



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

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)



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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.

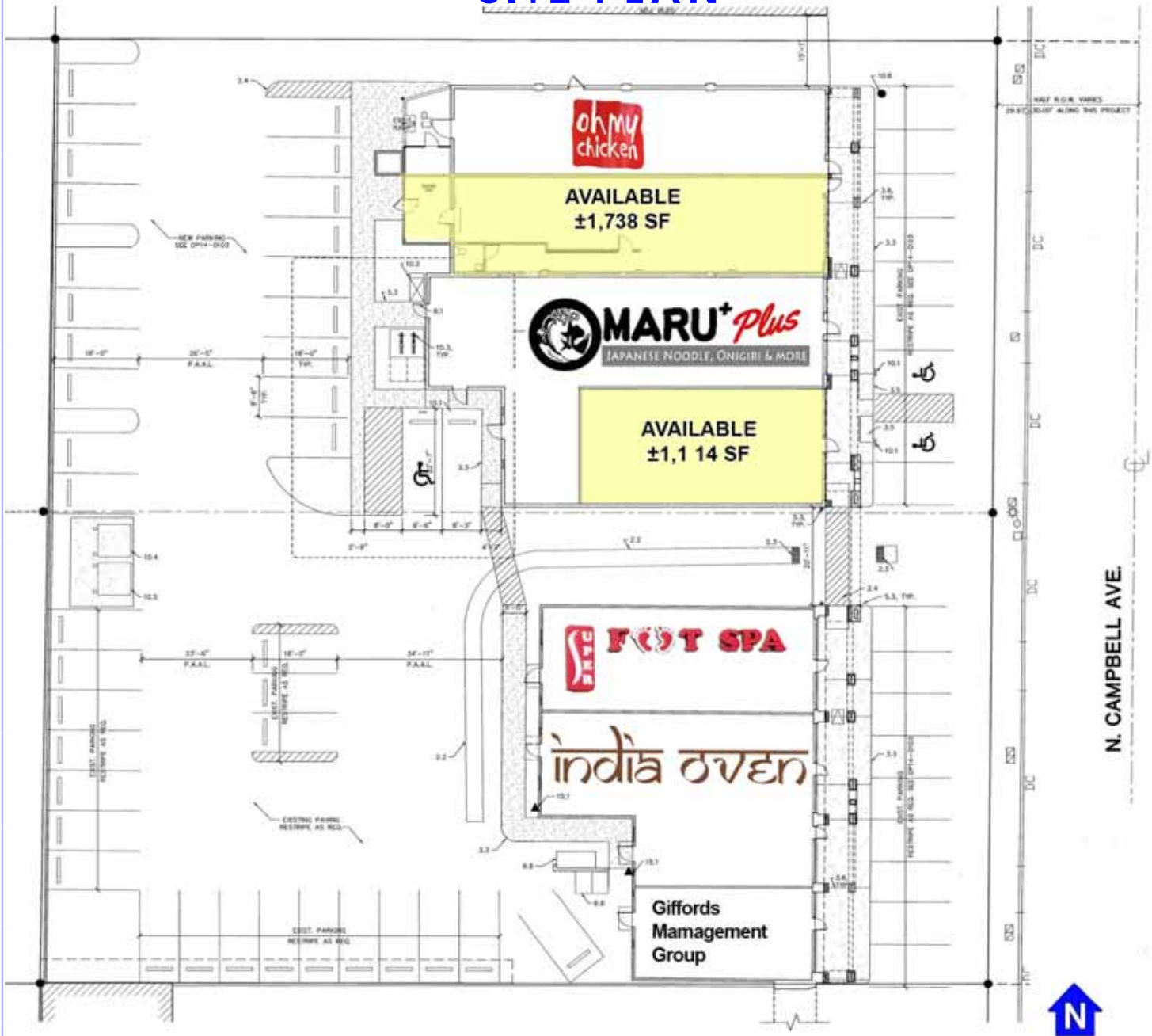
Campbell Ave Center

Tucson, Arizona



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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



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2737 N. CAMPBELL



2747 N. CAMPBELL

