



3370 E. Grant Rd.

3350 E. Grant Rd.



For More Information Contact:

Melissa Lal, CCIM

Andy Seleznov, CCIM

Elaina Elliott

Kelly Rosales

P: 520.296.0200 / F: 520.296.1571

6298 E. Grant Rd., Suite #100

Tucson, AZ 85712

melissa@larsenbaker.com

andy@larsenbaker.com

elaina@larsenbaker.com

kelly@larsenbaker.com

www.LarsenBaker.com

Located on one of Tucson's major East/West corridors. The former campus of Pima Medical Institute offers great identity and is convenient to public transportation. It offers a 6/1,000 SF parking patio, covered parking, easy access and is built out for school uses.

**Available
Properties:**



**AVAILABLE FOR LEASE OR PURCHASE
SCHOOL OR OFFICE
Individually or Together**

3350-3370 E. Grant Rd.

Tucson, Arizona

Located on Grant Rd. Just East of Country Club Rd.

Features:

- ✓ Great Visibility & Signage
- ✓ Located in Central Tucson
- ✓ Perfect for a Charter or Vocational School
- ✓ Over Code Parking with Covered Parking
- ✓ Elevator Access
- ✓ Built Out with Classrooms & Laboratories
- ✓ Courtyard Areas

Available:

3350 E. Grant Rd: ±22,168 SF

Lease from \$10.00 PSF + NNN*

Purchase Price: \$1,995,000

3370 E. Grant Rd: ±6,100 SF

Lease from \$10.00 PSF + NNN*

Purchase Price: \$549,000

Buildings Can Be Combined To ± 28,268 SF

***NNN estimated at \$3.85 PSF**

**3350 E. Grant Rd.
East of Country Club Rd.
Tucson, Arizona**



NOT TO SCALE
SUBJECT TO CHANGE

**3370 E. Grant Rd.
East of Country Club Rd.
Tucson, Arizona**



NOT TO SCALE
SUBJECT TO CHANGE

**3350-3370 E. Grant Rd.
East of Country Club Rd.
Tucson, Arizona**



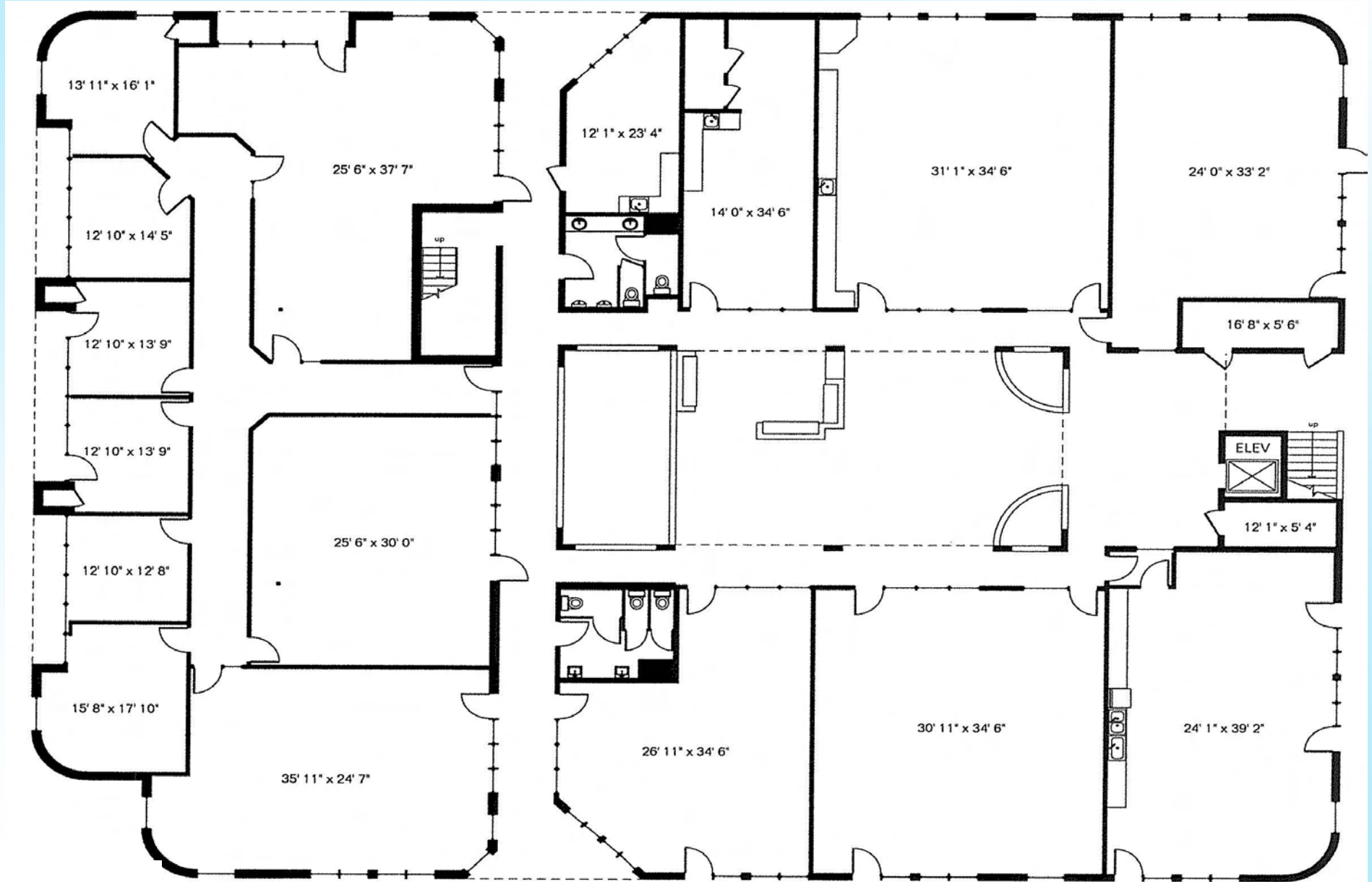
NOT TO SCALE
SUBJECT TO CHANGE

3350 E. Grant Rd.

Tucson, Arizona

1st Floor - ±11,200 SF

Building size ±22,168 SF



NOT TO SCALE
SUBJECT TO CHANGE

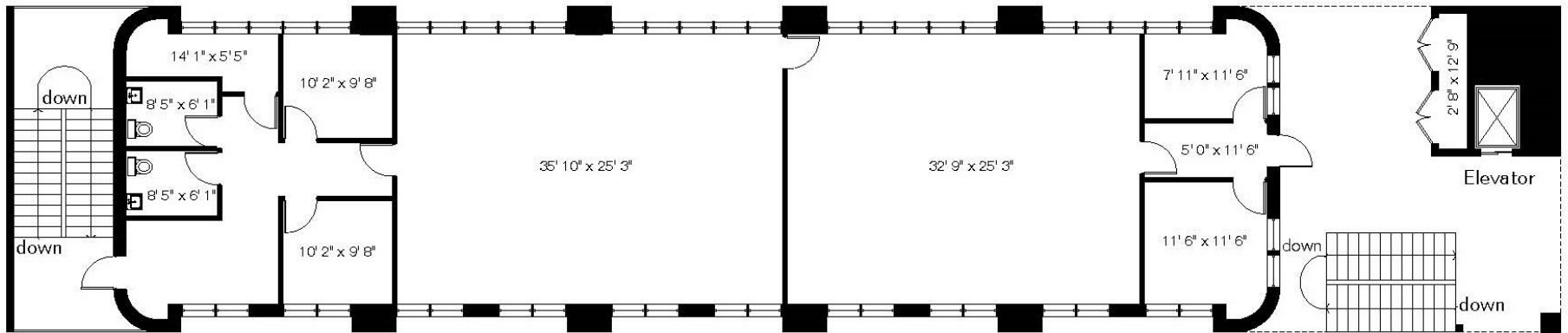
3370 E. Grant Rd.

Tucson, Arizona

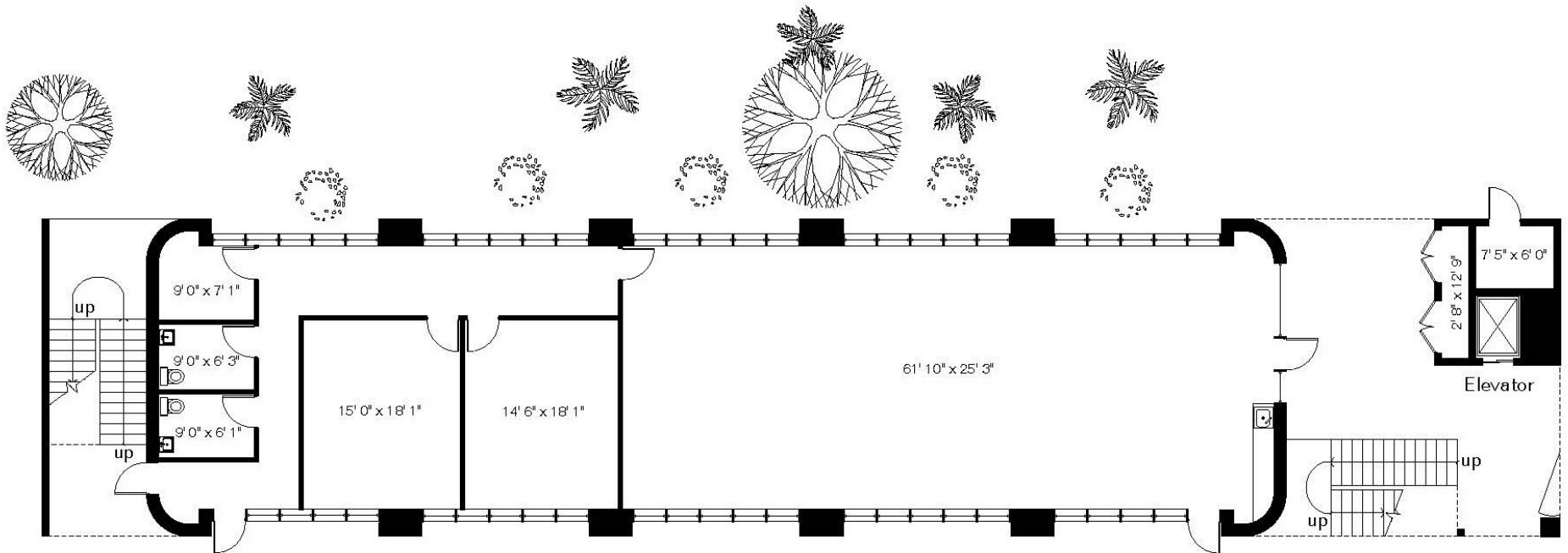
1st Floor - ±3,050 SF

2nd Floor - ±3,050 SF

Building size ±6,100 SF



2nd Floor



NOT TO SCALE
SUBJECT TO CHANGE

**3350-3370 E. Grant Rd.
East of Country Club Rd.
Tucson, Arizona**



NOT TO SCALE
SUBJECT TO CHANGE

EMPLOYMENT



White Collar

67%



Blue Collar

12%



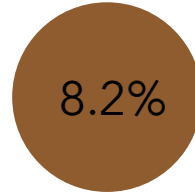
Services

21%

3350-3370 E Gratt

3370 E Grant Rd, Tucson,
Arizona, 85716

Drive time of 10minutes



Unemployment
Rate

BUSINESS



8,045

Total Businesses



106,680

Total Employees

KEY FACTS

155,672

Population



Median Age



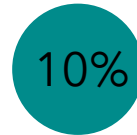
2.1

Average
Household
Size

\$36,178

Median
Household
Income

EDUCATION



No High School
Diploma



18%
High School
Graduate



31%
Some College



41%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



49,970

2018 Millennial Population
(Born 1981 to 1998) (Esri)



25,580

2018 Generation X
Population (Born 1965 to
1980) (Esri)



29,907

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

 **LARSEN
BAKER**
Development • Brokerage
Management
6298 E. Grant Rd., #100 Tucson, AZ
520.296.0200 • www.LarsenBaker.com

EMPLOYMENT



63%

White Collar



16%

Blue Collar



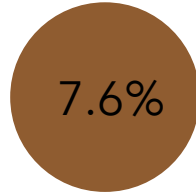
21%

Services

3350-3370 E Gratt

3370 E Grant Rd, Tucson,
Arizona, 85716

Drive time of 20minutes



7.6%
Unemployment
Rate

BUSINESS



22,129

Total Businesses



295,174

Total Employees

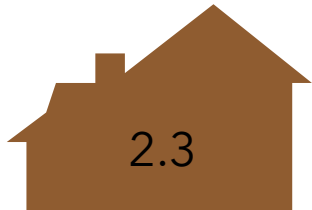
KEY FACTS

547,402

Population



36.5
Median Age



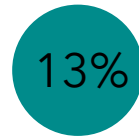
2.3

Average
Household
Size

\$43,201

Median
Household
Income

EDUCATION



13%
No High School
Diploma



22%
High School
Graduate



32%
Some College



33%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



150,553

2018 Millennial Population
(Born 1981 to 1998) (Esri)



94,124

2018 Generation X
Population (Born 1965 to
1980) (Esri)



116,998

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

 **LARSEN
BAKER**
Development • Brokerage
Management
6298 E. Grant Rd., #100 Tucson, AZ
520.296.0200 • www.LarsenBaker.com

EMPLOYMENT



White Collar

64%



Blue Collar

17%



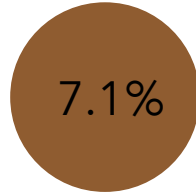
Services

19%

3350-3370 E Gratt

3370 E Grant Rd, Tucson,
Arizona, 85716

Drive time of 30minutes



Unemployment
Rate

BUSINESS



27,173

Total Businesses



360,534

Total Employees

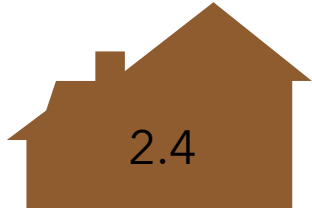
KEY FACTS

839,607

Population



Median Age



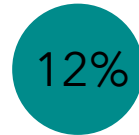
2.4

Average
Household
Size

\$50,514

Median
Household
Income

EDUCATION



No High School
Diploma



22%
High School
Graduate



33%
Some College



33%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



215,743

2018 Millennial Population
(Born 1981 to 1998) (Esri)



150,207

2018 Generation X
Population (Born 1965 to
1980) (Esri)



186,680

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

 **LARSEN
BAKER**
Development • Brokerage
Management
6298 E. Grant Rd., #100 Tucson, AZ
520.296.0200 • www.LarsenBaker.com