

FLEX BUILDING WITH FULLY FENCED YARD FOR SALE

301-333 W Fort Lowell – Oracle & Fort Lowell
±73,000 SF Lot | ±19,000 SF Building | High Visibility



Exclusively represented by

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Location: 333 W. Fort Lowell, just east of intersection
Sales Price: \$1,500,000 (±\$75 per ft of improvements)
Fencing: Wrought-Iron style with electric gates
Zoning: ±45,000 feet C-2, ±30,000 feet O-3

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 8/7/2026

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FEATURES

BUILDING SIZE	±19,758 SF (assessor)
LAND SIZE	±75,100 SF (assessor)
SALE PRICE	\$1,500,000 (\$75.92/SF)

PARCEL NO.	LAND SIZE	ZONED	TAXES 2025
107-11-136A* 107-11-136B* 107-11-1350*	44,791* SF	C-2 (City of Tucson)	\$25,447.62*
107-11-1390	30,309 SF	O-3 (City of Tucson)	\$ 2,712.67

*Combined

HIGHLIGHTS

- Second floor nicely improved with offices
- Floorplates: 9,600 feet per floor
- Elevator served
- 2 remote-controlled gates
- Fully air-conditioned, fully vacant
- Cell tower income not included

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	20,021	126,555	247,424
Avg Household Income	\$56,784	\$74,387	\$89,031
Total Employees	5,946	83,300	137,457

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

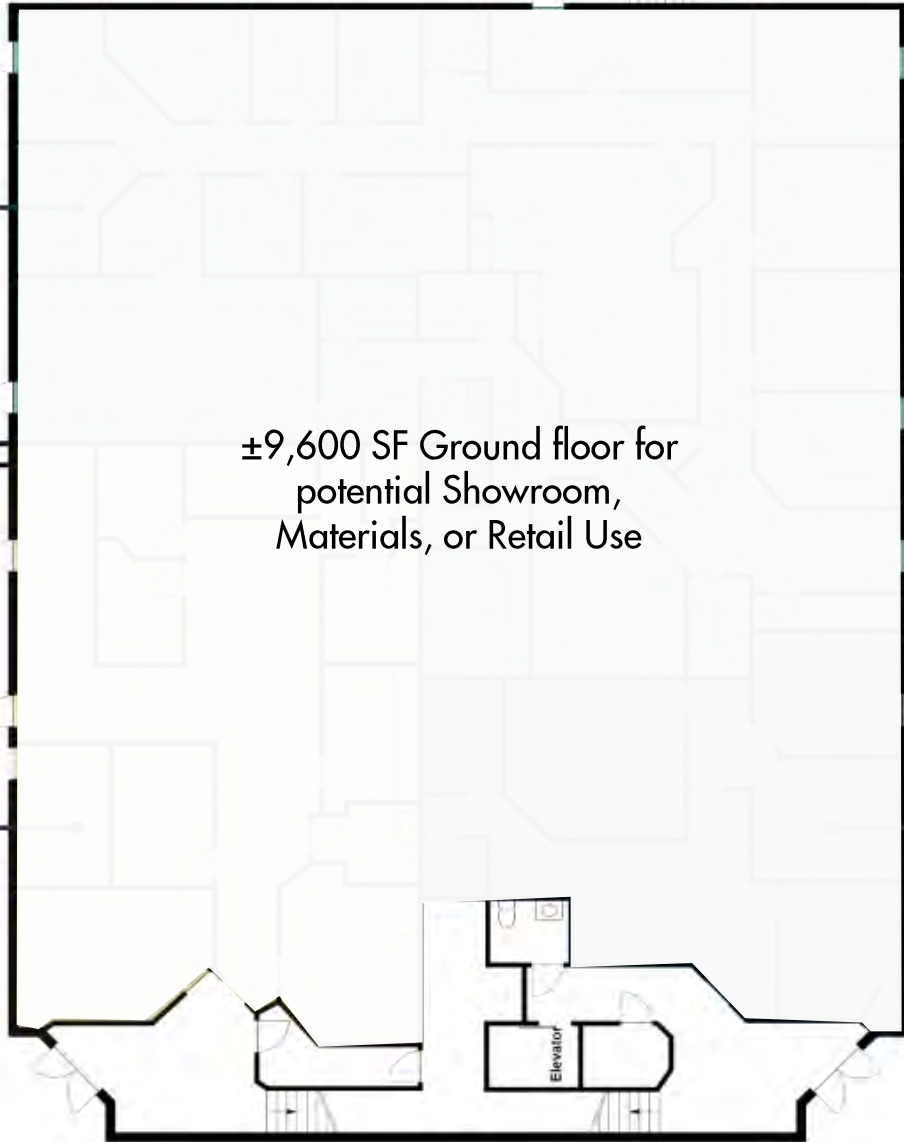
TRAFFIC COUNTS

FORT LOWELL	9,344 AADT
ORACLE ROAD	32,914 AADT

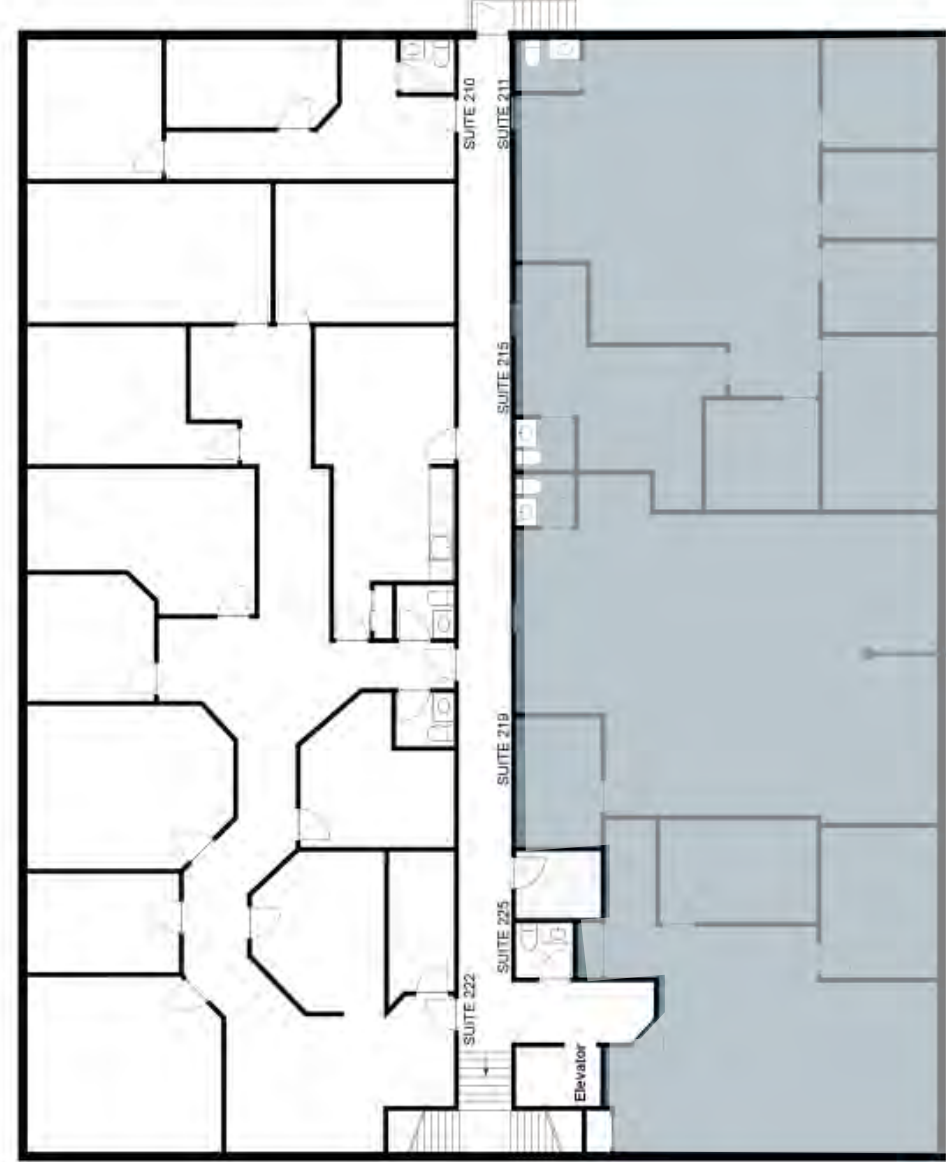
SOURCE: REGIS SITES USA 2026

Ground Floor

±9,600 SF Ground floor for
potential Showroom,
Materials, or Retail Use



Second Floor



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