



COMMERCIAL RETAIL ADVISORS, LLC

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CAMPBELL AVE STRIP CENTER



Property Description

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

Space Available: ± 1,114 SF

Lease Rate: \$16.00/SF/YR

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: 32,039 VPD (2022)

Glenn Street 10,003 VPD (2021)

Total: 42,042 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 :
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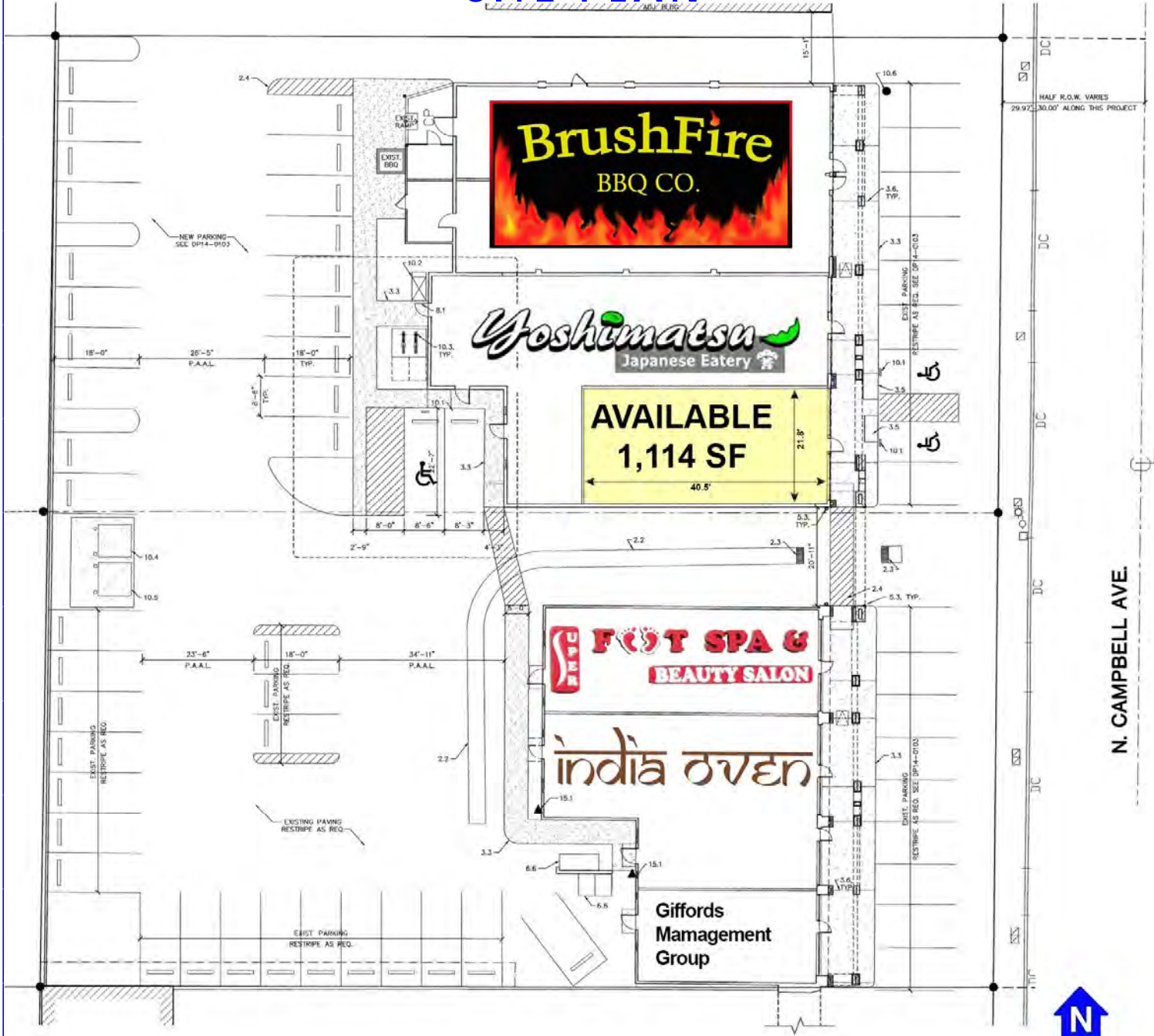
Campbell Ave Strip Center



Tucson, Arizona

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SITE PLAN



#	Tenant	Address	Asking Base Rent	SF
1	Brush Fire BBQ Co.	2745 N. Campbell Ave.		3,256
2	Yoshimatsu	2739 N. Campbell Ave.		1,867
3	AVAILABLE	2737 N. Campbell Ave.	\$16.00/SF/YR	1,114
4	Super Foot Spa & Beauty Salon	2729 N. Campbell Ave.		1,258
5	Indian Oven	2727 N. Campbell Ave.		1,792
6	Giffords Management Group	2723 N. Campbell Ave.		720
TOTAL GLA:				10,007

N. CAMPBELL AVE.