*Mid-town Investment Opportunity*

# OFFERING MEMORANDUM

3958-3988 E Fort Lowell Road
Tucson, Arizona 85712

CUSHMAN & WAKEFIELD | PICOR

## CONTACTS

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# INVESTMENT SUMMARY



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 100% occupied.

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



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

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

# DEVELOPMENT PLAN

3958-3988 E Fort Lowell Road
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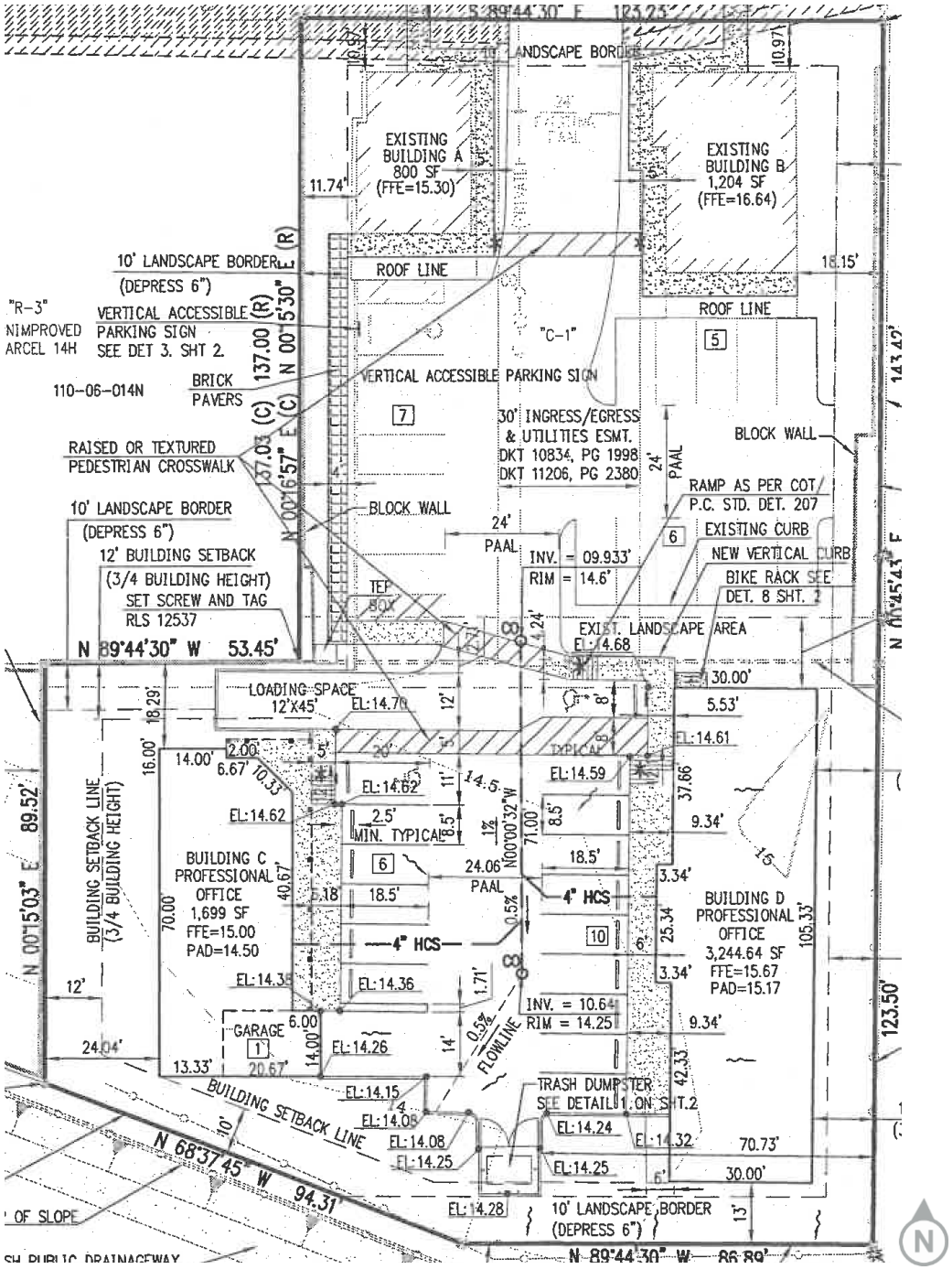
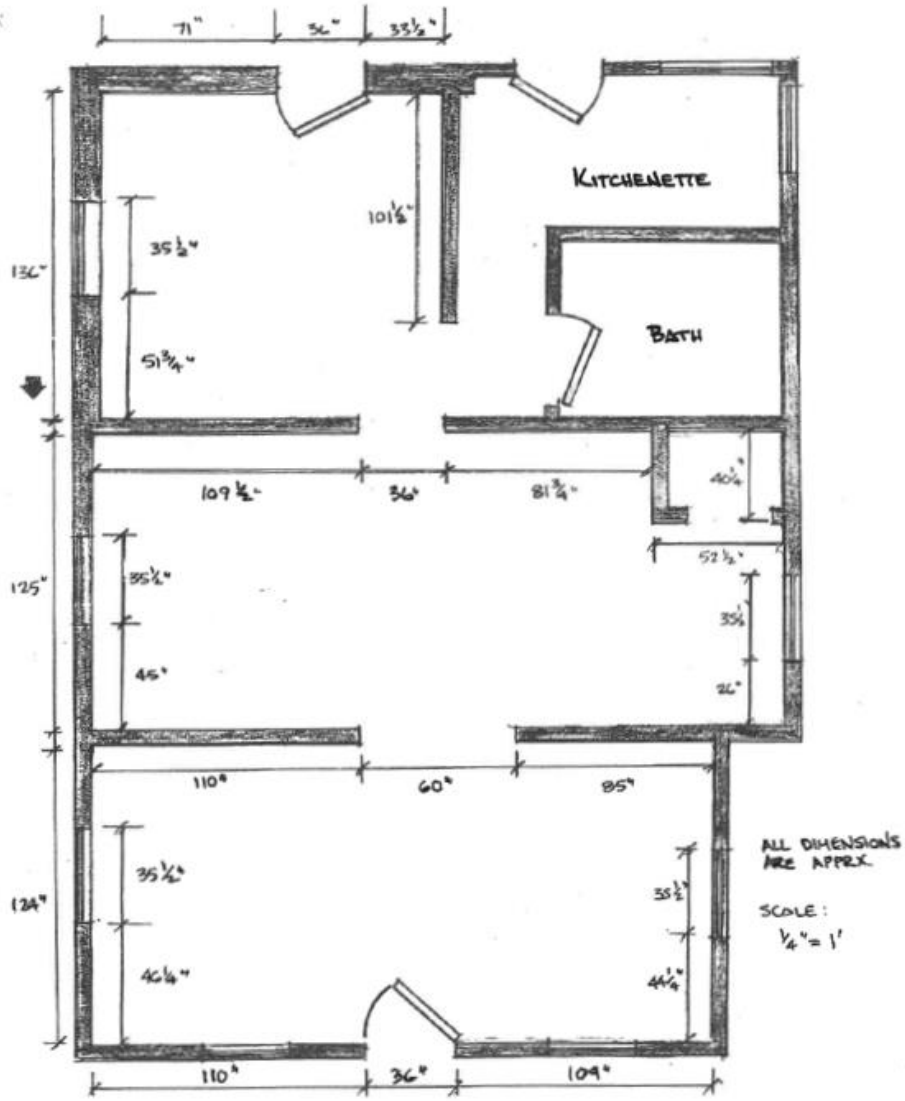


*Aerial*

# FLOOR PLAN & ROSTER

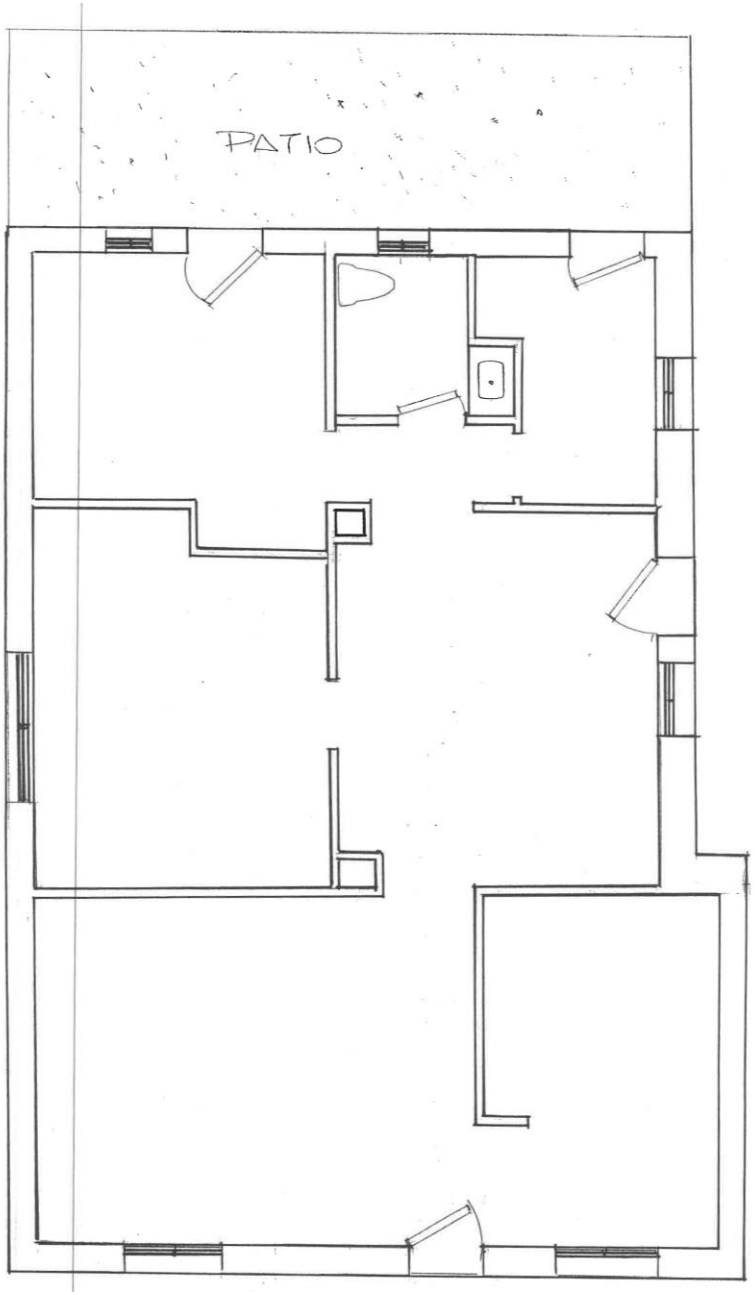
3958-3988 E Fort Lowell Road
Tucson, Arizona 85712




| ADDRESS | TENANT | SIZE (SF) | LEASE END |
|---|---|---|---|
| 3958 E Ft Lowell Rd | Tucson Touch Therapy | 813 SF | 4/30/2028 |

# FLOOR PLAN & ROSTER






| ADDRESS | TENANT | SIZE (SF) | LEASE END |
|---|---|---|---|
| 3968 E Ft Lowell Rd | Teen Lifeline, Inc. | 1,204 SF (excluding patio) | 6/30/2028 |

# FLOOR PLAN & ROSTER

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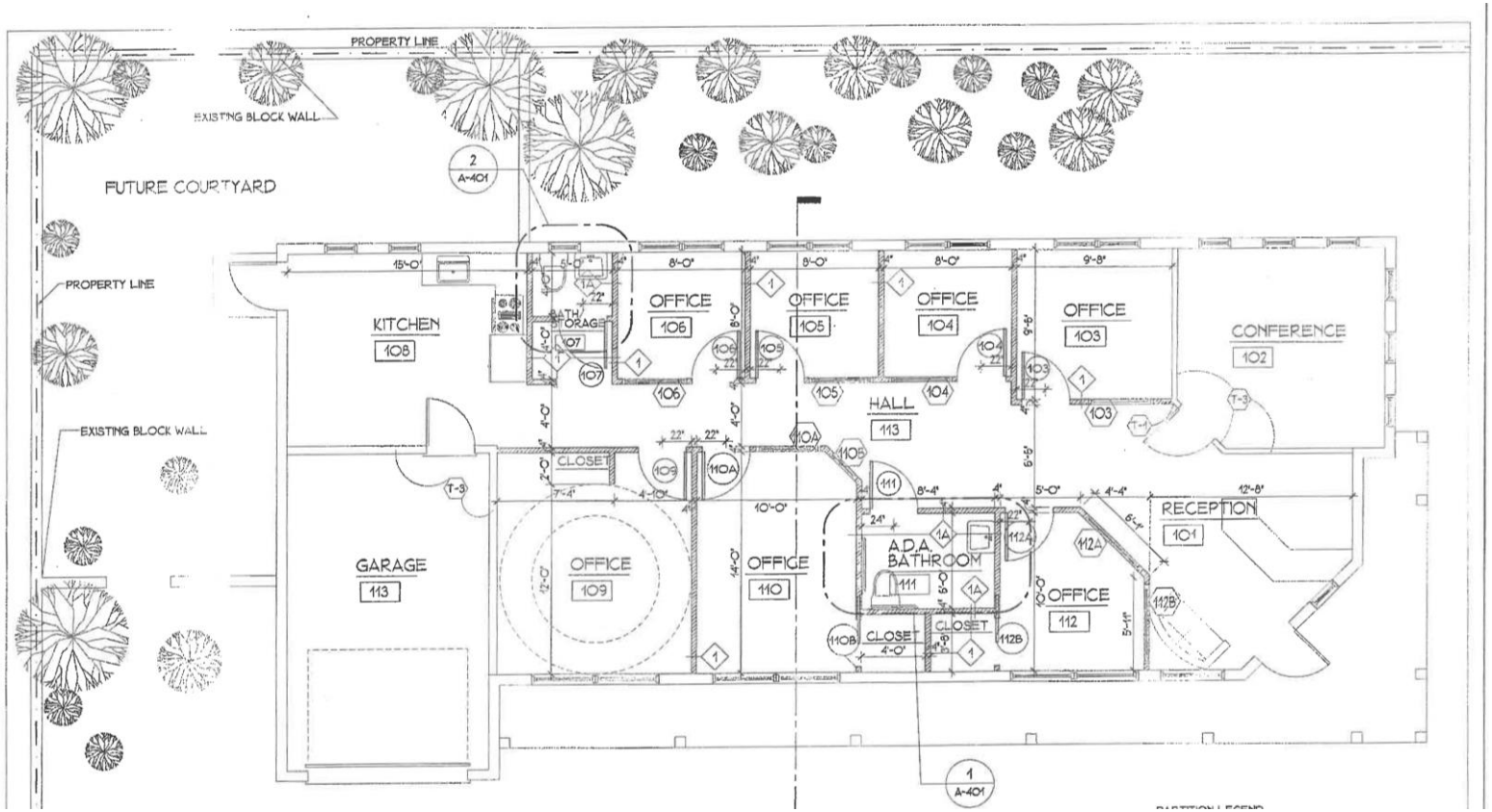


| SUITE | TENANT | SIZE (SF) | LEASE END |
|---|---|---|---|
| 3978 E Ft Lowell Rd | Desert Leaf Publications Inc. | 1,699 SF | 7/1/2027 |

# FLOOR PLAN & ROSTER

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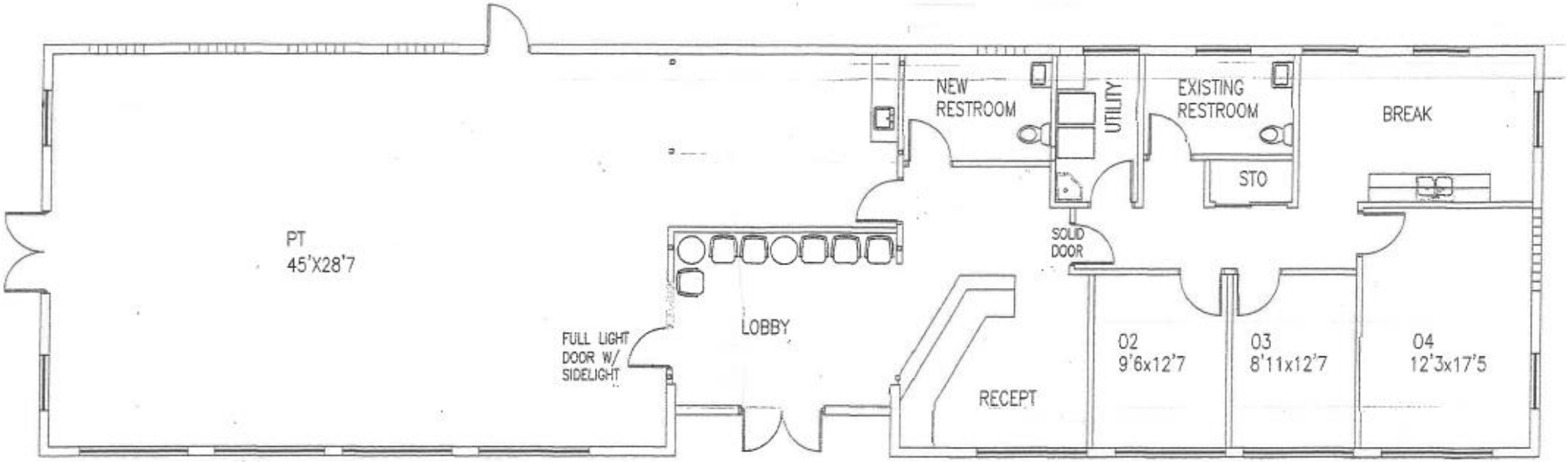


| ADDRESS | TENANT | SIZE (SF) | LEASE END |
|---|---|---|---|
| 3988 E Ft Lowell Rd | SOL Physical Therapy | 3,244 SF | 01/31/2028 |

# TENANT ROSTER



| ADDRESS | TENANT | SIZE (SF) | LEASE END |
|---|---|---|---|
| 3958 E Ft Lowell Rd | Tucson Touch Therapy | 813 SF | 5/31/2026 |
| 3968 E Ft Lowell Rd | Teen Lifeline, Inc. | 1,208 SF | 6/30/2028 |
| 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**
**100% OCCUPIED**

**PROJECT TOTAL**
**6,827 SF**

# PARCELS

3968 E Fort Lowell Rd
3988 E Fort Lowell Rd
3958 E Fort Lowell Rd
3978 E Fort Lowell Rd
Fort Lowell Rd

# PLAT MAP

3958-3988 E Fort Lowell Road
Tucson, Arizona 85712

Alvernon Wy
Fort Lowell Rd
CUSHMAN & WAKEFIELD
PICOR

3978 E Ft Lowell Rd
CUSHMAN & WAKEFIELD
PICOR

3988 E Ft Lowell Rd
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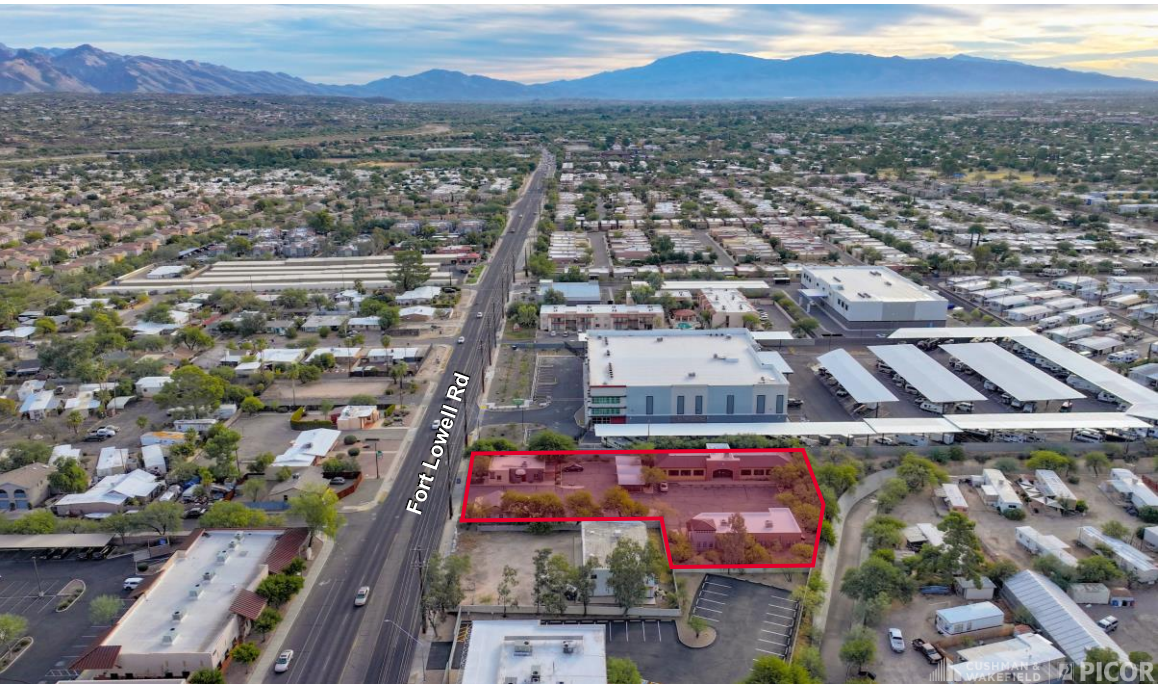
Fort Lowell Rd
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# AERIAL VIEW

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# TRADE MAP

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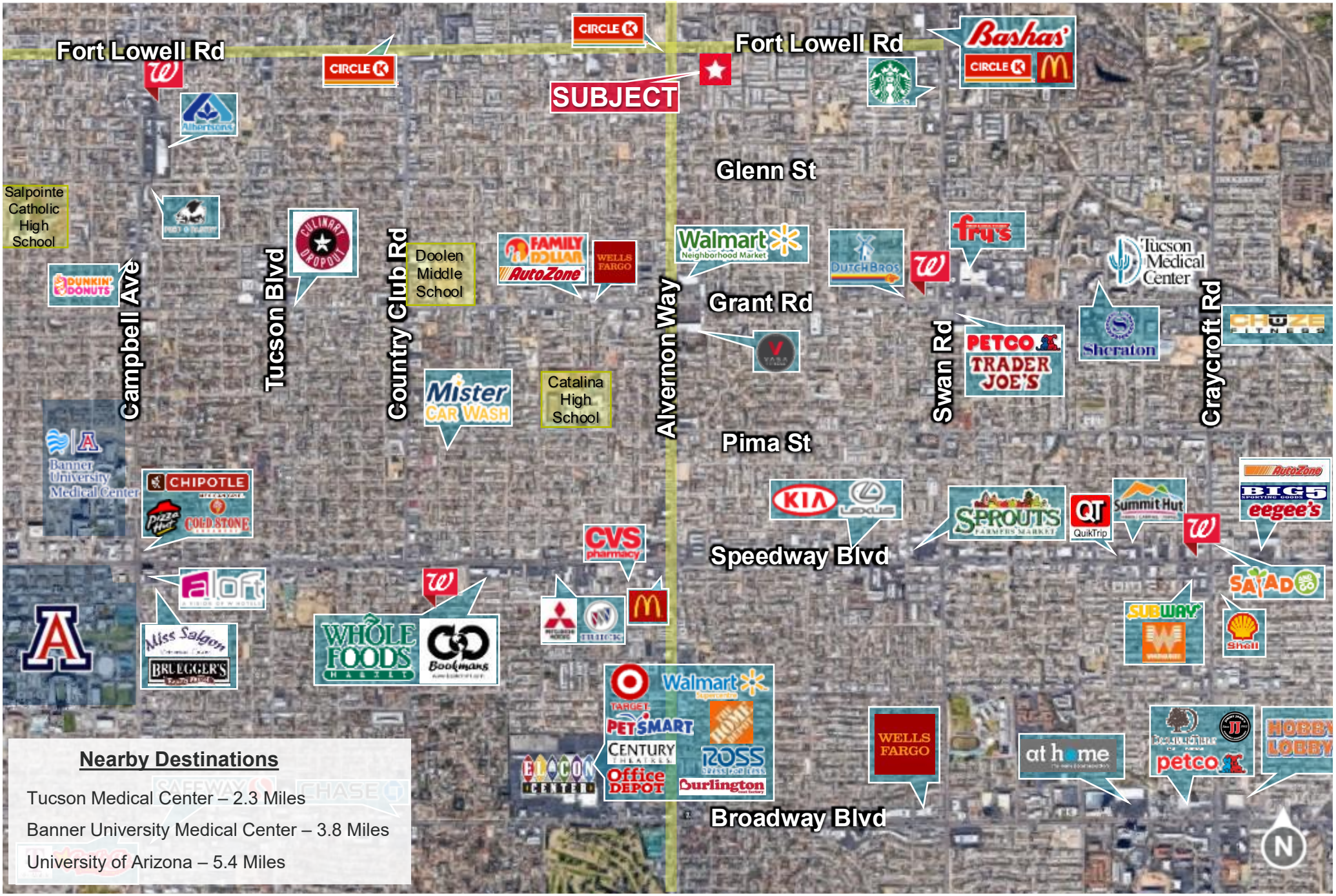
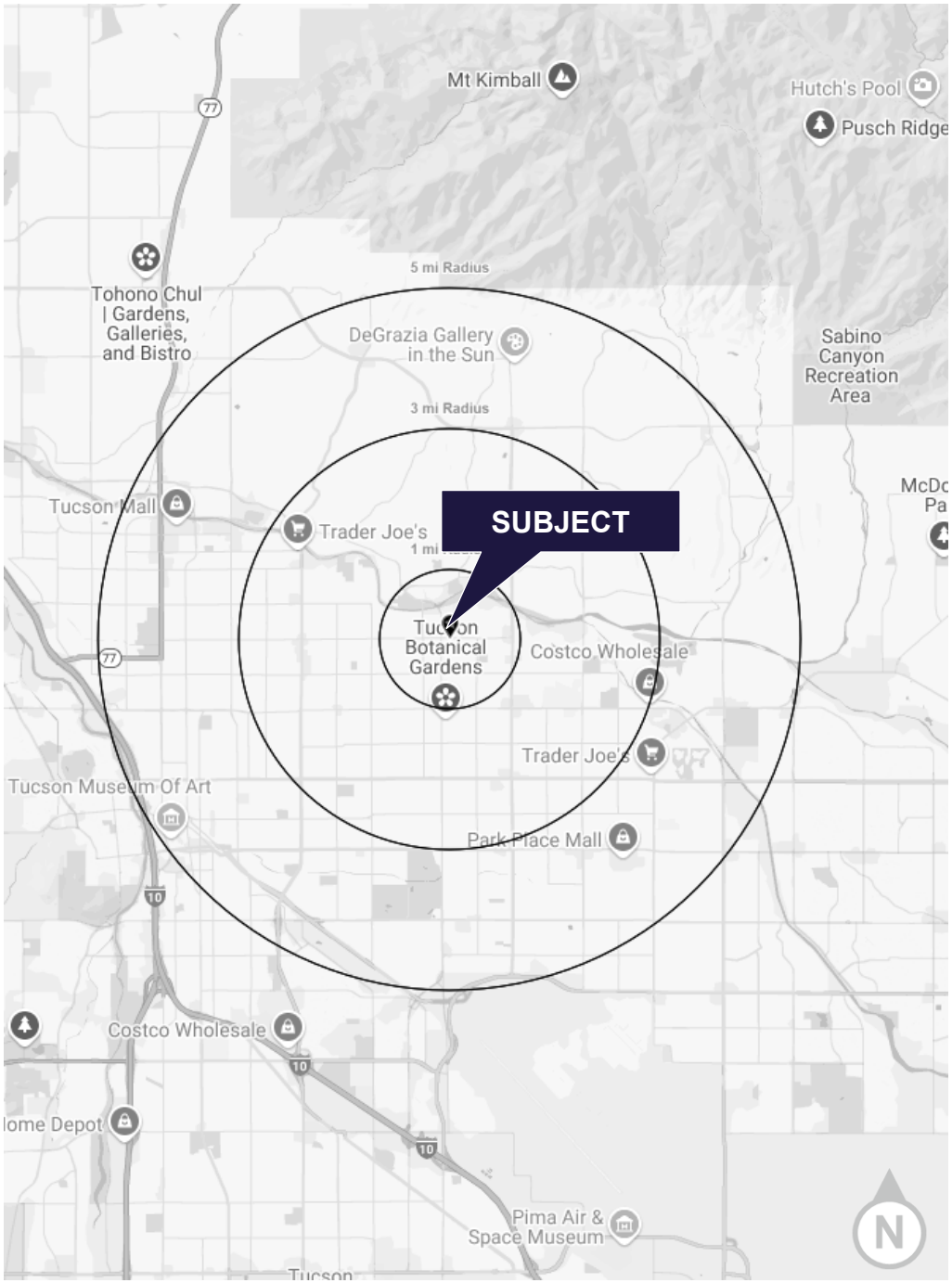


# DEMOGRAPHIC OVERVIEW






## 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

**456,600**
TOTAL HOUSEHOLDS

**35%**
COLLEGE EDUCATION

**1.1%**
POPULATION GROWTH RATE

**$74,400**
MEDIAN HOUSEHOLD INCOME

**3.9%**
UNEMPLOYMENT RATE

THE UNIVERSITY OF ARIZONA

**±56,544**
UNIVERSITY OF ARIZONA TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA – 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

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

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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