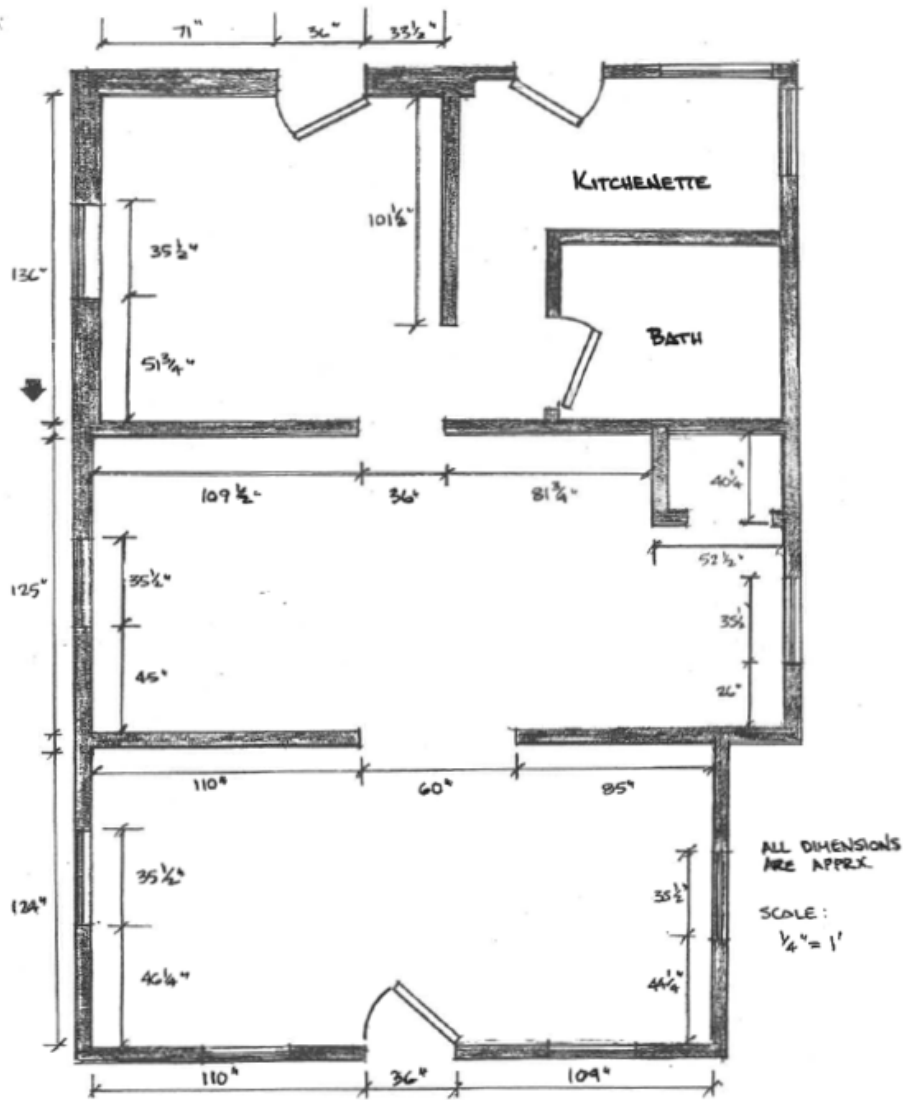
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Aerial

# FLOOR PLAN & ROSTER

3958-3988 E Fort Lowell Road  
Tucson, Arizona 85712

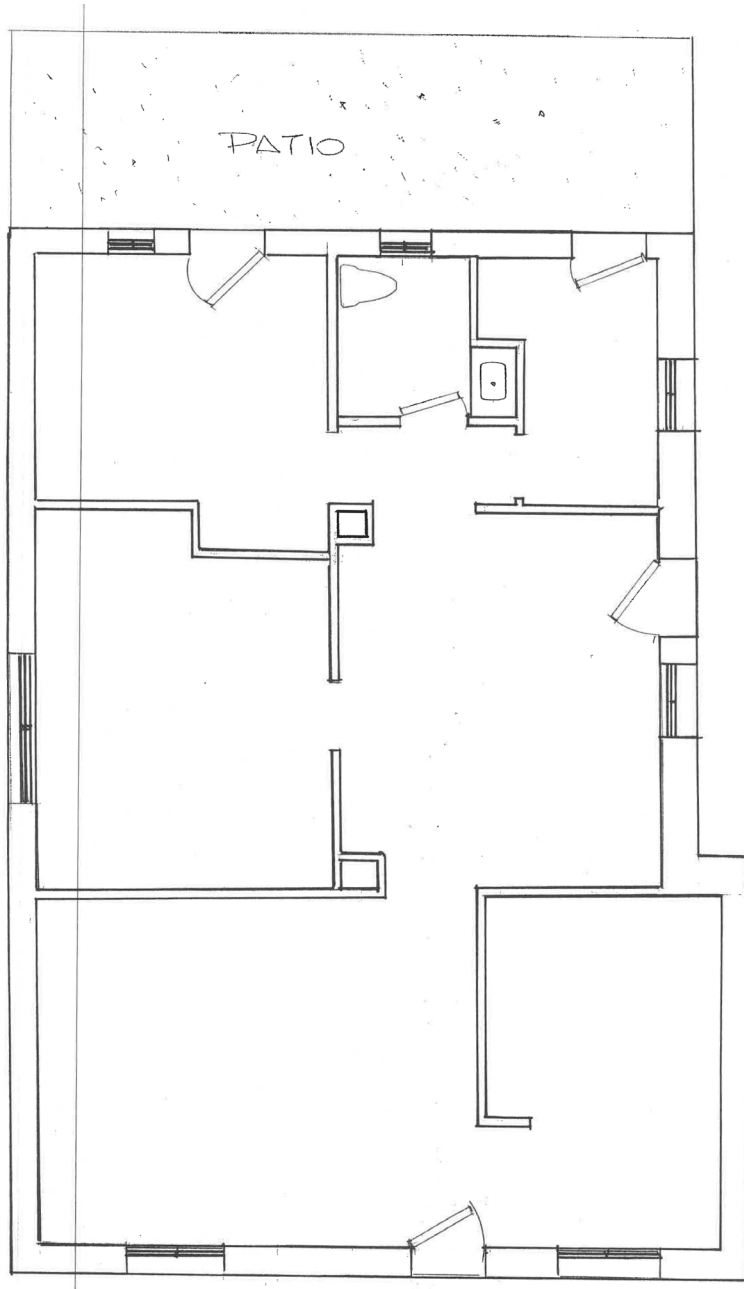


ADDRESS	TENANT	SIZE (SF)	LEASE END
3958 E Ft Lowell Rd	Tucson Acupuncture & Chinese Herbs, LLC	800 SF	3/31/2025



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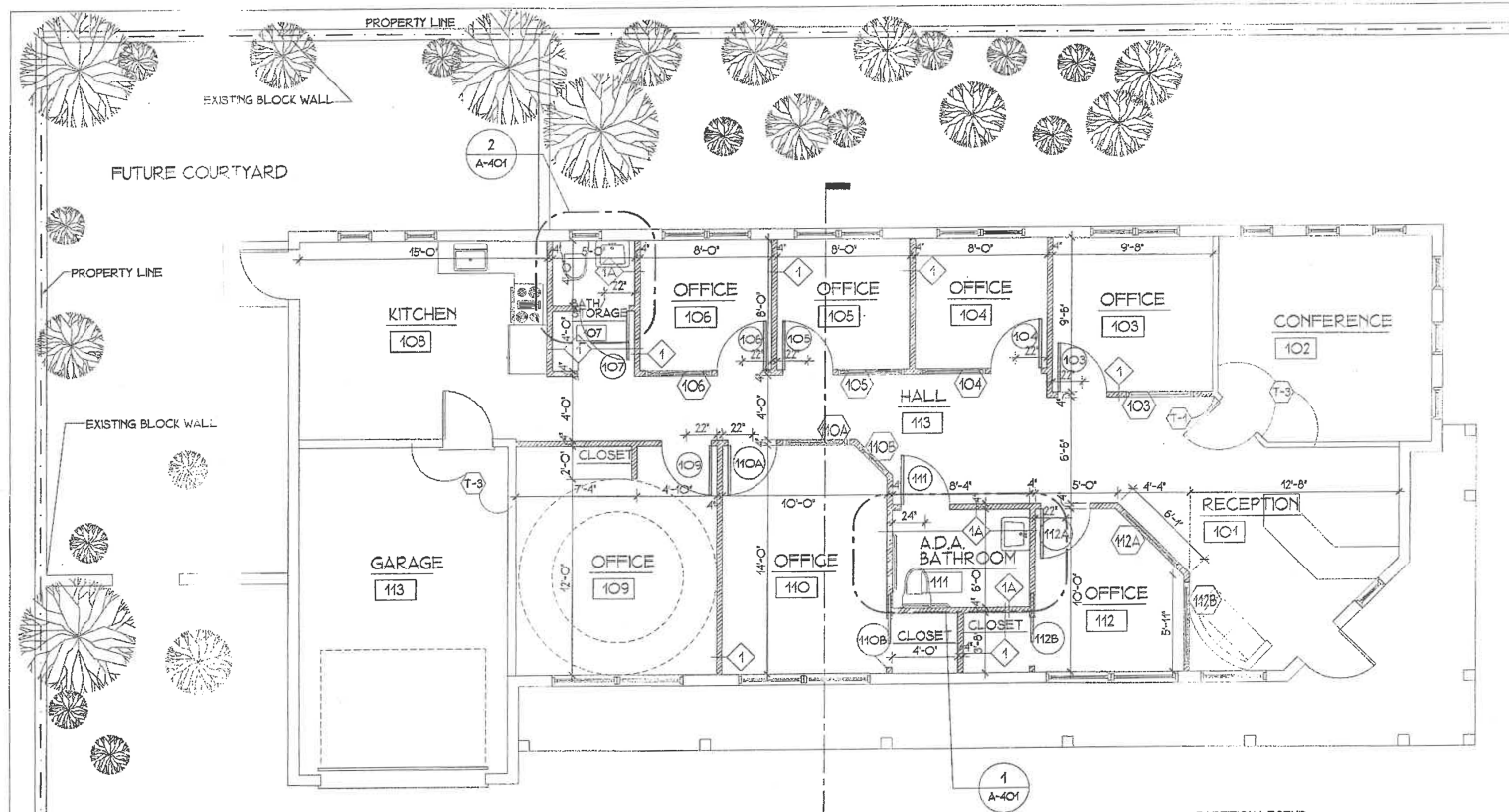


ADDRESS	TENANT	SIZE (SF)	LEASE END
3968 E Ft Lowell Rd	Vacant	1,204 SF (excluding patio)	N/A



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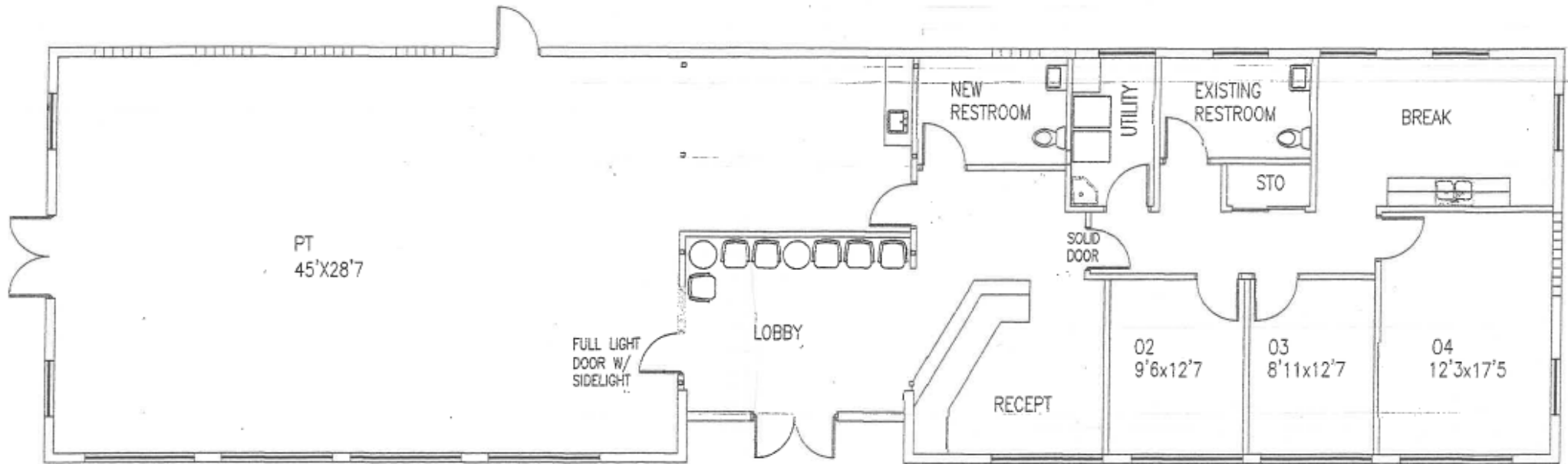
SUITE	TENANT	SIZE (SF)	LEASE END
3978 E Ft Lowell Rd	Desert Leaf Publications Inc.	1,699 SF	7/1/2027





# FLOOR PLAN & ROSTER

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ADDRESS	TENANT	SIZE (SF)	LEASE END
3988 E Ft Lowell Rd	SOL Physical Therapy	3,244 SF	01/31/2028



# TENANT ROSTER

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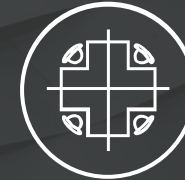
ADDRESS	TENANT	SIZE (SF)	LEASE END
3958 E Ft Lowell Rd	Tucson Acupuncture and Chinese Herbs, LLC	813 SF	3/31/2025
3968 E Ft Lowell Rd	VACANT	1,208 SF	N/A
3978 E Ft Lowell Rd	Desert Leaf Publications, Inc.	1,702 SF	7/1/2027
3988 E Ft Lowell Rd	SOL Physical Therapy	3,104 SF	01/31/2028



**TOTAL  
OCCUPIED  
5,619 SF**



**TOTAL  
AVAILABLE  
1,208 SF**



**PROJECT  
TOTAL  
6,827 SF**







# AERIAL VIEW

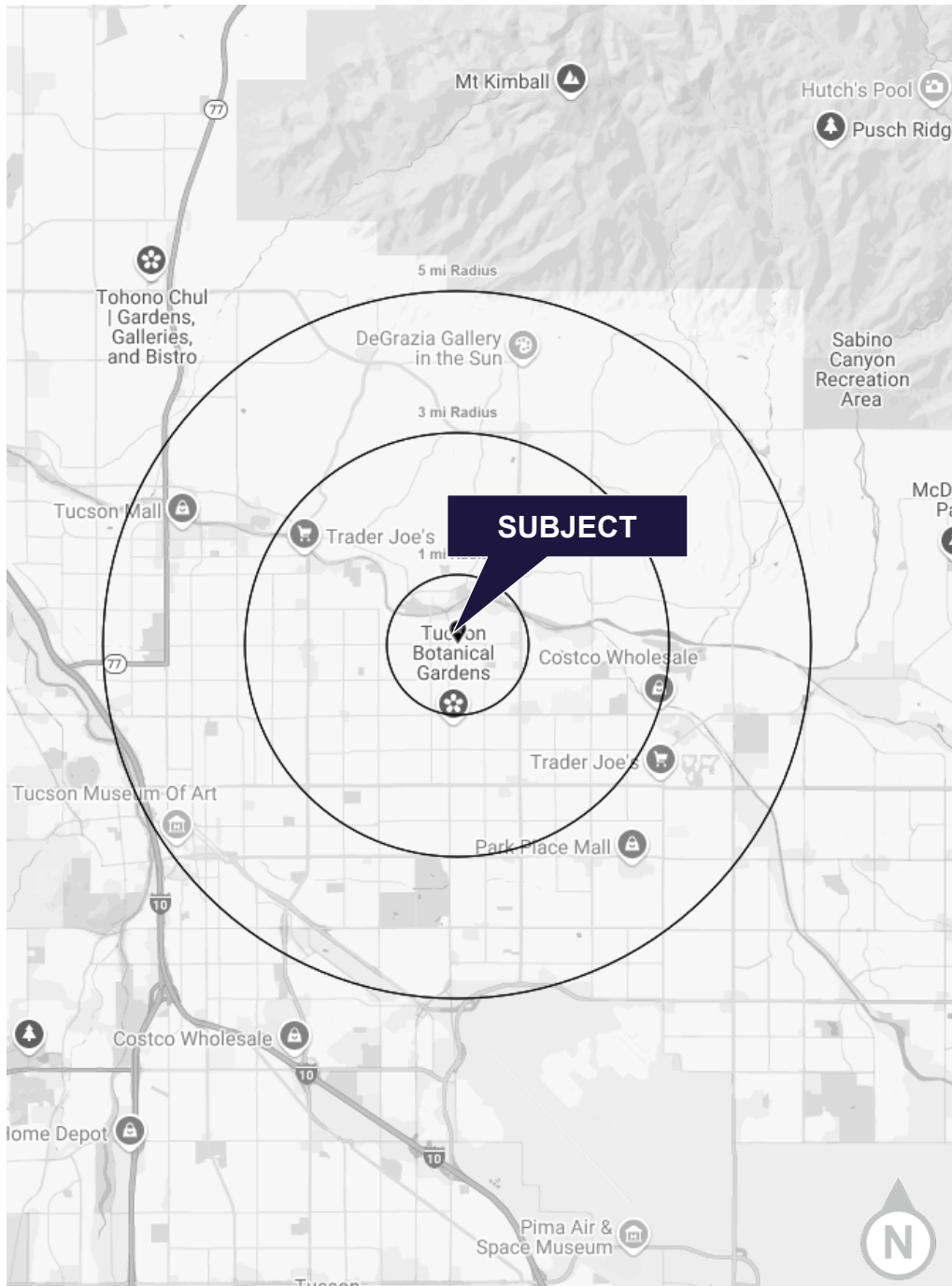
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# DEMOGRAPHIC OVERVIEW

3958-3988 E Fort Lowell Road  
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## 2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	16,783	99,721	263,058
HOUSEHOLDS	8,355	49,212	122,437
AVG HOUSEHOLD INCOME	\$64,805	\$89,097	\$91,805
DAYTIME POPULATION	5,329	47,512	145,241
RETAIL EXPENDITURE	\$209.29 M	\$1.49 B	\$3.72 B

## 2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	16,714	137,453	266,039
HOUSEHOLDS	8,412	50,041	125,396
AVG HOUSEHOLD INCOME	\$66,439	\$92,034	\$94,440

## TRAFFIC COUNTS VEHICLES PER DAY (VPD)

FORT LOWELL RD	27,031 VPD	(2023)
ALVERNON WY	18,459 VPD	(2023)



# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**484,397**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.75%**

POPULATION  
GROWTH RATE



**\$64,323**

MEDIAN HOUSEHOLD  
INCOME



**3.2%**

UNEMPLOYMENT  
RATE



**53,187**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

