



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: \$5.56/SF/YR (estimated)

Zoning: C-1

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.

Traffic Count

Campbell Avenue: 32,229 VPD (2022)

Glenn Street 10,223 VPD (2022)

Total: 42,452 VPD

(Source: Pima Association of Governments 2012)

Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	15,340	136,314	273,649
Households:	7,648	63,452	124,105
Average HH Income:	\$76,718	\$64,540	\$71,772
Daytime Employees:	9,195	136,314	273,649

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



For information, contact :
Craig Finrock, CCIM, CRX, CLS
Designated Broker
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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.

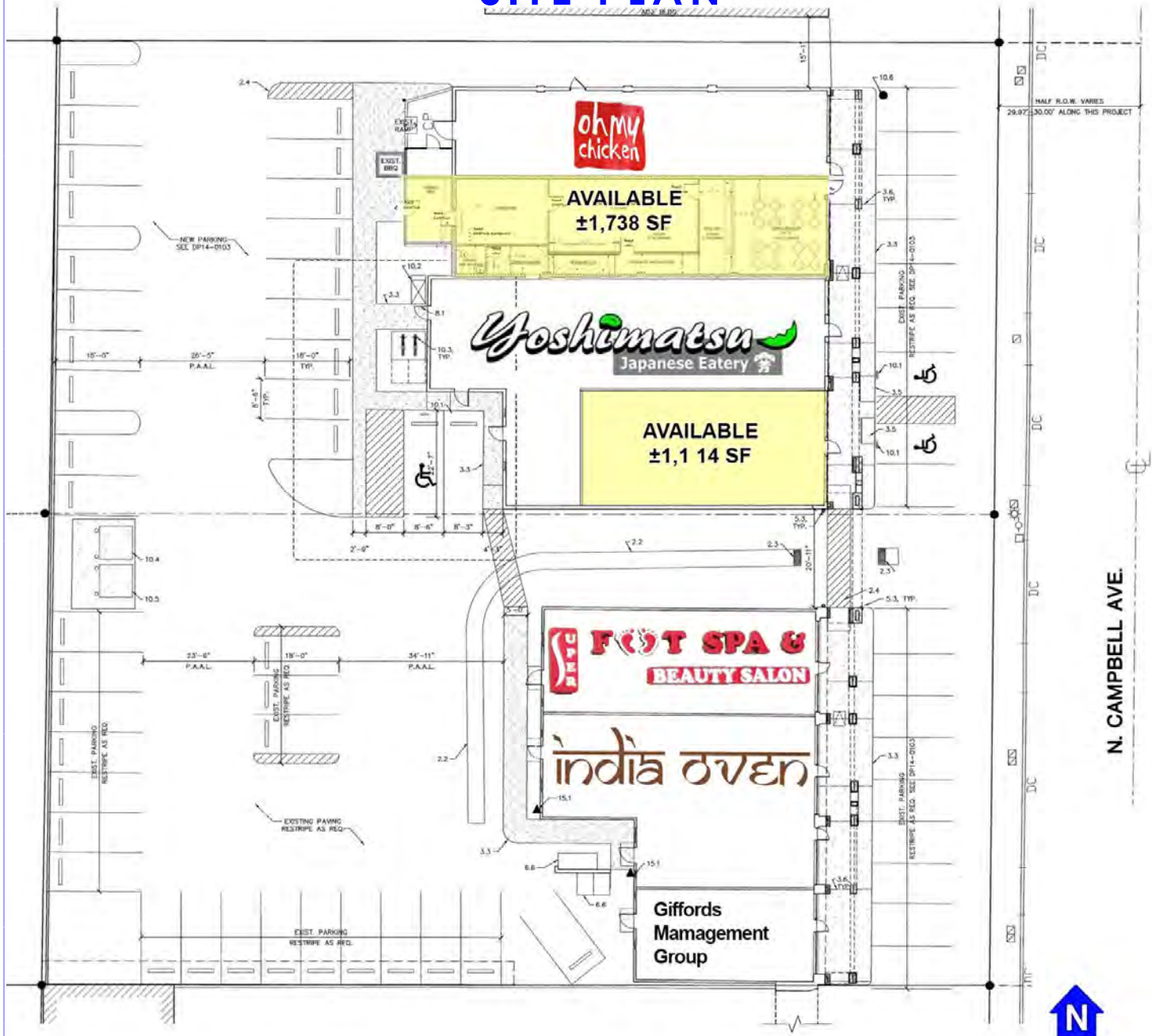
Campbell Ave Center

Tucson, Arizona



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SITE PLAN



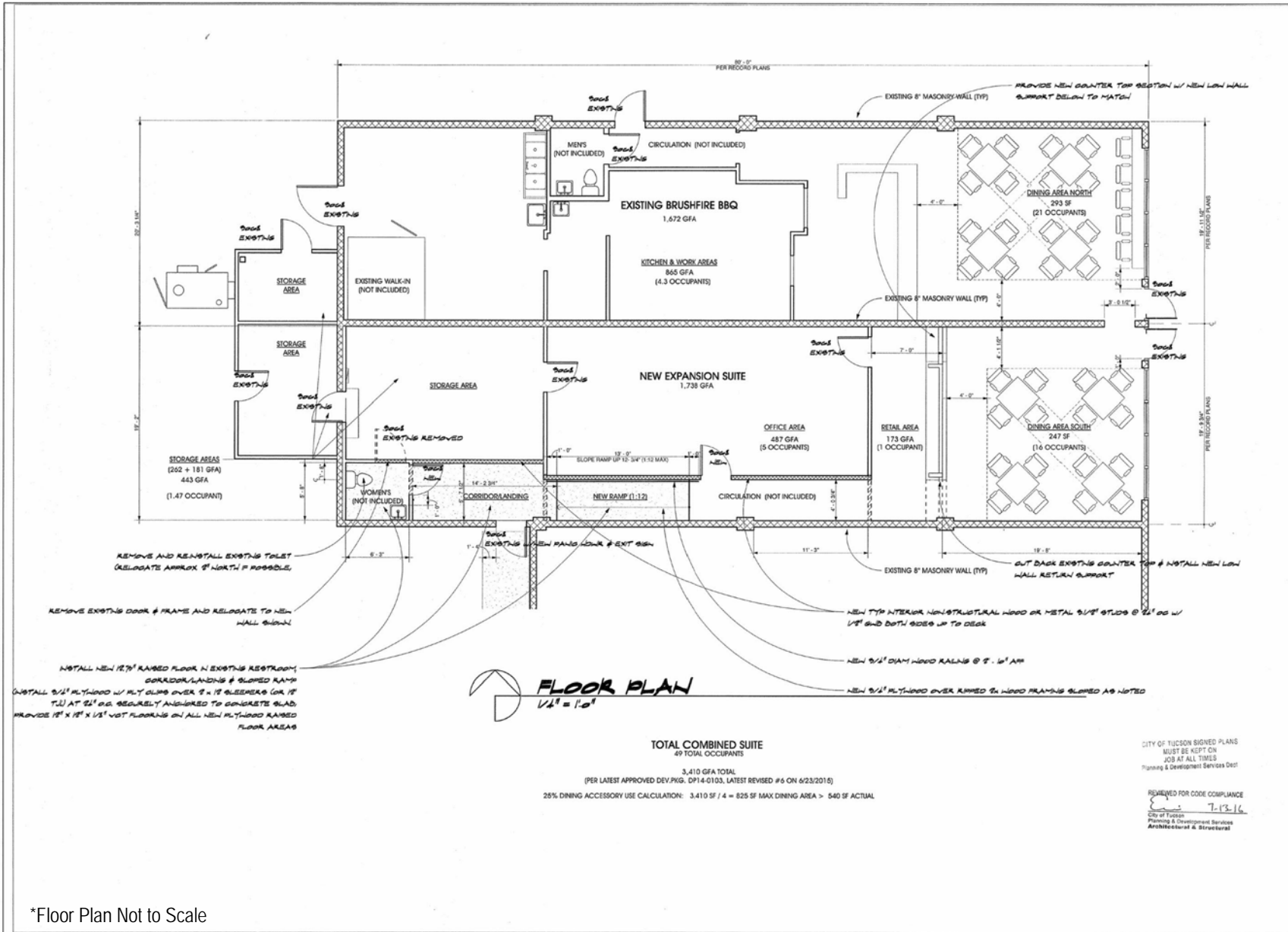
#	Tenant	Address	Asking Base Rent	SF
1	Oh My Chicken	2745 N. Campbell Ave.		1,672
2	AVAILABLE	2743 N. Campbell Ave.	\$16.00/SF/YR	1,738
3	Yoshimatsu	2739 N. Campbell Ave.		1,867
4	AVAILABLE	2737 N. Campbell Ave.	\$16.00/SF/YR	1,114
5	Super Foot Spa & Beauty Salon	2729 N. Campbell Ave.		1,258
6	Indian 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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2745 N. CAMPBELL - FLOOR PLAN



*Floor Plan Not to Scale

Interior Tenant Improvement Remodel for:
BRUSH FIRE BBQ CO.
 2745 N. CAMPBELL AVENUE
 TUCSON, ARIZONA

Steven C. Shell
 ARCHITECT
 20155 STEVEN C. SHELL
 1/10/2016
 Expires 12/31/2016

DATE: 12.14.16
 JOB NO.: 16-107

REVISED		
No.	Description	Date

SHEET
A-3