



3038 E Fort Lowell Rd, Tucson, AZ 85716

**\$1,200,000**

Fort Lowell Executive Office

Office Building Executive Suites Central Tucson



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Listing Added: 01/18/2023

Listing Updated: 01/31/2024



## Details

Asking Price	\$1,200,000	Property Type	Office
Subtype	Executive Office	Investment Type	Owner/User
Investment Sub Type	Executive Offices	Class	A
Lease Type	Gross	Tenancy	Multi
Number of Tenants	10	Square Footage	3,362
Net Rentable (sq ft)	3,362	Price/Sq Ft	\$356.93
Cap Rate	5.00%	Pro-Forma Cap Rate	5.60%
Occupancy	91%	NOI	\$60,000
Pro-Forma NOI	\$67,200	Units	1
Year Built	2010	Buildings	1
Stories	1	Permitted Zoning	C-1
Lot Size (sq ft)	13,416	Parking (per 1,000 sq ft)	18
Broker Co-Op	Yes	APN	112-04-370H
Price/Unit	\$1,200,000	Ownership	Owner
Sale Condition	For sale by owner		

## Marketing Description

Class A 3,300 SF Executive Office Space. Set back off Fort Lowell Centrally Located Luxury Suites include: 12 Offices, Kitchen Area, Break Room, Large Conference Room, Small Conference Room/Break Room, 2 ADA Restrooms, 1 back office restroom and gracious Reception Area. All furnishings delineated in Exhibit "A" shall convey.

Owner has operated their successful business from this location for over 11 years, and is willing to discuss the future of their business with a interested Purchaser.

Currently 91% occupied with many long-term tenants.

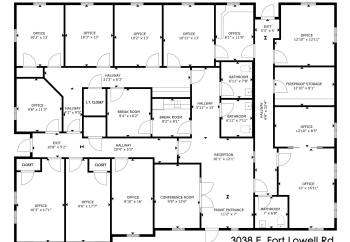
Here is the link to the virtual tour: <https://learn.crexi.com/hc/en-us/articles/360057800693-Virtual-Tours> (<https://learn.crexi.com/hc/en-us/articles/360057800693-Virtual-Tours>)

## Location (1 Location)





Property Photos (19 photos)





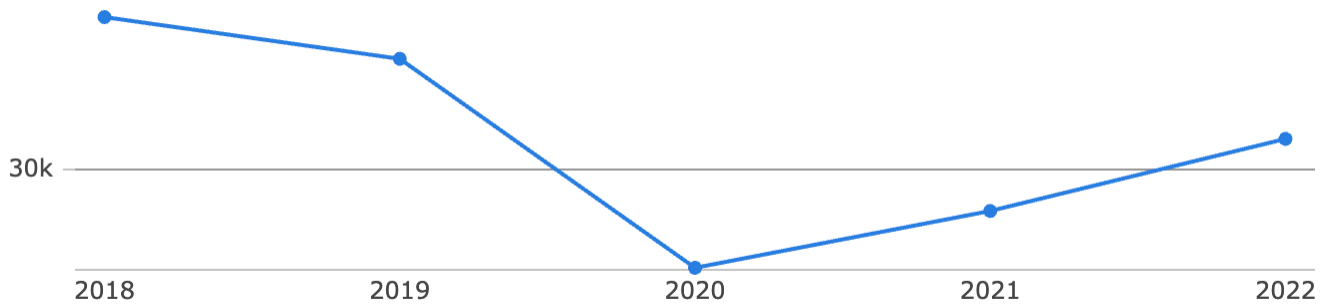
30.3k

↑ 2%

Compared to 29.5k in 2021

↓ -4%

Compared to 31.7k in 2018





**\$43.9k**

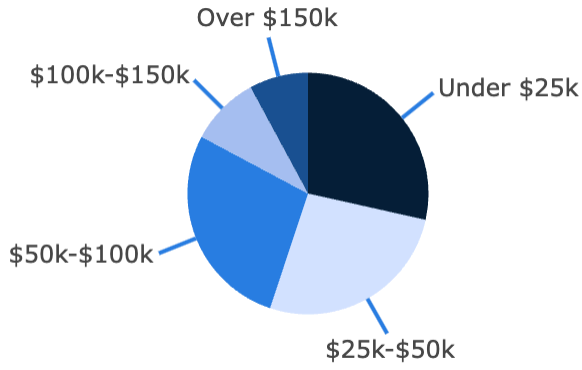
Median Income

**\$55k**

2028 Estimate

↑ **25%**

Growth Rate



**35**

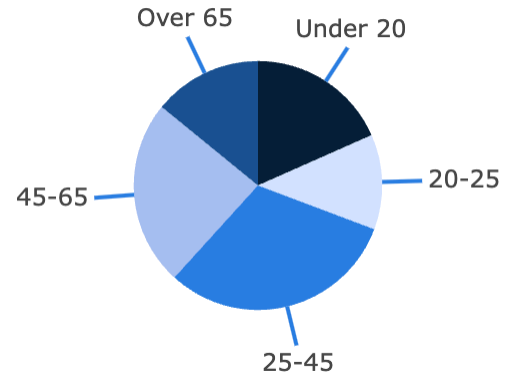
Median Age

**38**

2028 Estimate

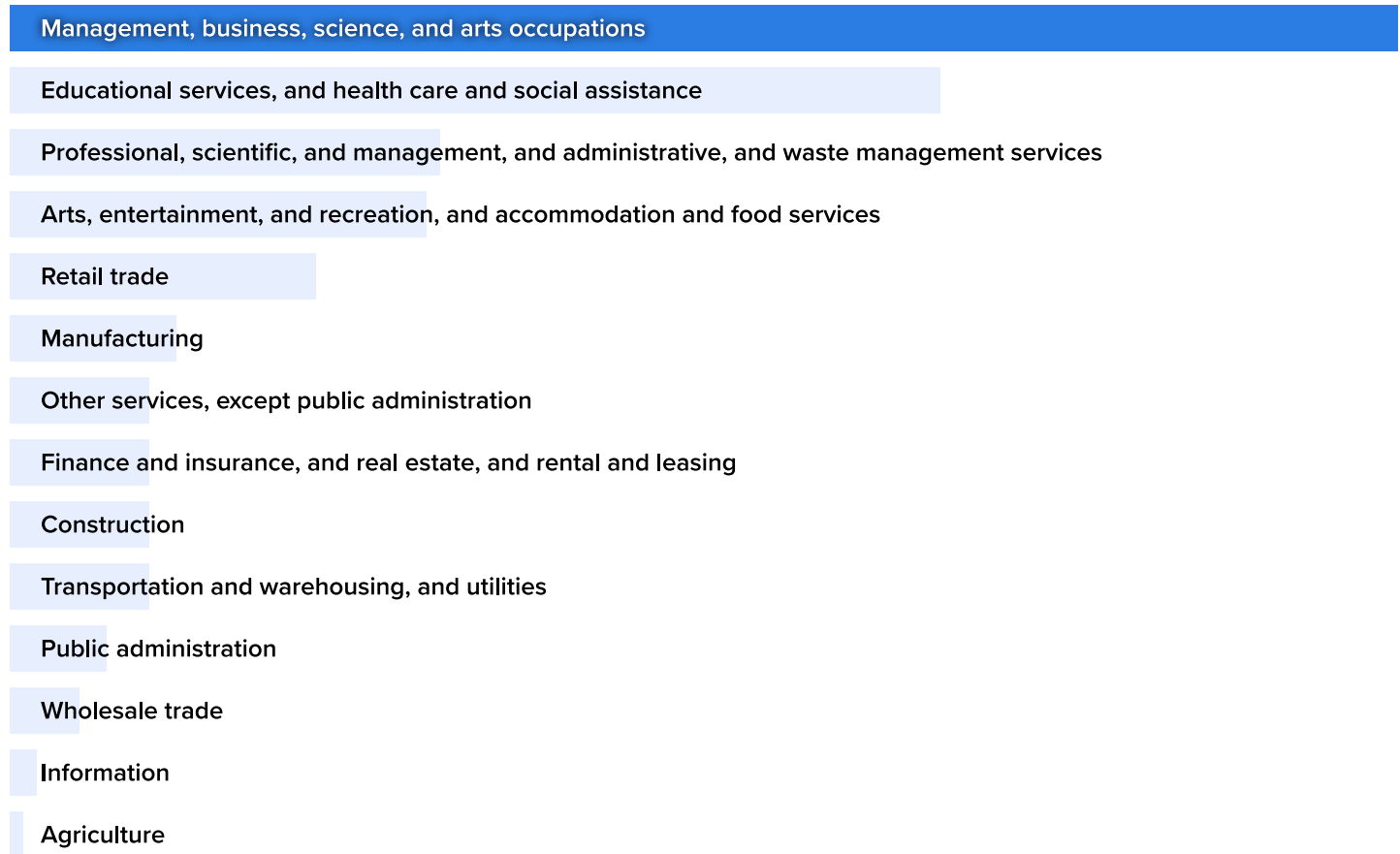
↑ **7%**

Growth Rate



# 26.1k

## Top Employment Categories



# 7:1

14:1 predicted by 2028



# 2:1

1:1 predicted by 2028

