

For Sale | Office/Warehouse Buildings

3760 & 3768

East 37th St

TUCSON, AZ
85713



CBRE

PROPERTY OVERVIEW

SALES PRICE \$1,550,000

LOT SIZE 1.56 Acres

TOTAL SPACE ±10,250 SF

ZONING CI-1 Industrial

PARCEL NUMBER 132-04-053F



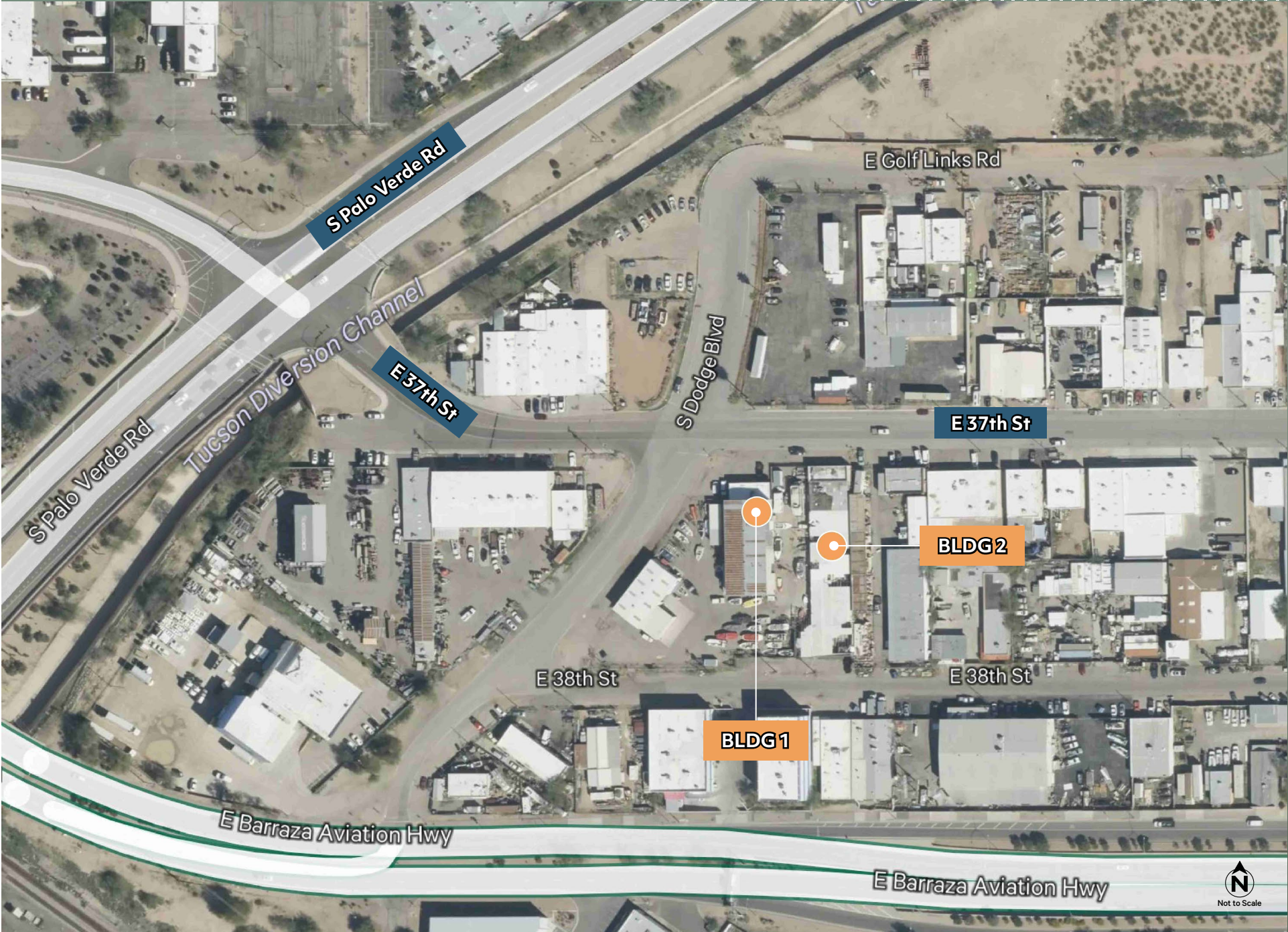
SPACE AVAILABLE

Building 1 — ± 7,050 SF Total

OFFICE SPACE	±1,050 SF
WAREHOUSE SPACE	±6,000 SF
CLEAR HEIGHT	22'
LOADING	Oversized Grade Loading, 3

Building 2 — ± 3,200 SF Total **Warehouse/Storage Only*

CLEAR HEIGHT	16'
LOADING	Grade Loading



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2025 Population	7,476	78,063	275,583
2030 Population - Projection	7,484	78,253	277,436
2020 Population - Census	7,280	77,798	274,945
HOUSEHOLDS			
2025 Households	3,165	32,008	114,289
2030 Households - Projection	3,234	32,667	117,134
2020 Population - Census	3,078	30,973	110,463
HOUSEHOLD INCOME			
2025 Average Household Income	\$46,710	\$76,295	\$74,363
2025 Median Household Income	\$39,345	\$57,054	\$53,304
2030 Average Household Income	\$42,458	\$65,147	\$61,358
2030 Average Household Income	\$51,038	\$86,440	\$84,312

TRAFFIC COUNTS (VPD)		
E 37th St	EB - 651	WB - 434
S Palo Verde Rd	NB - 12,881	SB - 14,709

Data Sources: ESRI & ADOT



3760 & 3768
E 37th St

ROMANOSKI

Glass & Mirror Co

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