



COMMERCIAL RETAIL ADVISORS, LLC

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EL CAMPO CENTER



Property Description

Location: 3000 E. 22nd Street
SWC of 22nd Street & Country Club Road
Tucson, AZ

Space Available: ±1,461 SF New Shop Space
± 4,500 SF Proposed PAD Building (GL or BTS)

Lease Rate: Please call broker for price.

Triple Net Expenses: \$4.00/SF/YR (estimated)

Zoning: C-1

Demographic Highlights

| 2025 Estimates | 1 MI | 3 MI | 5 MI |
|--------------------|----------|----------|----------|
| Population: | 10,633 | 100,023 | 302,621 |
| Households: | 4,371 | 42,768 | 130,444 |
| Average HH Income: | \$73,138 | \$75,223 | \$71,021 |

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010 and 2020)

Highlights

- ◆ Anchored by a successful Food City and Family Dollar.
- ◆ Located in the heart of Tucson.
- ◆ The center has been redeveloped with new shop space available.
- ◆ 22nd Street is a major east/west arterial connecting Tucson's eastside residents to Aviation Parkway, Interstate 10 and Downtown Tucson.
- ◆ Close proximity to Randolph and Reid Parks, which is one of Tucson's most popular recreation destinations.

Traffic Count

22nd Street: 46,362 VPD (2024)

Country Club Road: 13,647 VPD (2024)

Total: 60,009 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



| # | Tenant | Address | SF |
|---|---------------------------|------------------------------|-------|
| 1 | Culture Connects Studio | 3000 E. 22nd Street, Ste 101 | 1,276 |
| 2 | Perfect Eyebrow Threading | 3000 E. 22nd Street, Ste 111 | 951 |
| 3 | AVAILABLE | 3000 E. 22nd Street, Ste 121 | 1,461 |
| 4 | Family Dollar | 3000 E. 22nd Street, Ste 151 | 9,077 |

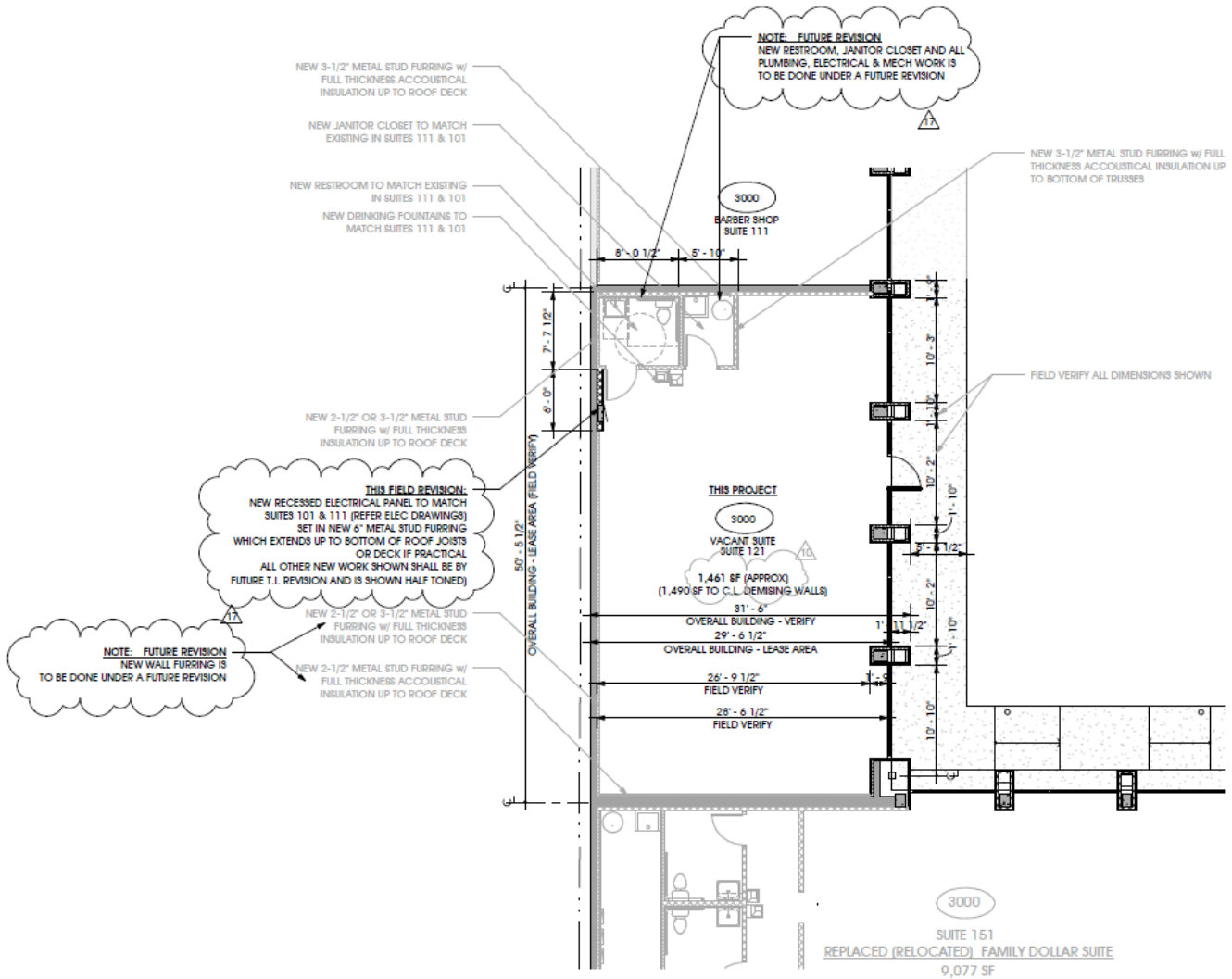
| # | Tenant | Address | SF |
|------------|---------------------------------------|---------------------|---------|
| 5 | Cricket Wireless | 3022 E. 22nd Street | 1,776 |
| 6 | Coin Laundry | 3024 E. 22nd Street | 2,025 |
| 7 | Food City | 3030 E. 22nd Street | 18,122 |
| 8 | PAD AVAILABLE (ground lease or BTS) | Proposed Building C | ± 4,500 |
| TOTAL GLA: | | | 34,688 |

El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



NEW SUITE 121 - FLOOR PLAN (REVISED)

1/8" = 1'-0"

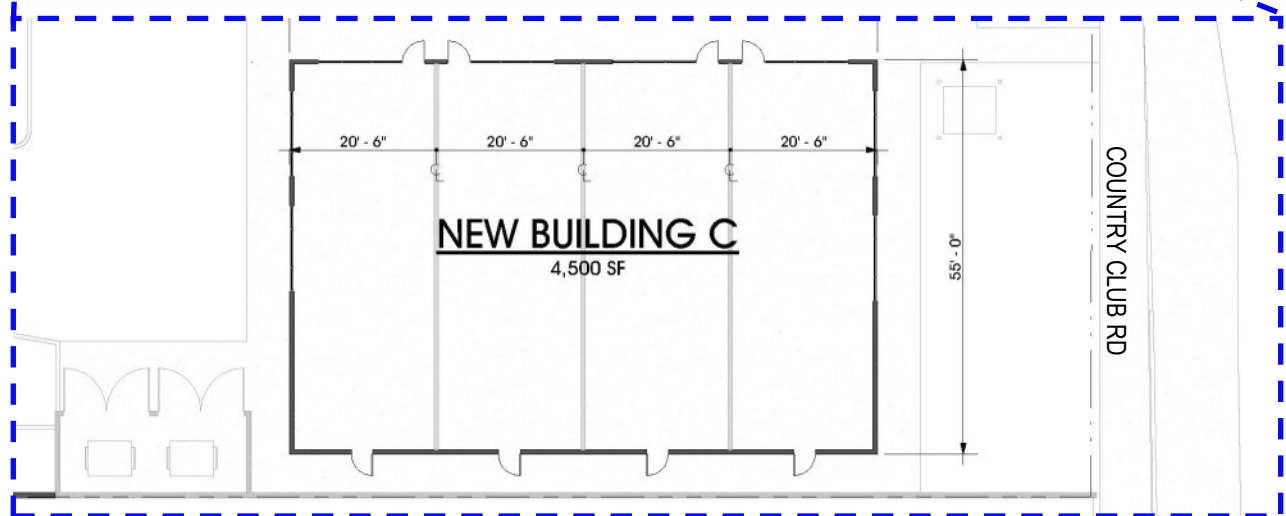
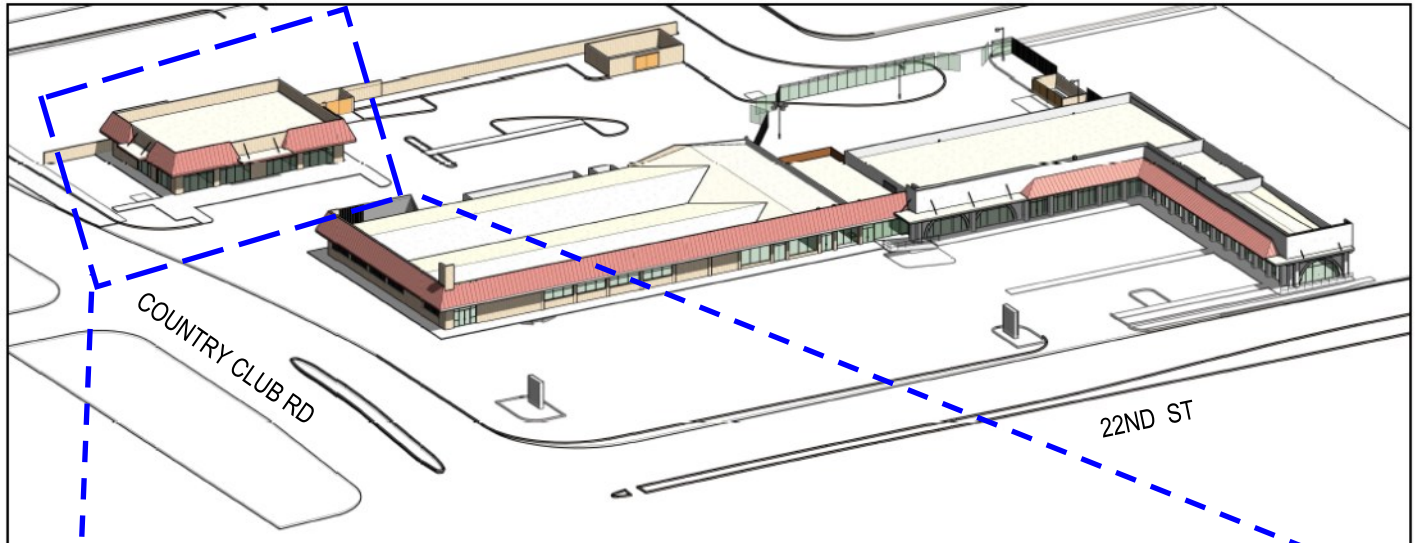
El Campo Center

Tucson, Arizona



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Proposed New Building C



① NORTH ELEVATION - BUILDING C
1/16" = 1'-0"



② EAST ELEVATION - BUILDING C
1/16" = 1'-0"



③ SOUTH ELEVATION - BUILDING C
1/16" = 1'-0"



④ WEST ELEVATION - BUILDING C
1/16" = 1'-0"

Site Map

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
Rings: 1, 3, 5 mile radii

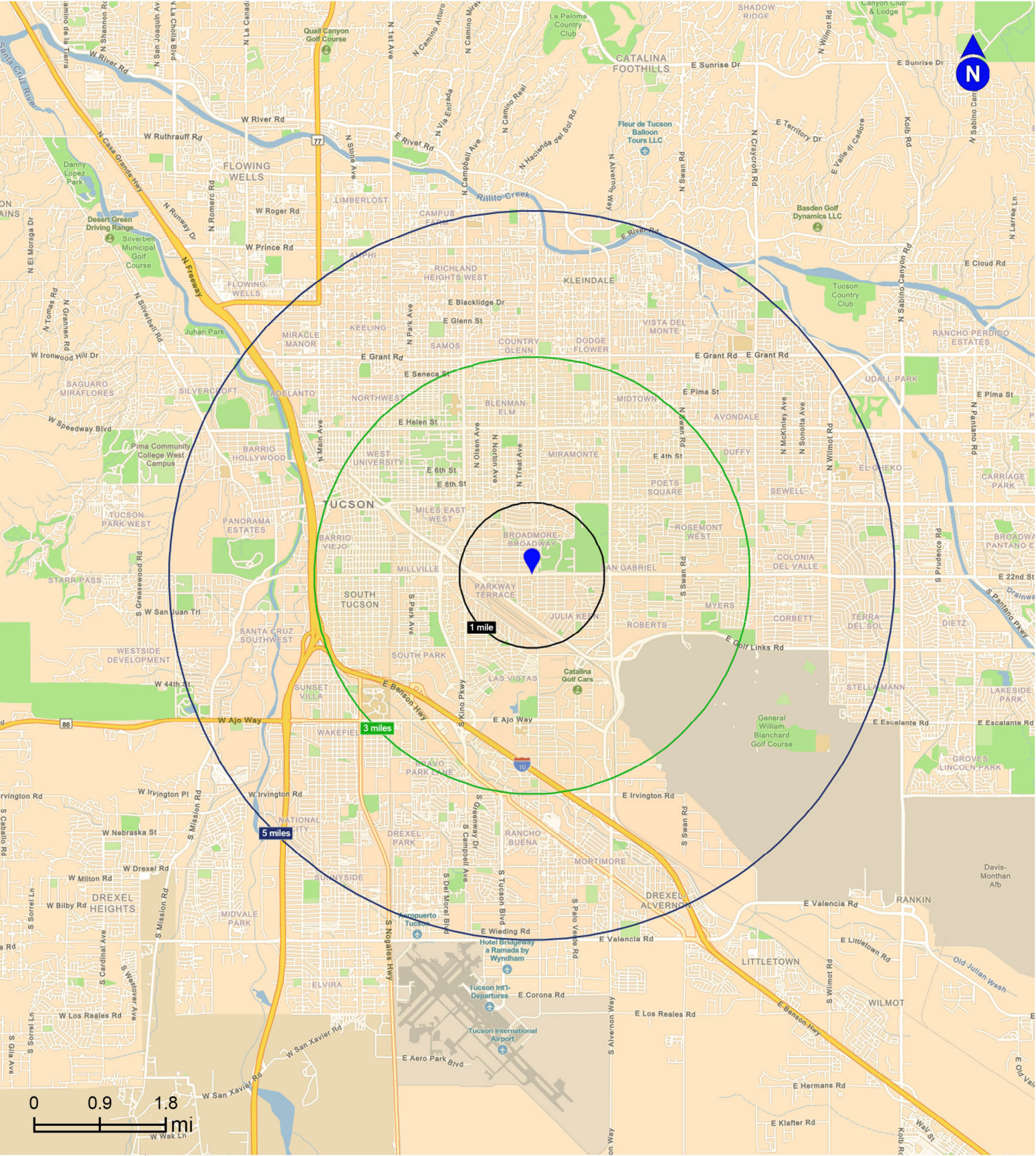


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Prepared by



THE SCIENCE OF WHERE™



Executive Summary

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
Rings: 1, 3, 5 mile radii



| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 10,844 | 99,324 | 306,509 |
| 2020 Population | 10,508 | 98,787 | 302,621 |
| 2025 Population | 10,633 | 100,023 | 302,484 |
| 2030 Population | 10,590 | 101,518 | 303,844 |
| 2010-2020 Annual Rate | -0.31% | -0.05% | -0.13% |
| 2020-2025 Annual Rate | 0.23% | 0.24% | -0.01% |
| 2025-2030 Annual Rate | -0.08% | 0.30% | 0.09% |

| Age | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 41.6 | 33.4 | 35.8 |
| U.S. median age is 39.1 | | | |

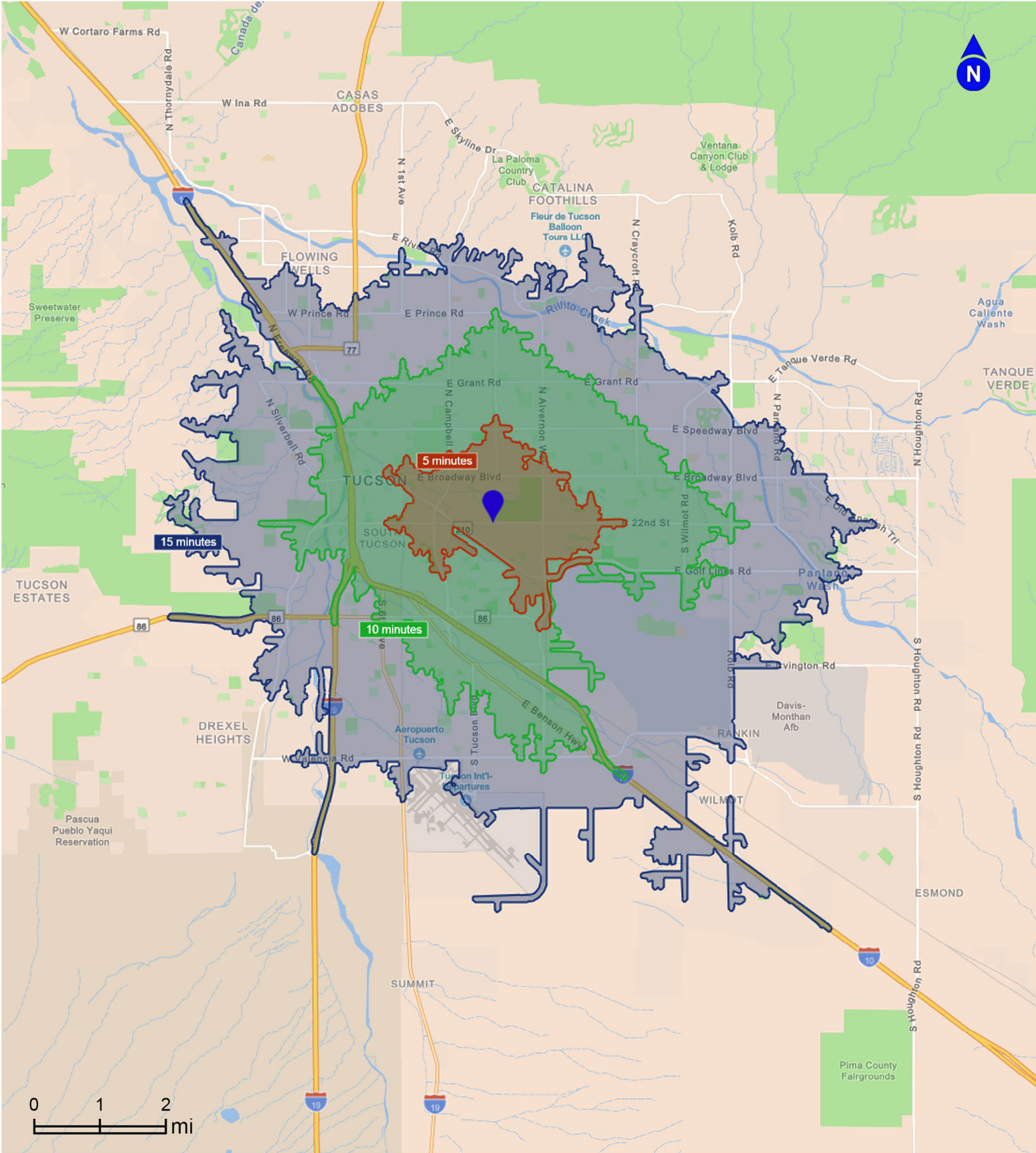
| Race and Ethnicity | | | |
|------------------------|-------|-------|-------|
| White Alone | 43.4% | 53.2% | 48.9% |
| Black Alone | 4.0% | 6.1% | 5.8% |
| American Indian Alone | 3.7% | 3.3% | 3.6% |
| Asian Alone | 2.2% | 4.0% | 3.1% |
| Pacific Islander Alone | 0.1% | 0.3% | 0.3% |
| Some Other Race Alone | 21.0% | 15.4% | 18.8% |
| Two or More Races | 25.5% | 17.7% | 19.4% |
| Hispanic Origin | 59.3% | 40.8% | 48.0% |
| Diversity Index | 84.4 | 82.2 | 84.1 |

| Households | | | |
|-----------------------------|-------|--------|---------|
| 2010 Total Households | 4,233 | 39,233 | 120,229 |
| 2020 Total Households | 4,304 | 40,991 | 126,358 |
| 2025 Total Households | 4,371 | 42,768 | 130,444 |
| 2030 Total Households | 4,434 | 44,199 | 133,451 |
| 2010-2020 Annual Rate | 0.17% | 0.44% | 0.50% |
| 2020-2025 Annual Rate | 0.29% | 0.81% | 0.61% |
| 2025-2030 Annual Rate | 0.29% | 0.66% | 0.46% |
| 2025 Average Household Size | 2.42 | 2.14 | 2.21 |
| Wealth Index | 53 | 53 | 48 |

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|----------|
| 2025 Percent of Income for Mortgage | 23.4% | 38.9% | 35.8% |
| Median Household Income | | | |
| 2025 Median Household Income | \$59,856 | \$52,989 | \$50,651 |
| 2030 Median Household Income | \$64,750 | \$60,015 | \$57,951 |
| 2025-2030 Annual Rate | 1.58% | 2.52% | 2.73% |
| Average Household Income | | | |
| 2025 Average Household Income | \$73,138 | \$75,223 | \$71,021 |
| 2030 Average Household Income | \$81,408 | \$83,891 | \$80,239 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$30,122 | \$32,336 | \$30,766 |
| 2030 Per Capita Income | \$34,115 | \$36,700 | \$35,384 |
| 2025-2030 Annual Rate | 2.52% | 2.56% | 2.84% |
| Income Equality | | | |
| 2025 Gini Index | 40.2 | 49.5 | 48.3 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 44.2 | 41.2 | 40.4 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 100 | 61 | 66 |
| 2010 Total Housing Units | 4,654 | 44,169 | 135,853 |
| 2010 Owner Occupied Hus (%) | 70.1% | 42.0% | 43.7% |
| 2010 Renter Occupied Hus (%) | 29.9% | 58.0% | 56.3% |
| 2010 Vacant Housing Units (%) | 9.1% | 11.2% | 11.5% |
| 2020 Housing Units | 4,630 | 45,884 | 139,025 |
| 2020 Owner Occupied HUs (%) | 69.5% | 41.0% | 41.7% |
| 2020 Renter Occupied HUs (%) | 30.5% | 59.0% | 58.3% |
| Vacant Housing Units | 7.6% | 10.7% | 9.1% |
| 2025 Housing Units | 4,647 | 47,555 | 142,346 |
| Owner Occupied Housing Units | 72.8% | 44.3% | 46.1% |
| Renter Occupied Housing Units | 27.2% | 55.7% | 53.9% |
| Vacant Housing Units | 5.9% | 10.1% | 8.4% |
| 2030 Total Housing Units | 4,679 | 48,789 | 145,480 |
| 2030 Owner Occupied Housing Units | 3,410 | 20,830 | 66,187 |
| 2030 Renter Occupied Housing Units | 1,024 | 23,369 | 67,264 |
| 2030 Vacant Housing Units | 245 | 4,590 | 12,029 |

Site Map

El Campo Center 2
3000 E 22nd St, Tucson, Arizona, 85713
Drive time: 5, 10, 15 minute radii



Executive Summary

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
Drive time: 5, 10, 15 minute radii



| Population | 5 minutes | 10 minutes | 15 minutes |
|-----------------------|-----------|------------|------------|
| 2010 Population | 31,077 | 184,011 | 420,048 |
| 2020 Population | 30,578 | 180,930 | 422,855 |
| 2025 Population | 31,079 | 182,298 | 422,435 |
| 2030 Population | 31,463 | 184,296 | 424,499 |
| 2010-2020 Annual Rate | -0.16% | -0.17% | 0.07% |
| 2020-2025 Annual Rate | 0.31% | 0.14% | -0.02% |
| 2025-2030 Annual Rate | 0.25% | 0.22% | 0.10% |

| Age | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 38.1 | 35.0 | 36.3 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | | | |
|------------------------|-------|-------|-------|
| White Alone | 50.0% | 51.2% | 49.7% |
| Black Alone | 5.7% | 6.2% | 5.9% |
| American Indian Alone | 3.3% | 3.2% | 3.3% |
| Asian Alone | 3.3% | 3.5% | 3.2% |
| Pacific Islander Alone | 0.2% | 0.3% | 0.3% |
| Some Other Race Alone | 16.9% | 17.1% | 18.0% |
| Two or More Races | 20.6% | 18.4% | 19.6% |
| Hispanic Origin | 45.8% | 44.0% | 47.3% |
| Diversity Index | 83.6 | 83.2 | 83.8 |

| Households | | | |
|-----------------------------|--------|--------|---------|
| 2010 Total Households | 12,769 | 72,397 | 166,672 |
| 2020 Total Households | 13,423 | 75,297 | 176,561 |
| 2025 Total Households | 14,042 | 78,217 | 182,200 |
| 2030 Total Households | 14,512 | 80,482 | 186,402 |
| 2010-2020 Annual Rate | 0.50% | 0.39% | 0.58% |
| 2020-2025 Annual Rate | 0.86% | 0.73% | 0.60% |
| 2025-2030 Annual Rate | 0.66% | 0.57% | 0.46% |
| 2025 Average Household Size | 2.18 | 2.19 | 2.23 |
| Wealth Index | 60 | 50 | 51 |

| Mortgage Income | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------------|-----------|------------|------------|
| 2025 Percent of Income for Mortgage | 35.4% | 37.5% | 33.5% |
| Median Household Income | | | |
| 2025 Median Household Income | \$56,455 | \$52,189 | \$52,528 |
| 2030 Median Household Income | \$63,247 | \$59,989 | \$60,378 |
| 2025-2030 Annual Rate | 2.30% | 2.82% | 2.82% |
| Average Household Income | | | |
| 2025 Average Household Income | \$79,683 | \$73,377 | \$72,895 |
| 2030 Average Household Income | \$88,650 | \$82,705 | \$82,643 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$35,988 | \$31,564 | \$31,576 |
| 2030 Per Capita Income | \$40,878 | \$36,201 | \$36,426 |
| 2025-2030 Annual Rate | 2.58% | 2.78% | 2.90% |
| Income Equality | | | |
| 2025 Gini Index | 48.4 | 48.7 | 47.5 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 42.8 | 41.2 | 41.3 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 67 | 63 | 71 |
| 2010 Total Housing Units | 14,539 | 81,592 | 188,679 |
| 2010 Owner Occupied Hus (%) | 51.5% | 44.0% | 47.3% |
| 2010 Renter Occupied Hus (%) | 48.5% | 56.0% | 52.7% |
| 2010 Vacant Housing Units (%) | 12.2% | 11.3% | 11.7% |
| 2020 Housing Units | 14,910 | 83,662 | 193,969 |
| 2020 Owner Occupied HUs (%) | 50.1% | 42.8% | 45.4% |
| 2020 Renter Occupied HUs (%) | 49.9% | 57.3% | 54.6% |
| Vacant Housing Units | 9.9% | 9.8% | 9.0% |
| 2025 Housing Units | 15,552 | 86,309 | 198,340 |
| Owner Occupied Housing Units | 52.8% | 46.6% | 49.9% |
| Renter Occupied Housing Units | 47.2% | 53.4% | 50.1% |
| Vacant Housing Units | 9.7% | 9.4% | 8.1% |
| 2030 Total Housing Units | 15,916 | 88,532 | 202,650 |
| 2030 Owner Occupied Housing Units | 8,081 | 40,131 | 99,554 |
| 2030 Renter Occupied Housing Units | 6,431 | 40,352 | 86,848 |
| 2030 Vacant Housing Units | 1,404 | 8,050 | 16,248 |