



COMMERCIAL RETAIL ADVISORS, LLC

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CAMPBELL AVE CENTER



Property Description

Location: 2723-2745 N. Campbell Ave
Tucson, AZ

Space Available: ± 1,738 SF In-line
± 1,114 SF In-line

Lease Rate: See page 2.

Triple Net Expenses: \$5.09/SF/YR (estimated)

Zoning: C-1

Traffic Count

Campbell Avenue: 30,657 VPD (2024)

Glenn Street 8,944 VPD (2024)

Total: 39,601 VPD

(Source: Pima Association of Governments and ADOT)

Highlights

- ◆ Major retail, high traffic location.
- ◆ Strong daytime population in a great midtown location.
- ◆ Close proximity to University of Arizona, Banner | University Medical Center and Arizona Cancer Center.
- ◆ Newly remodeled center.
- ◆ Ample parking in the front and rear of the shopping center.

Demographic Highlights

2025 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,890	135,341	272,818
Households:	7,613	64,778	127,021
Average HH Income:	\$77,241	\$69,279	\$81,558
Daytime Employees:	6,222	104,126	187,340

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)



india oven

For information, contact :

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Designated Broker
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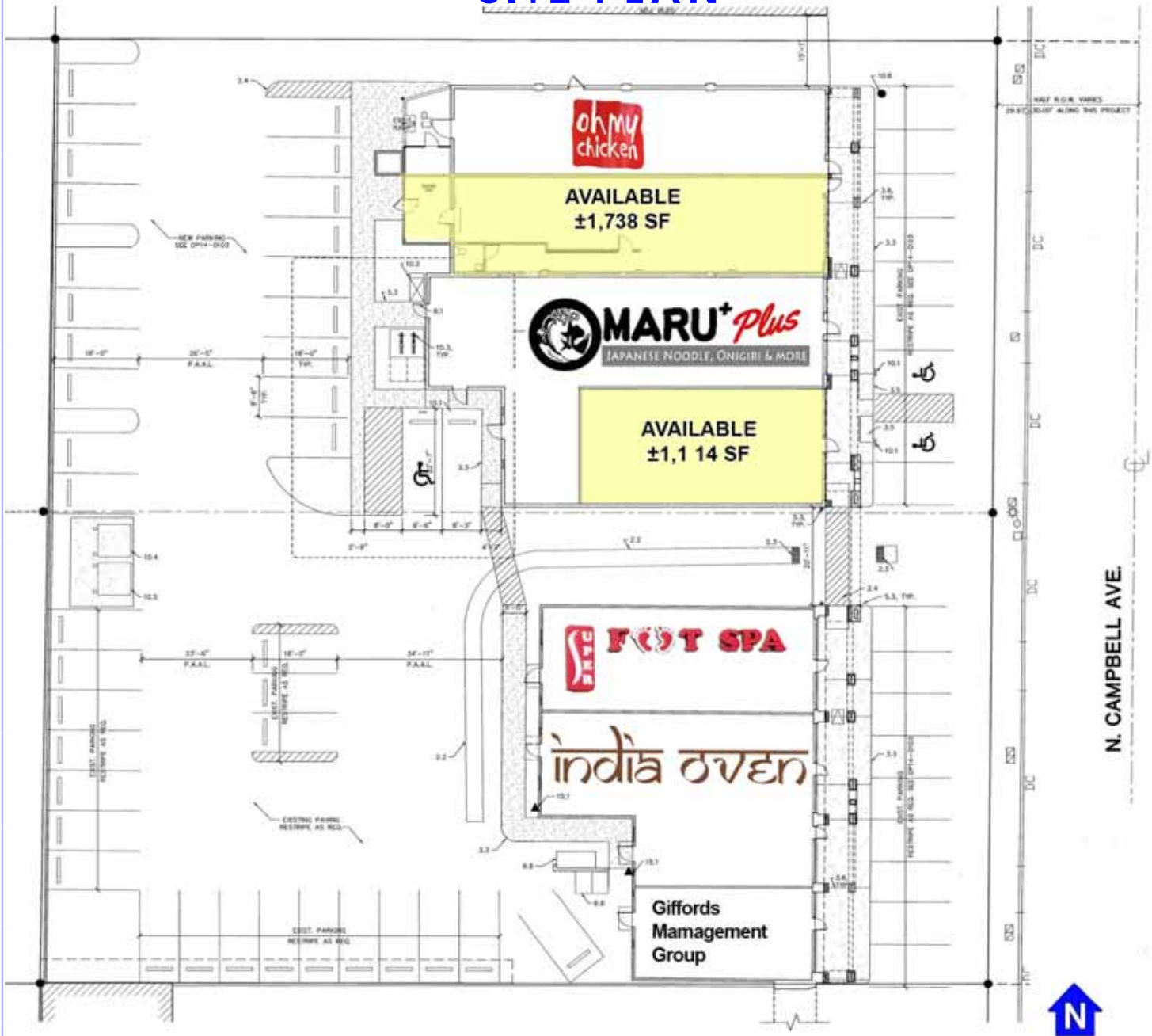
Campbell Ave Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	Asking Base Rent	SF
1	Oh My Chicken	2745 N. Campbell Ave.		1,672
2	AVAILABLE	2743 N. Campbell Ave.	\$16.00/SF/YR	1,738
3	Maru Plus	2739 N. Campbell Ave.		1,867
4	AVAILABLE	2737 N. Campbell Ave.	\$16.00/SF/YR	1,114
5	Super Foot Spa	2729 N. Campbell Ave.		1,258
6	Indian Oven	2727 N. Campbell Ave.		1,792
7	Giffords Management Group	2723 N. Campbell Ave.		720
TOTAL GLA:				10,161

Campbell Ave Center



COMMERCIAL RETAIL ADVISORS, LLC

2737 N. CAMPBELL



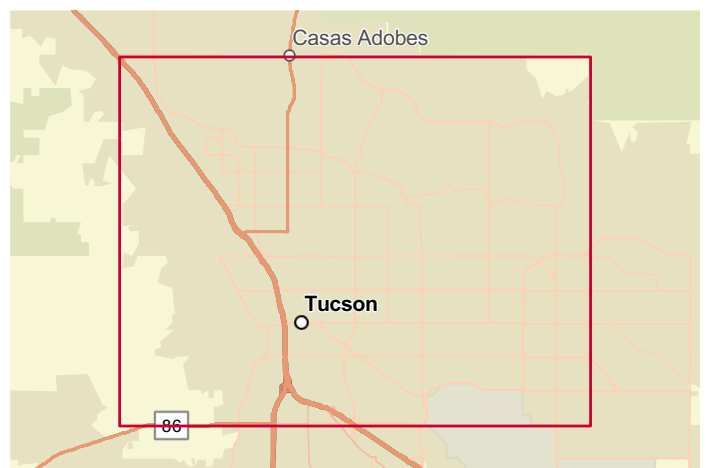
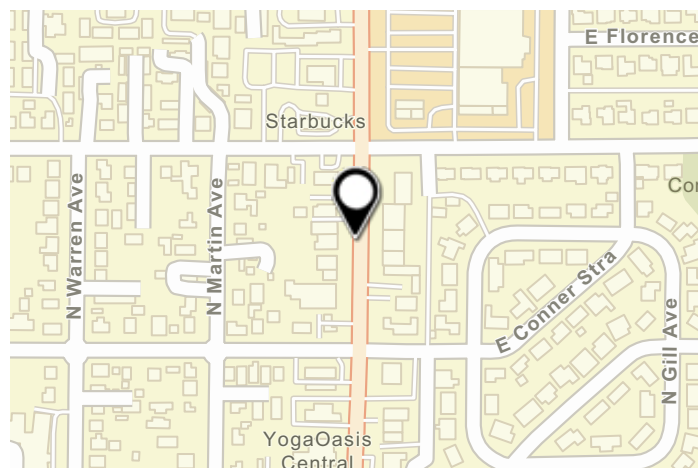
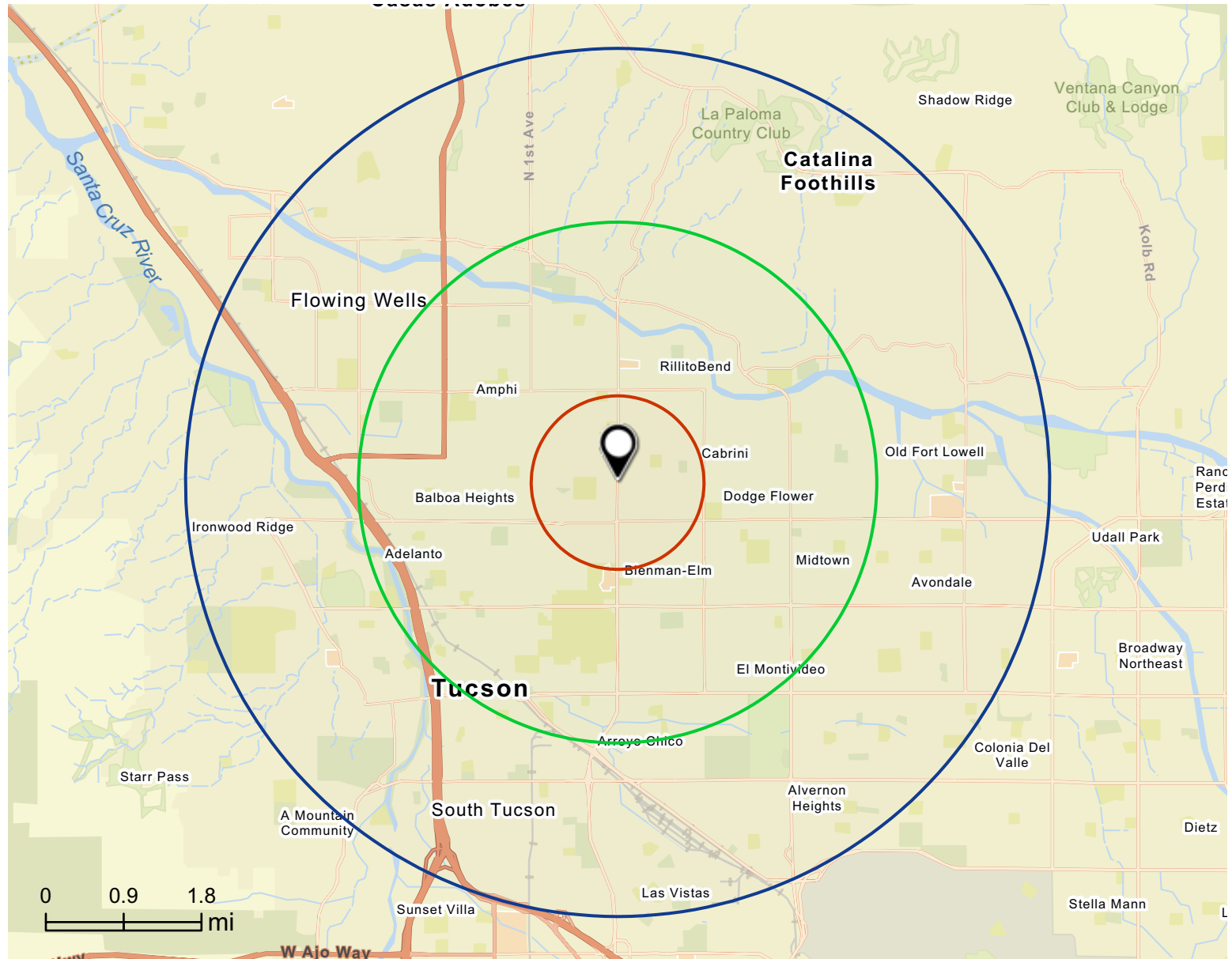
2747 N. CAMPBELL



Site Map

Campbell Ave Center
2737 N Campbell Ave, Tucson, Arizona, 85719
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.25673
Longitude: -110.94391



Executive Summary

Campbell Ave Center
2737 N Campbell Ave, Tucson, Arizona, 85719
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	15,276	133,335	271,004
2020 Population	15,249	134,265	271,065
2025 Population	14,890	135,341	272,818
2030 Population	14,674	136,857	275,533
2010-2020 Annual Rate	-0.02%	0.07%	0.00%
2020-2025 Annual Rate	-0.45%	0.15%	0.12%
2025-2030 Annual Rate	-0.29%	0.22%	0.20%

Age			
2025 Median Age	34.7	33.8	37.8
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	65.3%	59.6%	56.5%
Black Alone	4.8%	6.0%	5.3%
American Indian Alone	2.6%	3.1%	3.1%
Asian Alone	4.2%	5.0%	4.3%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	8.2%	10.7%	13.4%
Two or More Races	14.5%	15.3%	17.0%
Hispanic Origin	26.2%	31.1%	37.3%
Diversity Index	71.8	77.3	80.2

Households			
2010 Total Households	7,280	59,694	116,670
2020 Total Households	7,517	62,356	122,495
2025 Total Households	7,613	64,778	127,021
2030 Total Households	7,639	66,621	130,491
2010-2020 Annual Rate	0.32%	0.44%	0.49%
2020-2025 Annual Rate	0.24%	0.73%	0.69%
2025-2030 Annual Rate	0.07%	0.56%	0.54%
2025 Average Household Size	1.92	1.93	2.04
Wealth Index	51	47	65

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	44.3%	47.7%	39.7%
Median Household Income			
2025 Median Household Income	\$53,330	\$44,913	\$53,367
2030 Median Household Income	\$61,301	\$51,336	\$60,826
2025-2030 Annual Rate	2.83%	2.71%	2.65%
Average Household Income			
2025 Average Household Income	\$77,241	\$69,279	\$81,558
2030 Average Household Income	\$86,866	\$77,262	\$91,332
Per Capita Income			
2025 Per Capita Income	\$39,607	\$33,224	\$38,086
2030 Per Capita Income	\$45,348	\$37,659	\$43,366
2025-2030 Annual Rate	2.74%	2.54%	2.63%
Income Equality			
2025 Gini Index	49.0	51.2	51.1
Socioeconomic Status			
2025 Socioeconomic Status Index	50.1	43.0	43.7
Housing Unit Summary			
Housing Affordability Index	54	50	60
2010 Total Housing Units	8,265	68,007	132,240
2010 Owner Occupied Hus (%)	36.3%	33.1%	44.0%
2010 Renter Occupied Hus (%)	63.7%	66.9%	56.0%
2010 Vacant Housing Units (%)	11.9%	12.2%	11.8%
2020 Housing Units	8,285	69,725	135,426
2020 Owner Occupied HUs (%)	35.9%	32.4%	42.9%
2020 Renter Occupied HUs (%)	64.1%	67.6%	57.1%
Vacant Housing Units	9.2%	10.5%	9.5%
2025 Housing Units	8,326	71,812	139,012
Owner Occupied Housing Units	40.8%	36.8%	47.2%
Renter Occupied Housing Units	59.2%	63.2%	52.8%
Vacant Housing Units	8.6%	9.8%	8.6%
2030 Total Housing Units	8,411	73,675	142,390
2030 Owner Occupied Housing Units	3,459	26,769	65,992
2030 Renter Occupied Housing Units	4,180	39,851	64,499
2030 Vacant Housing Units	772	7,054	11,899

Business Summary Report (SIC)

Campbell Ave Center
2737 N Campbell Ave, Tucson, Arizona, 85719
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	746	7,392	13,951
Total Employees	6,222	104,126	187,340
Total Population	14,890	135,341	272,818
Employee/Population Ratio (per 100)	41.8	76.9	68.7

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	12	1.6%	54	0.9%	126	1.7%	1,047	1.0%	232	1.7%	2,402	1.3%
Construction (15-17)	29	3.9%	170	2.7%	385	5.2%	3,297	3.2%	831	6.0%	9,087	4.8%
Manufacturing (20-39)	12	1.6%	73	1.2%	196	2.6%	2,661	2.6%	420	3.0%	5,941	3.2%
Transportation (40-47)	6	0.8%	13	0.2%	107	1.4%	1,463	1.4%	238	1.7%	4,820	2.6%
Communication (48)	4	0.5%	47	0.8%	58	0.8%	897	0.9%	103	0.7%	1,198	0.6%
Utility (49)	0	0.0%	0	0.0%	25	0.3%	713	0.7%	40	0.3%	933	0.5%
Wholesale Trade (50-51)	16	2.1%	72	1.2%	192	2.6%	1,907	1.8%	396	2.8%	4,364	2.3%
Retail Trade Summary (52-59)	183	24.5%	1,862	29.9%	1,516	20.5%	18,954	18.2%	2,783	19.9%	37,280	19.9%
Home Improvement	7	0.9%	40	0.6%	57	0.8%	949	0.9%	144	1.0%	1,790	1.0%
General Merchandise Stores	2	0.3%	30	0.5%	36	0.5%	1,368	1.3%	71	0.5%	2,775	1.5%
Food Stores	16	2.1%	218	3.5%	136	1.8%	2,099	2.0%	261	1.9%	4,671	2.5%
Auto Dealers & Gas Stations	10	1.3%	51	0.8%	127	1.7%	1,065	1.0%	266	1.9%	3,267	1.7%
Apparel & Accessory Stores	3	0.4%	10	0.2%	82	1.1%	816	0.8%	139	1.0%	1,093	0.6%
Furniture & Home Furnishings	19	2.5%	80	1.3%	127	1.7%	876	0.8%	224	1.6%	1,588	0.8%
Eating & Drinking Places	86	11.5%	1,206	19.4%	548	7.4%	8,761	8.4%	960	6.9%	16,283	8.7%
Miscellaneous Retail	40	5.4%	228	3.7%	402	5.4%	3,020	2.9%	717	5.1%	5,813	3.1%

Business Summary Report (SIC)

Campbell Ave Center
2737 N Campbell Ave, Tucson, Arizona, 85719
Rings: 1, 3, 5 mile radii

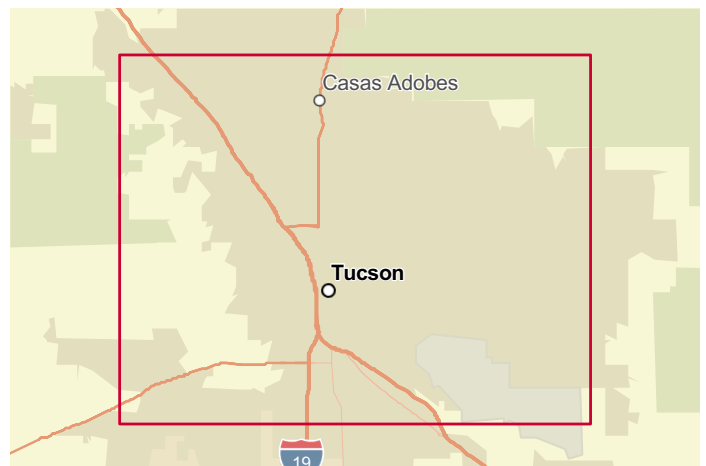
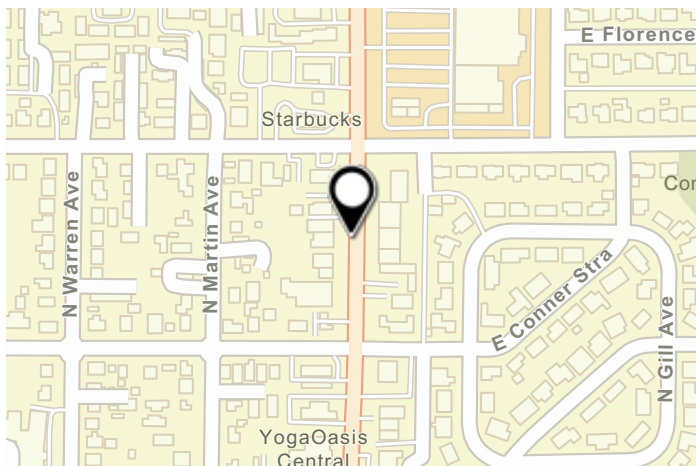
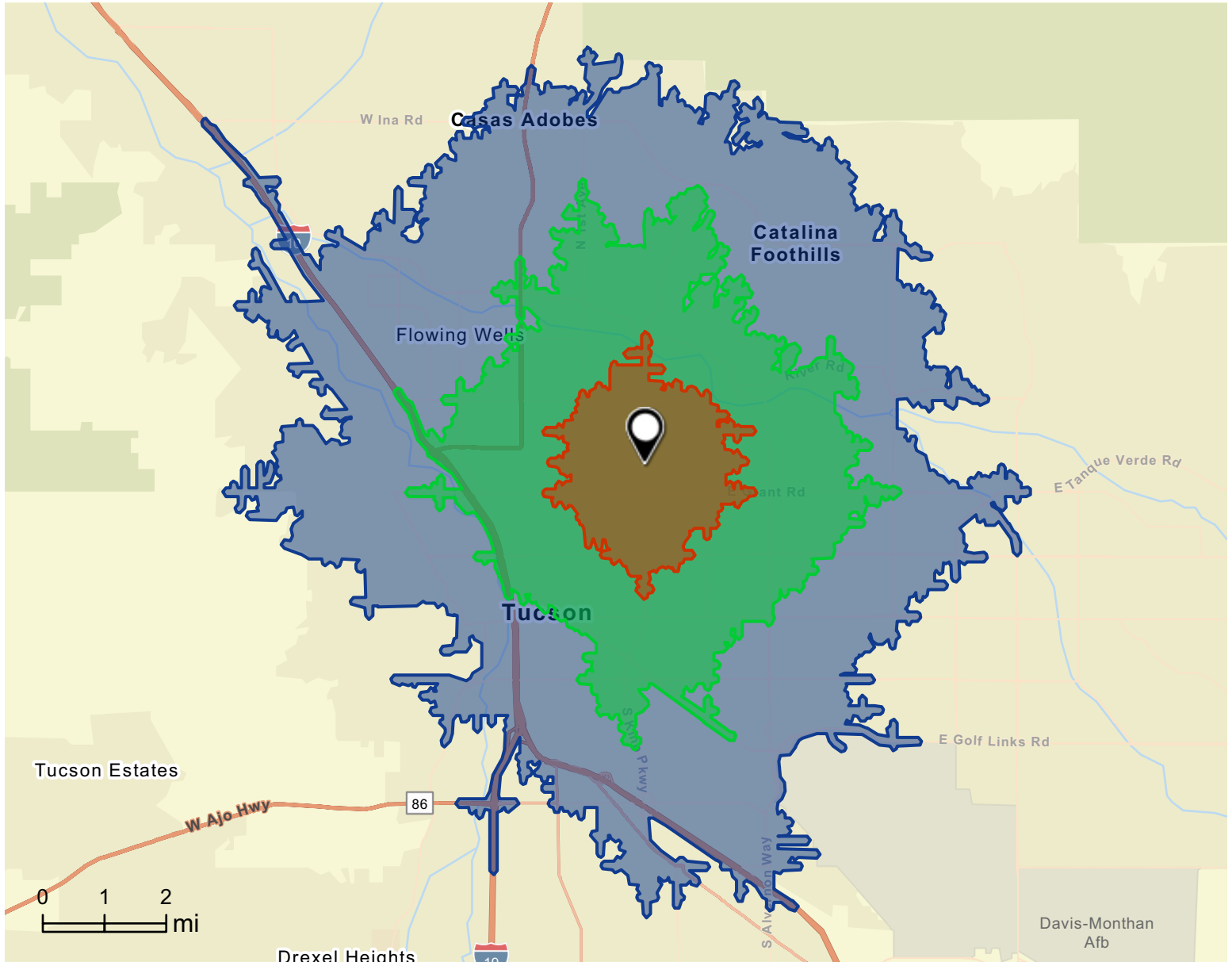


by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	80	10.7%	491	7.9%	786	10.6%	6,599	6.3%	1,518	10.9%	12,061	6.4%
Banks, Savings & Lending	10	1.3%	49	0.8%	95	1.3%	914	0.9%	216	1.6%	2,024	1.1%
Securities Brokers	3	0.4%	14	0.2%	92	1.2%	484	0.5%	203	1.5%	1,247	0.7%
Insurance Carriers & Agents	13	1.7%	50	0.8%	131	1.8%	696	0.7%	253	1.8%	1,592	0.8%
Real Estate, Investment Offices	54	7.2%	378	6.1%	468	6.3%	4,504	4.3%	846	6.1%	7,199	3.8%
Services Summary (70-89)	362	48.5%	3,379	54.3%	3,492	47.2%	58,656	56.3%	6,516	46.7%	97,826	52.2%
Hotels & Lodging	4	0.5%	70	1.1%	66	0.9%	1,219	1.2%	123	0.9%	2,874	1.5%
Automotive Services	11	1.5%	45	0.7%	207	2.8%	1,094	1.1%	399	2.9%	2,402	1.3%
Movies & Amusements	17	2.3%	51	0.8%	187	2.5%	2,610	2.5%	324	2.3%	4,537	2.4%
Health Services	70	9.4%	1,030	16.6%	566	7.7%	11,065	10.6%	1,279	9.2%	22,926	12.2%
Legal Services	28	3.8%	179	2.9%	265	3.6%	1,412	1.4%	436	3.1%	2,283	1.2%
Education Inst. & Libraries	14	1.9%	371	6.0%	252	3.4%	25,091	24.1%	406	2.9%	30,714	16.4%
Other Services	218	29.2%	1,632	26.2%	1,948	26.4%	16,165	15.5%	3,550	25.4%	32,090	17.1%
Government (91-97)	5	0.7%	51	0.8%	230	3.1%	7,821	7.5%	341	2.4%	11,219	6.0%
Unclassified Establishments (99)	37	5.0%	11	0.2%	279	3.8%	112	0.1%	532	3.8%	207	0.1%
Totals (01-99)	746	100.0%	6,222	100.0%	7,392	100.0%	104,126	100.0%	13,951	100.0%	187,340	100.0%

Site Map

Campbell Ave Center.
2737 N Campbell Ave, Tucson, Arizona, 85719
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.25673
Longitude: -110.94391



Executive Summary

Campbell Ave Center.
2737 N Campbell Ave, Tucson, Arizona, 85719
Drive time: 5, 10, 15 minute radii



Population	5 minutes	10 minutes	15 minutes
2010 Population	40,502	149,701	304,018
2020 Population	39,990	150,001	304,413
2025 Population	39,376	150,562	305,917
2030 Population	39,160	152,079	308,891
2010-2020 Annual Rate	-0.13%	0.02%	0.01%
2020-2025 Annual Rate	-0.29%	0.07%	0.09%
2025-2030 Annual Rate	-0.11%	0.20%	0.19%

Age			
2025 Median Age	33.3	34.8	38.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	61.0%	59.6%	56.4%
Black Alone	5.6%	5.7%	5.1%
American Indian Alone	2.8%	3.0%	3.0%
Asian Alone	5.4%	4.9%	4.3%
Pacific Islander Alone	0.3%	0.4%	0.3%
Some Other Race Alone	10.0%	10.9%	13.7%
Two or More Races	14.9%	15.6%	17.3%
Hispanic Origin	29.2%	31.7%	38.0%
Diversity Index	75.8	77.5	80.3

Households			
2010 Total Households	18,671	66,487	129,701
2020 Total Households	18,872	68,945	136,164
2025 Total Households	19,270	71,283	141,010
2030 Total Households	19,534	73,223	144,826
2010-2020 Annual Rate	0.11%	0.36%	0.49%
2020-2025 Annual Rate	0.40%	0.64%	0.67%
2025-2030 Annual Rate	0.27%	0.54%	0.54%
2025 Average Household Size	1.94	1.96	2.07
Wealth Index	44	53	70

Mortgage Income	5 minutes	10 minutes	15 minutes
2025 Percent of Income for Mortgage	47.2%	46.0%	38.8%
Median Household Income			
2025 Median Household Income	\$47,543	\$47,225	\$55,001
2030 Median Household Income	\$54,700	\$53,861	\$62,759
2025-2030 Annual Rate	2.84%	2.66%	2.67%
Average Household Income			
2025 Average Household Income	\$69,377	\$73,330	\$85,159
2030 Average Household Income	\$77,539	\$81,839	\$95,420
Per Capita Income			
2025 Per Capita Income	\$34,104	\$35,035	\$39,424
2030 Per Capita Income	\$38,802	\$39,737	\$44,914
2025-2030 Annual Rate	2.61%	2.55%	2.64%
Income Equality			
2025 Gini Index	49.0	51.2	51.4
Socioeconomic Status			
2025 Socioeconomic Status Index	45.8	43.7	43.9
Housing Unit Summary			
Housing Affordability Index	51	52	61
2010 Total Housing Units	21,143	75,664	146,880
2010 Owner Occupied Hus (%)	32.7%	35.9%	45.9%
2010 Renter Occupied Hus (%)	67.3%	64.1%	54.1%
2010 Vacant Housing Units (%)	11.7%	12.1%	11.7%
2020 Housing Units	21,206	76,862	150,355
2020 Owner Occupied HUs (%)	32.7%	35.5%	44.6%
2020 Renter Occupied HUs (%)	67.3%	64.5%	55.4%
Vacant Housing Units	10.4%	10.2%	9.4%
2025 Housing Units	21,516	78,668	154,115
Owner Occupied Housing Units	37.6%	40.0%	49.0%
Renter Occupied Housing Units	62.4%	60.0%	51.0%
Vacant Housing Units	10.4%	9.4%	8.5%
2030 Total Housing Units	21,877	80,619	157,829
2030 Owner Occupied Housing Units	8,141	31,886	75,864
2030 Renter Occupied Housing Units	11,393	41,337	68,962
2030 Vacant Housing Units	2,343	7,396	13,003

Business Summary Report (SIC)

Campbell Ave Center.
2737 N Campbell Ave, Tucson, Arizona, 85719
Drive time: 5, 10, 15 minute radii



Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses	1,869	7,869	16,898
Total Employees	35,601	108,031	225,972
Total Population	39,376	150,562	305,917
Employee/Population Ratio (per 100)	90.4	71.8	73.9

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	26	1.4%	214	0.6%	133	1.7%	1,112	1.0%	280	1.7%	3,049	1.4%
Construction (15-17)	93	5.0%	635	1.8%	440	5.6%	4,333	4.0%	1,104	6.5%	12,446	5.5%
Manufacturing (20-39)	35	1.9%	346	1.0%	227	2.9%	2,914	2.7%	579	3.4%	8,035	3.6%
Transportation (40-47)	17	0.9%	56	0.2%	119	1.5%	2,265	2.1%	305	1.8%	5,590	2.5%
Communication (48)	10	0.5%	108	0.3%	58	0.7%	844	0.8%	121	0.7%	1,329	0.6%
Utility (49)	1	0.1%	0	0.0%	15	0.2%	285	0.3%	53	0.3%	1,295	0.6%
Wholesale Trade (50-51)	40	2.1%	444	1.3%	217	2.8%	2,454	2.3%	561	3.3%	6,344	2.8%
Retail Trade Summary (52-59)	396	21.2%	3,945	11.1%	1,581	20.1%	19,475	18.0%	3,348	19.8%	45,514	20.1%
Home Improvement	16	0.9%	68	0.2%	69	0.9%	1,087	1.0%	183	1.1%	2,399	1.1%
General Merchandise Stores	6	0.3%	53	0.1%	39	0.5%	1,213	1.1%	82	0.5%	3,111	1.4%
Food Stores	42	2.3%	652	1.8%	144	1.8%	2,444	2.3%	317	1.9%	5,891	2.6%
Auto Dealers & Gas Stations	28	1.5%	120	0.3%	141	1.8%	1,171	1.1%	347	2.0%	4,058	1.8%
Apparel & Accessory Stores	6	0.3%	20	0.1%	71	0.9%	526	0.5%	178	1.1%	1,448	0.6%
Furniture & Home Furnishings	35	1.9%	176	0.5%	139	1.8%	909	0.8%	267	1.6%	2,511	1.1%
Eating & Drinking Places	172	9.2%	2,339	6.6%	563	7.2%	8,958	8.3%	1,120	6.6%	19,232	8.5%
Miscellaneous Retail	91	4.9%	517	1.4%	415	5.3%	3,166	2.9%	856	5.1%	6,864	3.0%

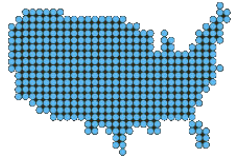
 **Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Campbell Ave Center.
2737 N Campbell Ave, Tucson, Arizona, 85719
Drive time: 5, 10, 15 minute radii



by SIC Codes	5 minutes				10 minutes				15 minutes			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	188	10.1%	1,071	3.0%	863	11.0%	6,911	6.4%	1,812	10.7%	15,517	6.9%
Banks, Savings & Lending	28	1.5%	176	0.5%	103	1.3%	1,108	1.0%	269	1.6%	2,428	1.1%
Securities Brokers	16	0.9%	67	0.2%	114	1.4%	593	0.6%	253	1.5%	1,976	0.9%
Insurance Carriers & Agents	30	1.6%	120	0.3%	136	1.7%	774	0.7%	311	1.8%	1,844	0.8%
Real Estate, Investment Offices	113	6.0%	708	2.0%	510	6.5%	4,436	4.1%	980	5.8%	9,270	4.1%
Services Summary (70-89)	957	51.2%	28,505	80.1%	3,795	48.2%	64,050	59.3%	7,731	45.8%	111,988	49.6%
Hotels & Lodging	12	0.6%	349	1.0%	65	0.8%	1,642	1.5%	138	0.8%	3,352	1.5%
Automotive Services	39	2.1%	179	0.5%	227	2.9%	1,227	1.1%	496	2.9%	2,921	1.3%
Movies & Amusements	45	2.4%	485	1.4%	191	2.4%	2,657	2.5%	373	2.2%	4,801	2.1%
Health Services	172	9.2%	5,459	15.3%	735	9.3%	13,554	12.6%	1,609	9.5%	28,038	12.4%
Legal Services	58	3.1%	387	1.1%	247	3.1%	1,348	1.3%	494	2.9%	2,571	1.1%
Education Inst. & Libraries	78	4.2%	17,477	49.1%	262	3.3%	25,486	23.6%	442	2.6%	32,081	14.2%
Other Services	553	29.6%	4,168	11.7%	2,068	26.3%	18,137	16.8%	4,180	24.7%	38,223	16.9%
Government (91-97)	17	0.9%	256	0.7%	119	1.5%	3,304	3.1%	379	2.2%	14,630	6.5%
Unclassified Establishments (99)	89	4.8%	22	0.1%	303	3.9%	87	0.1%	624	3.7%	234	0.1%
Totals (01-99)	1,869	100.0%	35,601	100.0%	7,869	100.0%	108,031	100.0%	16,898	100.0%	225,972	100.0%



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

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	Households	HHs %	% US HHs	Index
Affluent Estates (L1)			10.00%	
Upscale Avenues (L2)			5.55%	
Uptown Individuals (L3)			3.58%	
Family Landscapes (L4)			7.63%	
GenXurban (L5)			11.26%	
Cozy Country Living (L6)			12.06%	
Sprouting Explorers (L7)			7.20%	
Middle Ground (L8)			10.79%	
Senior Styles (L9)			5.80%	
Rustic Outposts (L10)			8.30%	
Midtown Singles (L11)			6.16%	
Hometown (L12)			6.01%	
Next Wave (L13)			3.78%	
Scholars and Patriots (L14)			1.61%	

Key Facts


14,890
2025 Total Population


\$77,241
2025 Average Household Income

34.7
Median Age

7,613
Households

\$413,218
2025 Average Home Value

Education

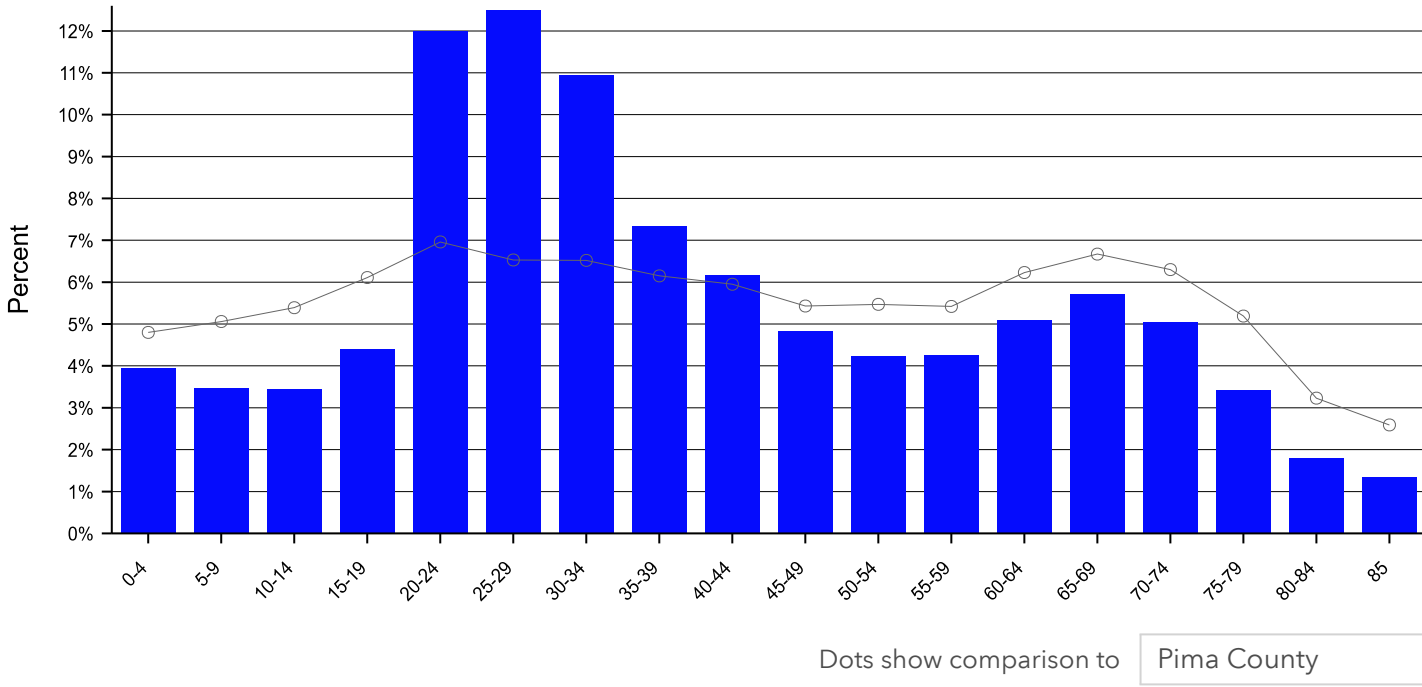

5%
No HS Diploma


18%
HS Graduate


27%
Some College


50%
Degree or Higher

Age Profile



2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.6%)

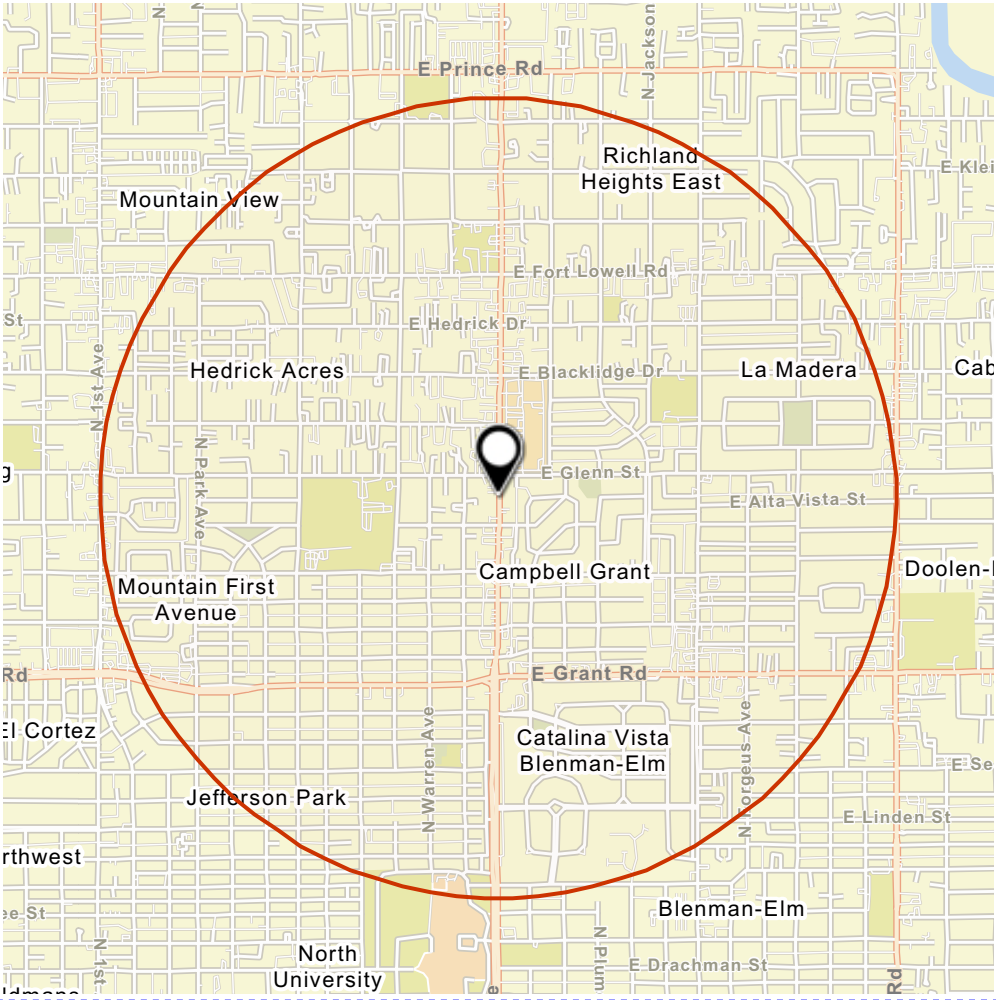
The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	14.3%	+5.4%	
\$15,000 - \$24,999	7.3%	+0.3%	
\$25,000 - \$34,999	11.1%	+3.5%	
\$35,000 - \$49,999	14.8%	+4.3%	
\$50,000 - \$74,999	18.6%	+2.3%	
\$75,000 - \$99,999	9.0%	-2.3%	
\$100,000 - \$149,999	13.2%	-5.2%	
\$150,000 - \$199,999	5.0%	-4.2%	
\$200,000+	6.8%	-4.0%	

Bars show deviation from

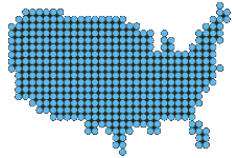
Pima County

Campbell Ave Center Ring of 1 mile



Source: Esri. The vintage of the data is 2025.

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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

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	Households	HHs %	% US HHs	Index
Affluent Estates (L1)			10.00%	
Upscale Avenues (L2)			5.55%	
Uptown Individuals (L3)			3.58%	
Family Landscapes (L4)			7.63%	
GenXurban (L5)			11.26%	
Cozy Country Living (L6)			12.06%	
Sprouting Explorers (L7)			7.20%	
Middle Ground (L8)			10.79%	
Senior Styles (L9)			5.80%	
Rustic Outposts (L10)			8.30%	
Midtown Singles (L11)			6.16%	
Hometown (L12)			6.01%	
Next Wave (L13)			3.78%	
Scholars and Patriots (L14)			1.61%	

Key Facts



135,341

2025 Total Population



\$69,279

2025 Average Household Income

33.8

Median Age

64,778

Households

\$389,530

2025 Average Home Value

Education



9%

No HS Diploma



19%

HS Graduate



30%

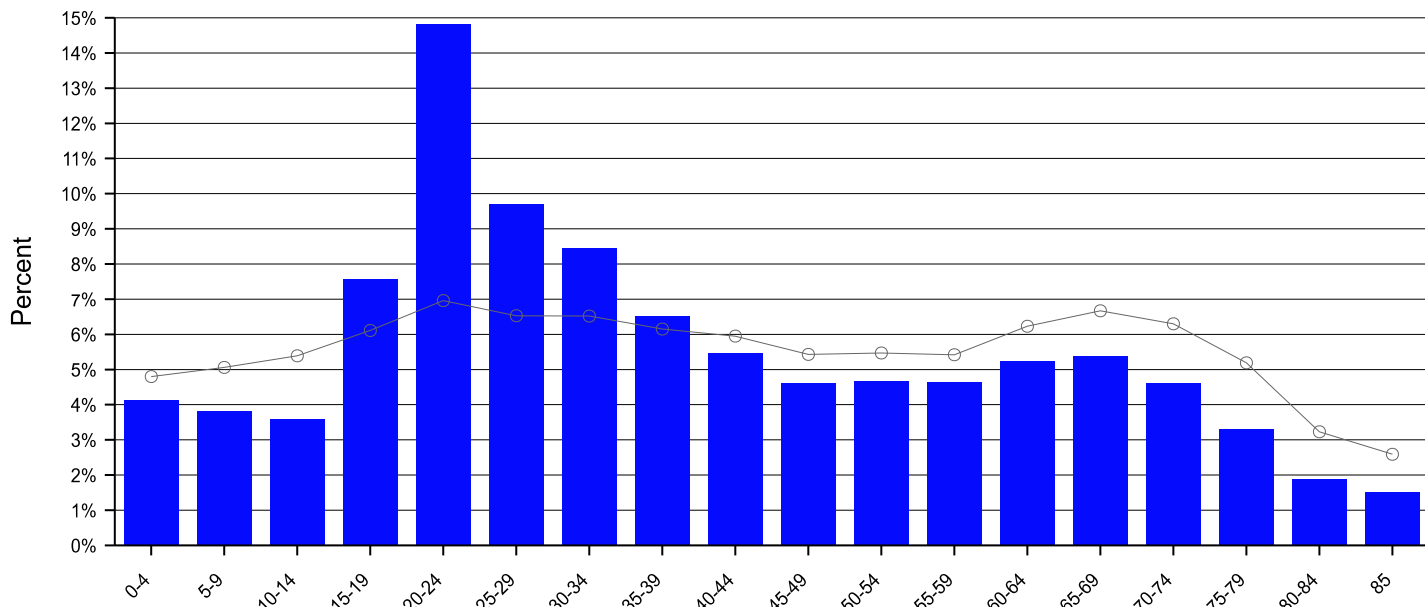
Some College



42%

Degree or Higher

Age Profile



Dots show comparison to

Pima County

2025 Households by income (Esri)

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (4.2%)

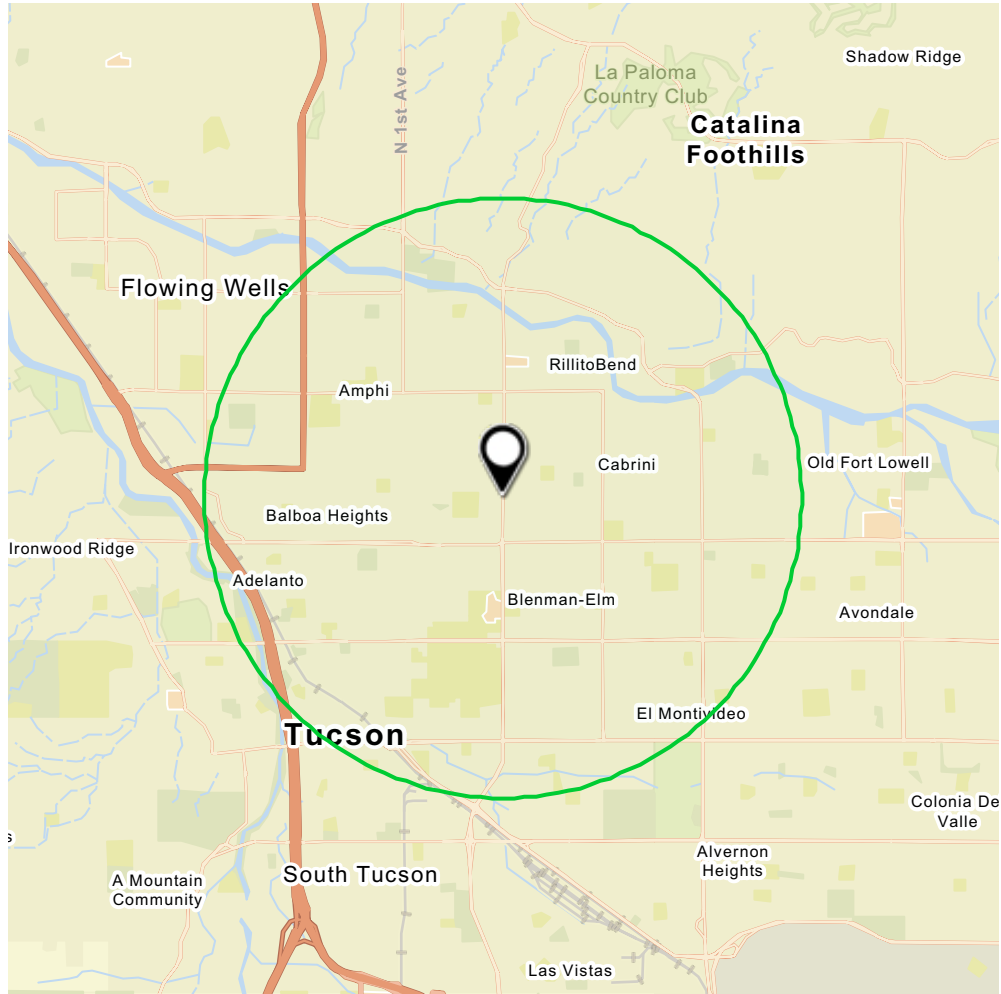
Indicator ▲	Value	Diff
<\$15,000	17.7%	+8.8%
\$15,000 - \$24,999	10.8%	+3.8%
\$25,000 - \$34,999	11.8%	+4.2%
\$35,000 - \$49,999	13.5%	+3.0%
\$50,000 - \$74,999	16.2%	-0.1%
\$75,000 - \$99,999	9.0%	-2.3%
\$100,000 - \$149,999	11.6%	-6.8%
\$150,000 - \$199,999	4.2%	-5.0%
\$200,000+	5.3%	-5.5%

Bars show deviation from

Pima County

Campbell Ave Center

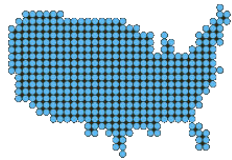
Ring of 3 miles



[Source:](#) Esri. The vintage of the data is 2025.

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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)			10.00%	
Upscale Avenues (L2)			5.55%	
Uptown Individuals (L3)			3.58%	
Family Landscapes (L4)			7.63%	
GenXurban (L5)			11.26%	
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Rustic Outposts (L10)			8.30%	
Midtown Singles (L11)			6.16%	
Hometown (L12)			6.01%	
Next Wave (L13)			3.78%	
Scholars and Patriots (L14)			1.61%	

[learn more...](#)

Key Facts



272,818

2025 Total Population



\$81,558

2025 Average Household Income

37.8

Median Age

127,021

Households

\$392,393

2025 Average Home Value

Education



10%

No HS Diploma



20%

HS Graduate



30%

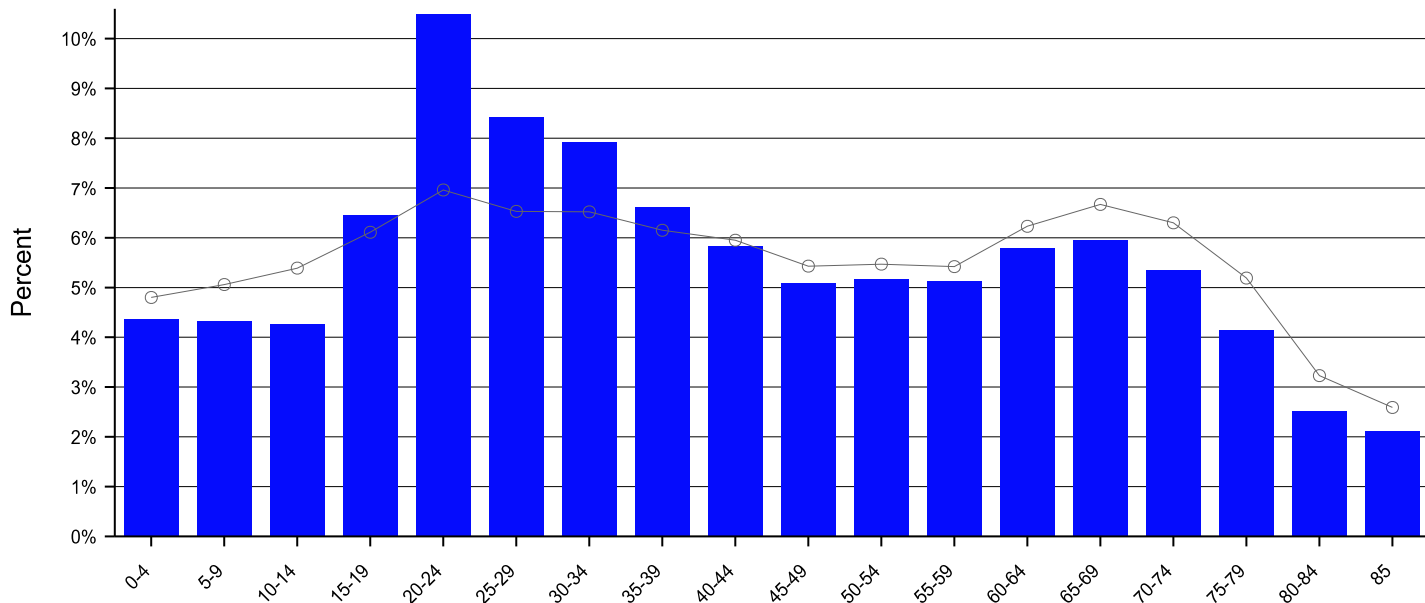
Some College



40%

Degree or Higher

Age Profile



Dots show comparison to

Pima County

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$150,000 - \$199,999 (5.5%)

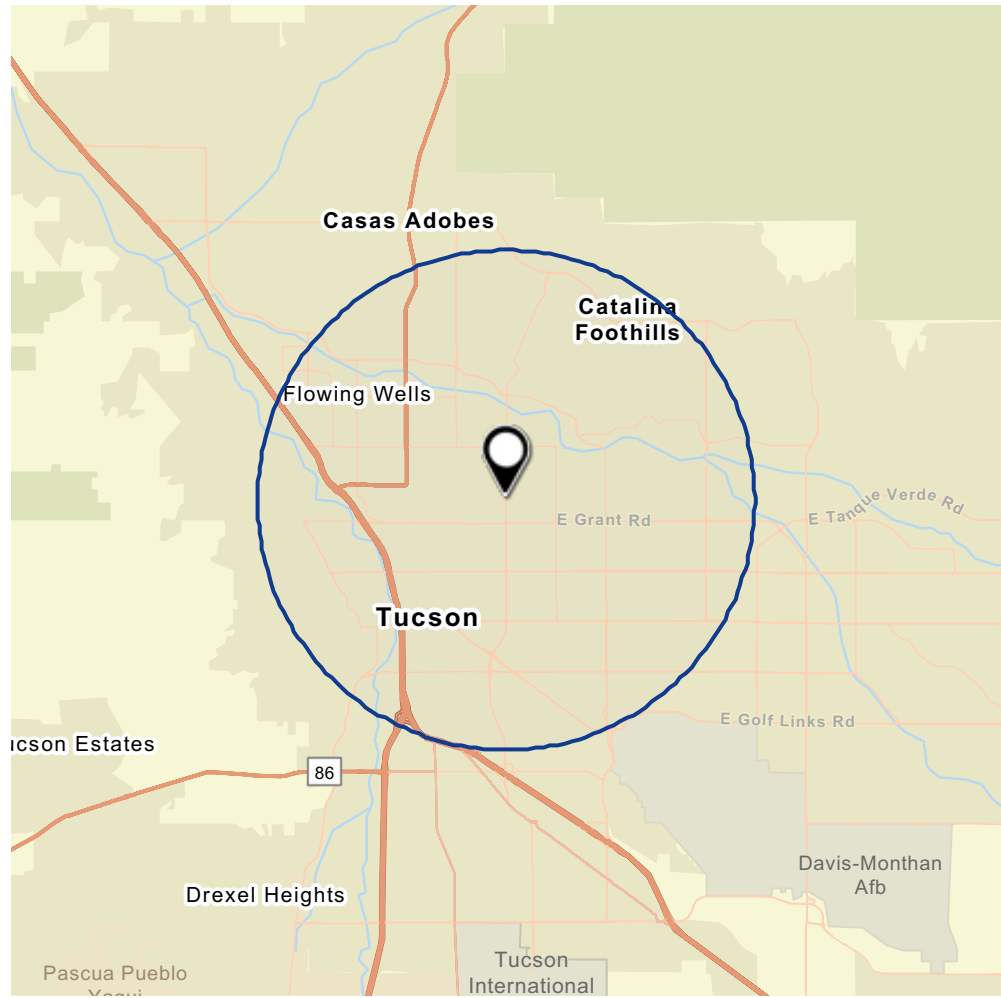
Indicator ▲	Value	Diff
<\$15,000	14.8%	+5.9%
\$15,000 - \$24,999	9.6%	+2.6%
\$25,000 - \$34,999	10.1%	+2.5%
\$35,000 - \$49,999	12.5%	+2.0%
\$50,000 - \$74,999	17.1%	+0.8%
\$75,000 - \$99,999	9.7%	-1.6%
\$100,000 - \$149,999	13.1%	-5.3%
\$150,000 - \$199,999	5.5%	-3.7%
\$200,000+	7.5%	-3.3%

Bars show deviation from

Pima County

Campbell Ave Center

Ring of 5 miles



[Source:](#) Esri. The vintage of the data is 2025.

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