

# Retail Strip Center for Sale

**736-746 E. Fort Lowell Rd., Tucson, AZ**



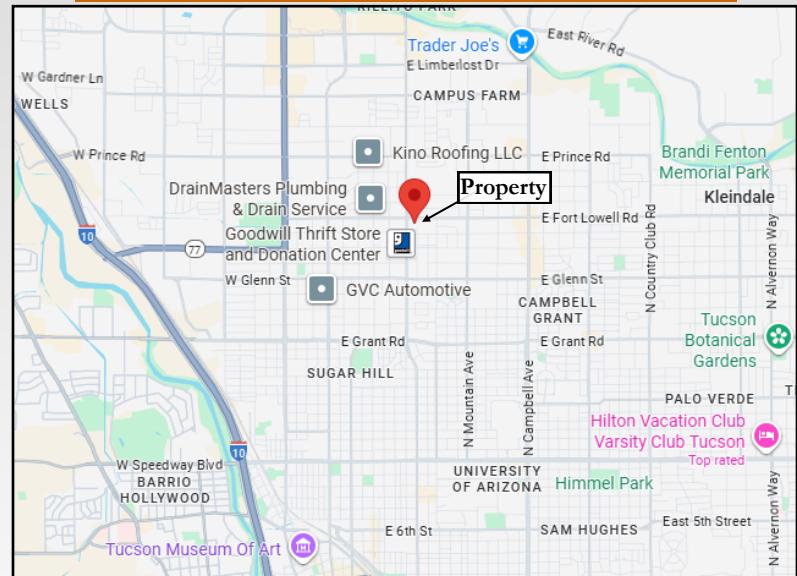
## Sale Information

- Availability:** 5,573 SF
- Sale Price:** 6.5% CAP Rate | \$1,870,000.00
- Zoning:** C-2, City of Tucson
- Parcel #s:** 113-08-0100 & 113-08-009A

### Comments:

- Attractive 6.5% Cap Rate:** Based on current net operating income, the property delivers a solid 6.5% capitalization rate, making it a competitive option in the Tucson retail Market for yield focused Buyers. Very little Common area maintenance costs (day porter 3 times a week to keep lot clean).
- Stable, Multi-Tenant Occupancy:** Fully leased to 4 diverse tenants. A popular local eatery, laundromat (essential service), Louie's Pub (a neighborhood bar with strong community ties). This mix of food, service, and entertainment tenants promotes resilience against economic fluctuations, as they cater to everyday local needs.
- Long-Term Leases for Predictable Income:** All Tenant are secured leases, ensuring consistent rental revenue and minimizing vacancy risks. These tenants have all been at the property for many years, if anything changes the business will be sold but the leases continue.
- Situated in the Hedrick Acres neighborhood, the property benefits from high visibility and accessibility near major roads like Campbell Ave. Located in a densely populated area with strong foot traffic, ideal for retail operations.

## Location Map



Exclusively Represented by:

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# Aerial



# Photos



The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.