

SALE

3208 E DISTRICT ST - PALO VERDE INDUSTRIAL FLEX

3208 East District Street Tucson, AZ 85714



SALE PRICE

\$625,000

Scott Hotchkiss

(520) 269-1968

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3113 E Lincoln Dr

Phoenix, AZ 85016

Richard Kehm

(602) 432-2793

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Property Description	Location Map	Advisor Bio 2

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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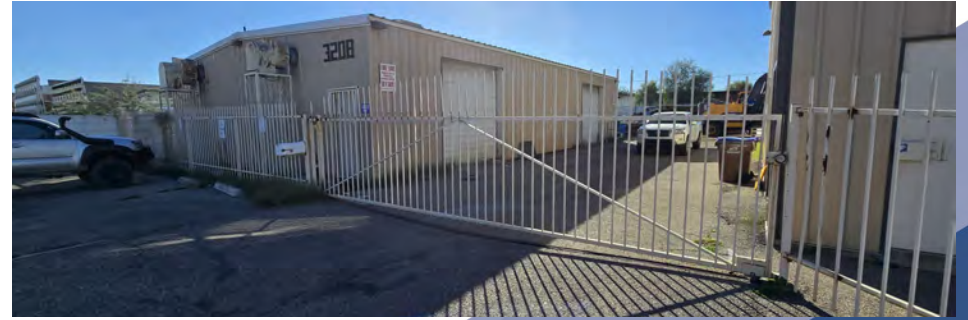
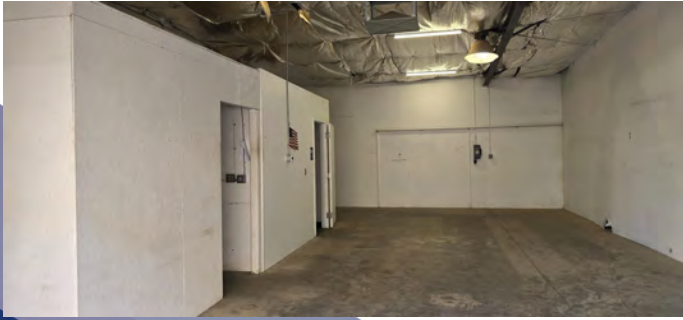


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PROPERTY DESCRIPTION

The property totals approximately 5,900 square feet across two steel industrial buildings on nearly 0.5 acres, allowing for single owner-user occupancy or multi-tenant configuration. Interior office areas support administrative, sales, or customer-facing operations, while the building layout and yard functionality provide flexibility for a wide range of industrial users.

This asset is particularly well-suited for contractors, automotive users, and Gem Show warehouse and staging operations, offering functional industrial space, office integration, and zoning versatility in a developing industrial area. Owner occupied currently, market rents Industrial w/ Office (Blended): \$11.50 – \$13.50 PSF

PROPERTY HIGHLIGHTS

- Two steel industrial buildings on ±0.49 acres

OFFERING SUMMARY

Sale Price:	\$625,000
Number of Units:	2
Lot Size:	0.49 Acres
Building Size:	5,900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	51	504
Total Population	60	168	1,534
Average HH Income	\$93,021	\$93,007	\$69,825

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LOCATION DESCRIPTION

Located near Palo Verde Road and Ajo Way, the property benefits from proximity to established industrial users and convenient access to Tucson's primary transportation corridors. The surrounding area continues to see industrial utilization, reinvestment, and adaptive reuse, supporting long-term demand for functional small-bay industrial assets.

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PROPERTY HIGHLIGHTS

- Two steel industrial buildings on ±0.49 acres
- Flexible CI-2 zoning
- Interior office buildout
- Gem Show warehouse potential
- Palo Verde Industrial submarket location



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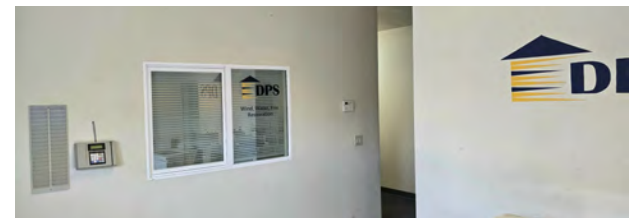
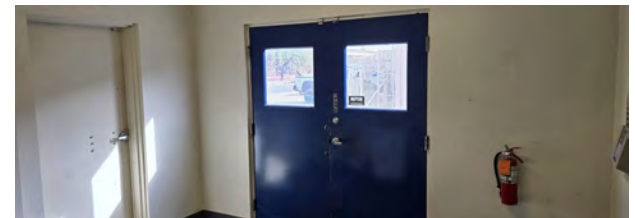
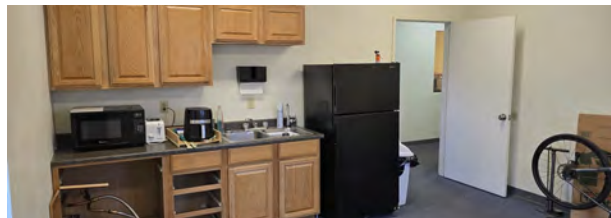
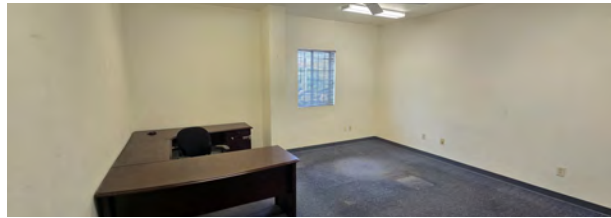
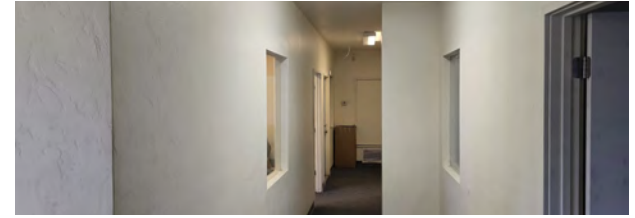


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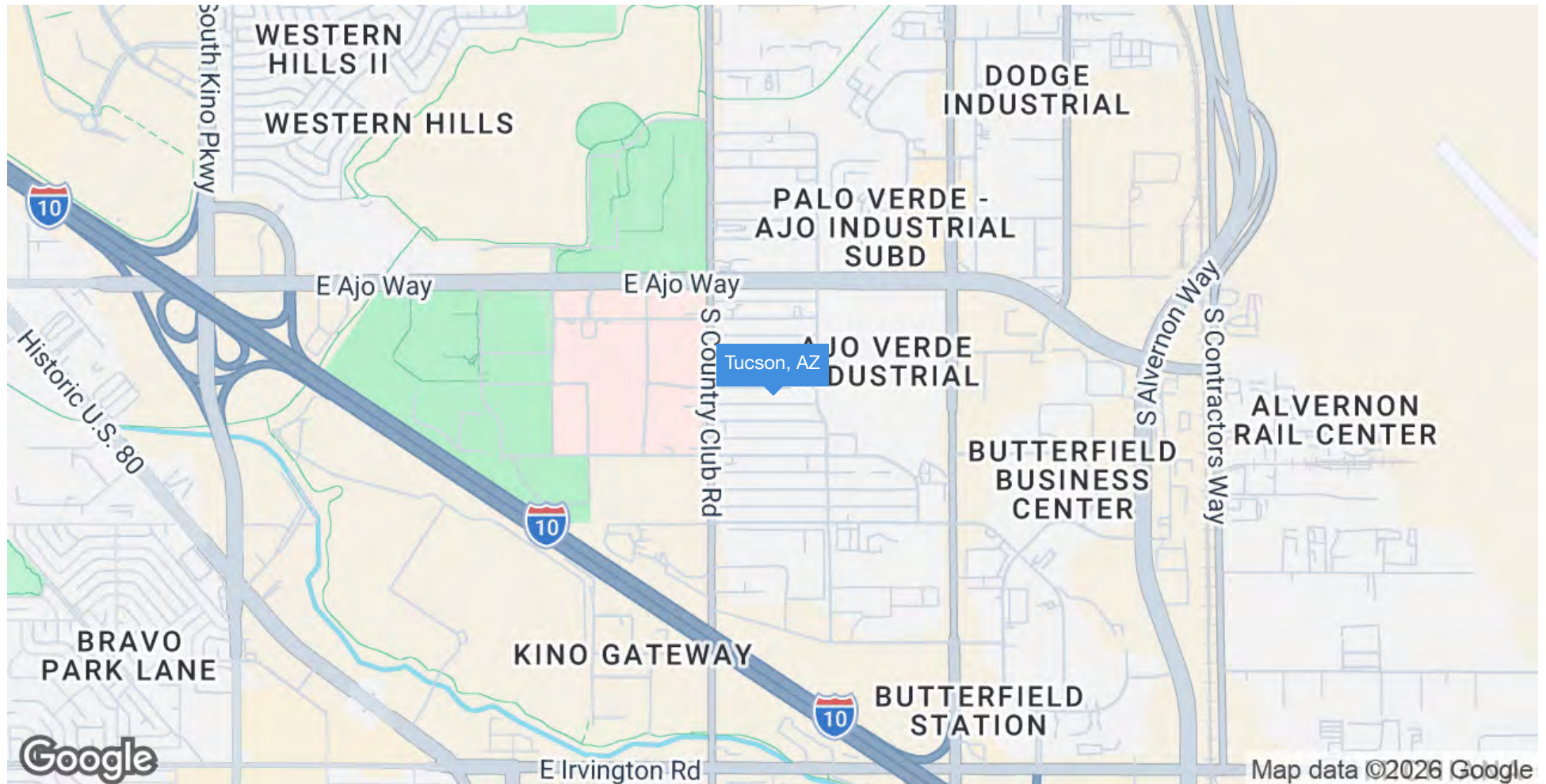


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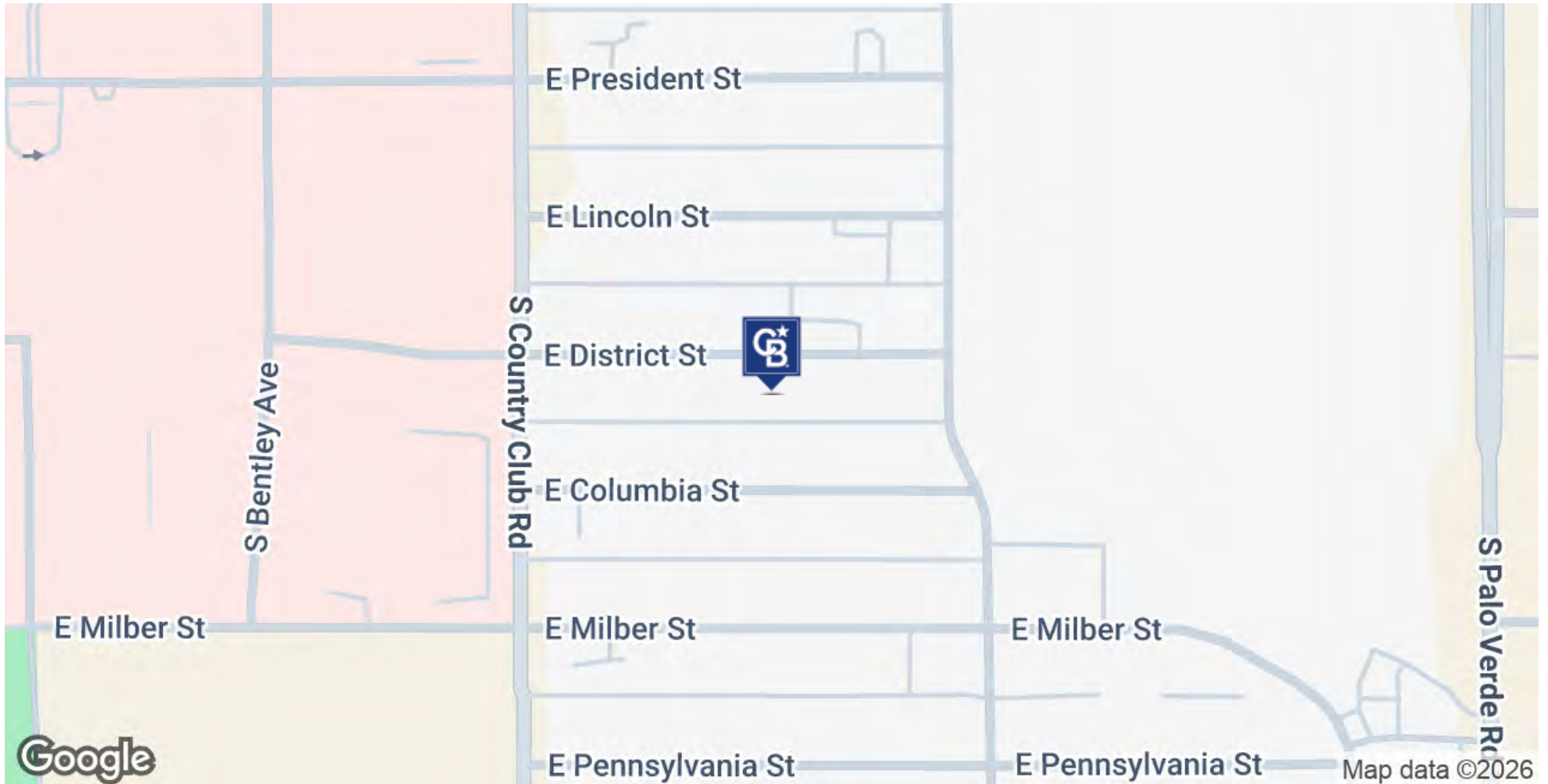


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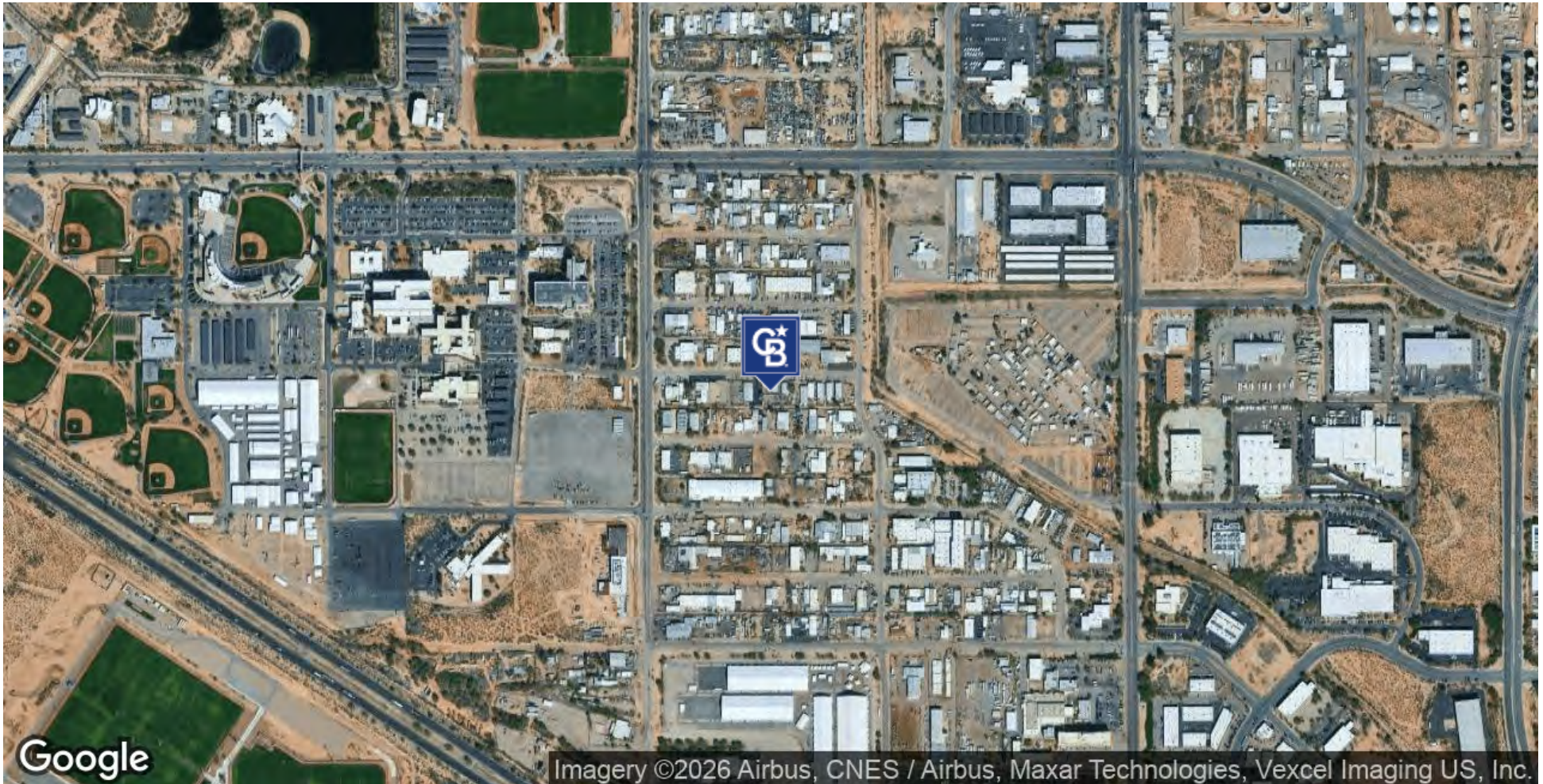


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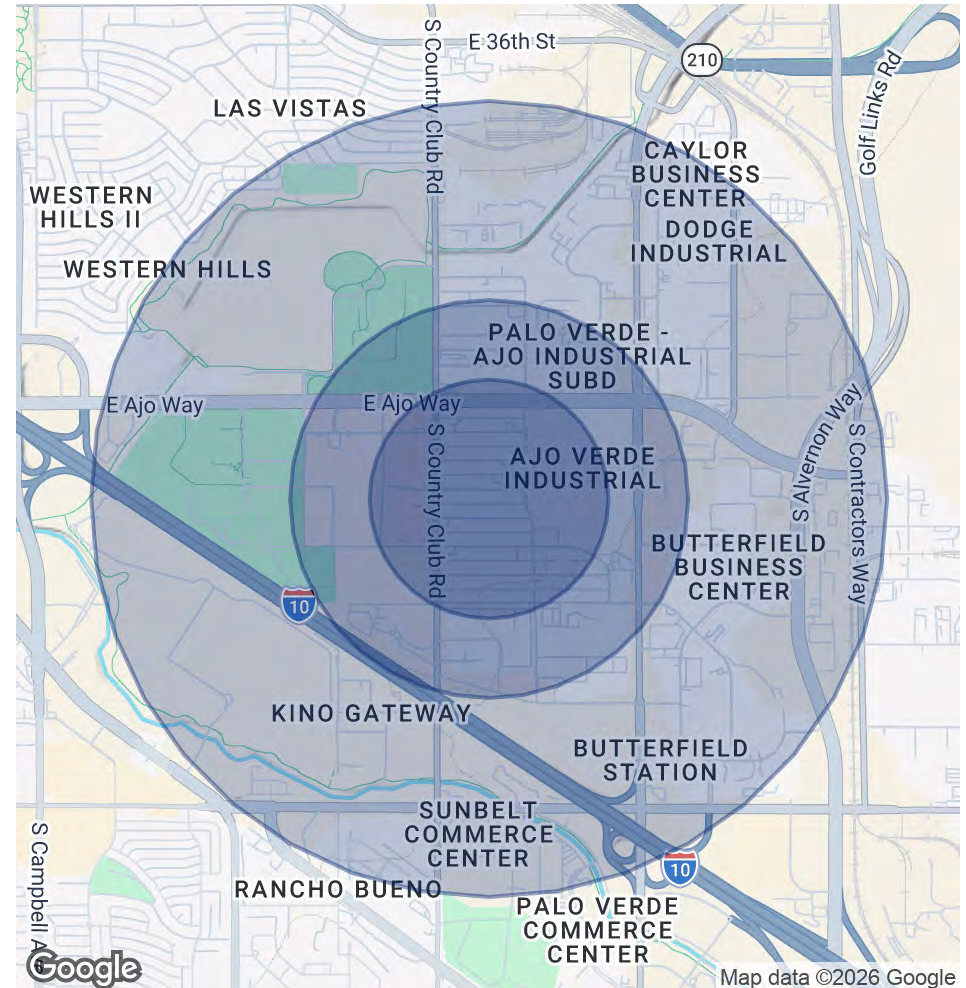
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	60	168	1,534
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	51	504
# of Persons per HH	3.3	3.3	3
Average HH Income	\$93,021	\$93,007	\$69,825
Average House Value	\$263,443	\$263,396	\$176,208

Demographics data derived from AlphaMap



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SCOTT HOTCHKISS

Commercial Sales Associate

scott.hotchkiss@cbrealty.com

Direct: (520) 269-1968 | Cell: (520) 465-1015

PROFESSIONAL BACKGROUND

Scott Hotchkiss – Expert Commercial Real Estate Broker

With over three decades of entrepreneurial experience and a proven track record of success, Scott Hotchkiss is a trusted name in the world of commercial real estate. Currently specializing in investment real estate with Coldwell Banker Commercial, Scott focuses on helping seasoned investors and first-time buyers expand their portfolios with income-producing properties, particularly in multifamily real estate.

Experience and Expertise

Scott's journey began in 1992, founding a custom closet business in Tucson, Arizona. Over the years, he grew that venture into a thriving enterprise, mastering operations management, supply chain optimization, and customer relationship building. This business acumen allowed him to navigate economic shifts like the 2008 recession without layoffs, underscoring his foresight and strategic mindset.

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RICHARD KEHM

Senior Advisor

rick.kehm@cbrealty.com

Direct: (602) 432-2793 | Cell: (602) 432-2793

AZ #SA669796000

PROFESSIONAL BACKGROUND

Rick offers a comprehensive range of expert commercial real estate services, with a primary focus on multifamily investments. He also has extensive experience in retail and light industrial leasing and sales.

What sets Rick apart as a trusted advisor is his unique background in business, engineering management, and commercial/industrial construction. This foundation, combined with his in-depth knowledge of the Phoenix multifamily market and years of experience, provides exceptional value to his clients.

Key Highlights:

- 9+ years of proven success in Metro Phoenix commercial real estate
- Expertise in multifamily, retail, and light industrial asset transactions
- Strong background in business management, engineering, and construction

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