

OFFICE / RETAIL FOR SALE OR LEASE

2856

E FORT LOWELL RD



TUCSON, AZ 85716

CBRE

A professional office/retail property with a warehouse space, prominent signage and Fort Lowell Rd frontage.

- Located along Fort Lowell Rd, across from Winterhaven.
- Prominent signage and easy access.
- ±7,564 SF office space with a kitchen and a large common area plus a ±1,638 SF warehouse with a roll-up door.
- 22 designated parking spaces with room for about 12 more vehicles on lot.
- Secured building with front and rear access and perimeter fencing.
- Nearby Campbell Avenue and the foothills business district.
- Current lease expires May, 2026. *PLEASE DO NOT DISTURB TENANT.*

Total Gross SF	±9,202 SF
Lease Rate	\$16.00/SF
Sale Price	Contact Agent
Lot Size	±30,348 SF
Assessor Parcel No.	112-04-175A
Zoning	C-1, City of Tucson
Year Built	1959/1995



TRAFFIC COUNTS
FORT LOWELL RD
 30,752 AADT
COUNTRY CLUB RD
 14,118 AADT



POPULATION
 1-Mile Radius
14,988
 3-Mile Radius
122,556
 5-Mile Radius
265,983



DAYTIME POPULATION
 1-Mile Radius
13,767
 3-Mile Radius
144,815
 5-Mile Radius
339,975



AVG. HOUSEHOLD INCOME
 1-Mile Radius
\$70,167
 3-Mile Radius
\$75,278
 5-Mile Radius
\$84,757



FLOOR PLAN

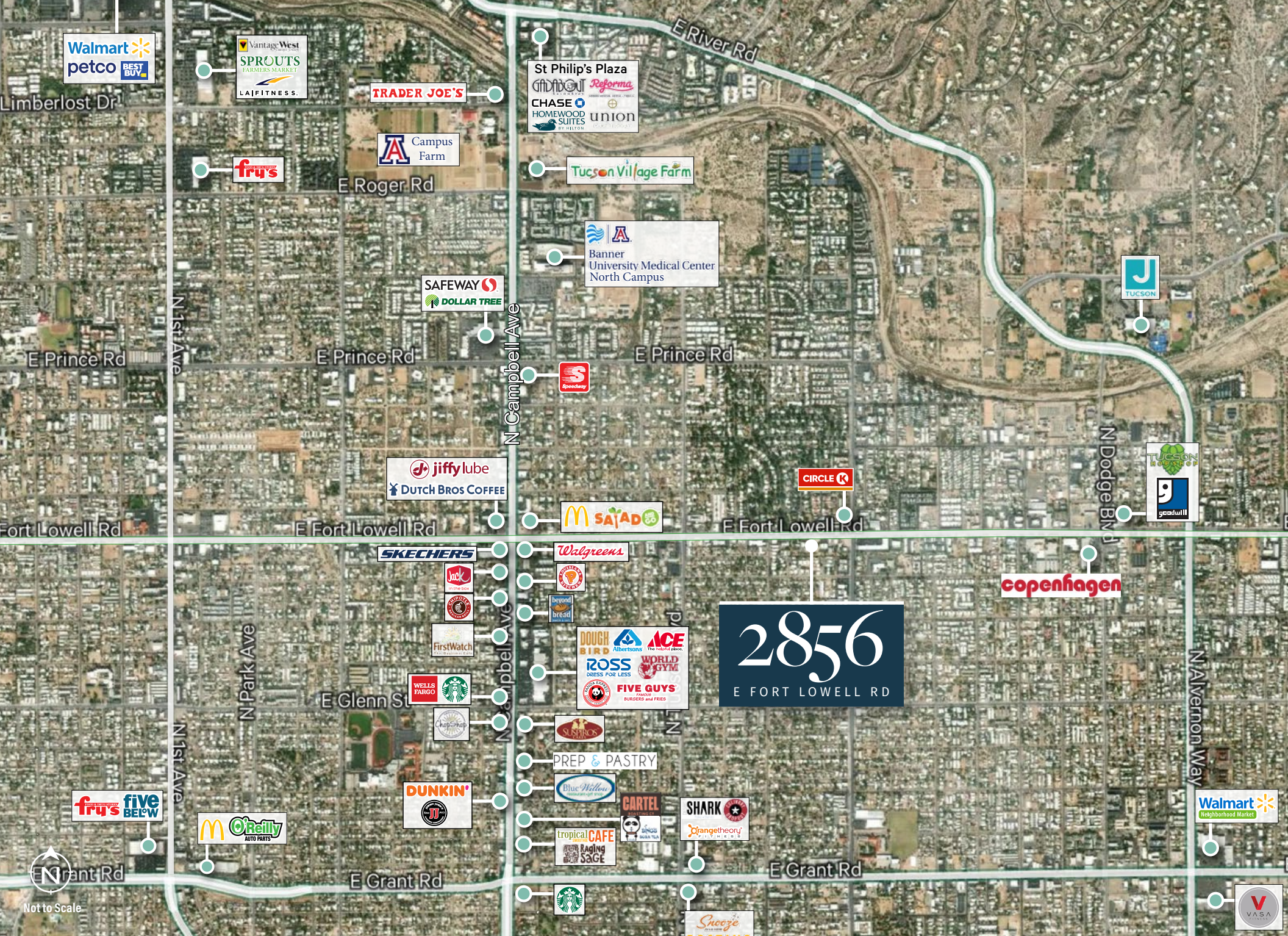
2856

E FORT LOWELL RD



1 Office/Common Area
±7,564 SF

2 Warehouse
±1,638 SF



2856
E FORT LOWELL RD



Not to Scale



2856

E FORT LOWELL RD

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



DAVID MONTIJO
First Vice President
+1 520 977 6333
david.montijo@cbre.com

SHANNON MURPHY
First Vice President
+1 520 323 5109
shannon.murphy2@cbre.com

CBRE