



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



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TRADE AREA



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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

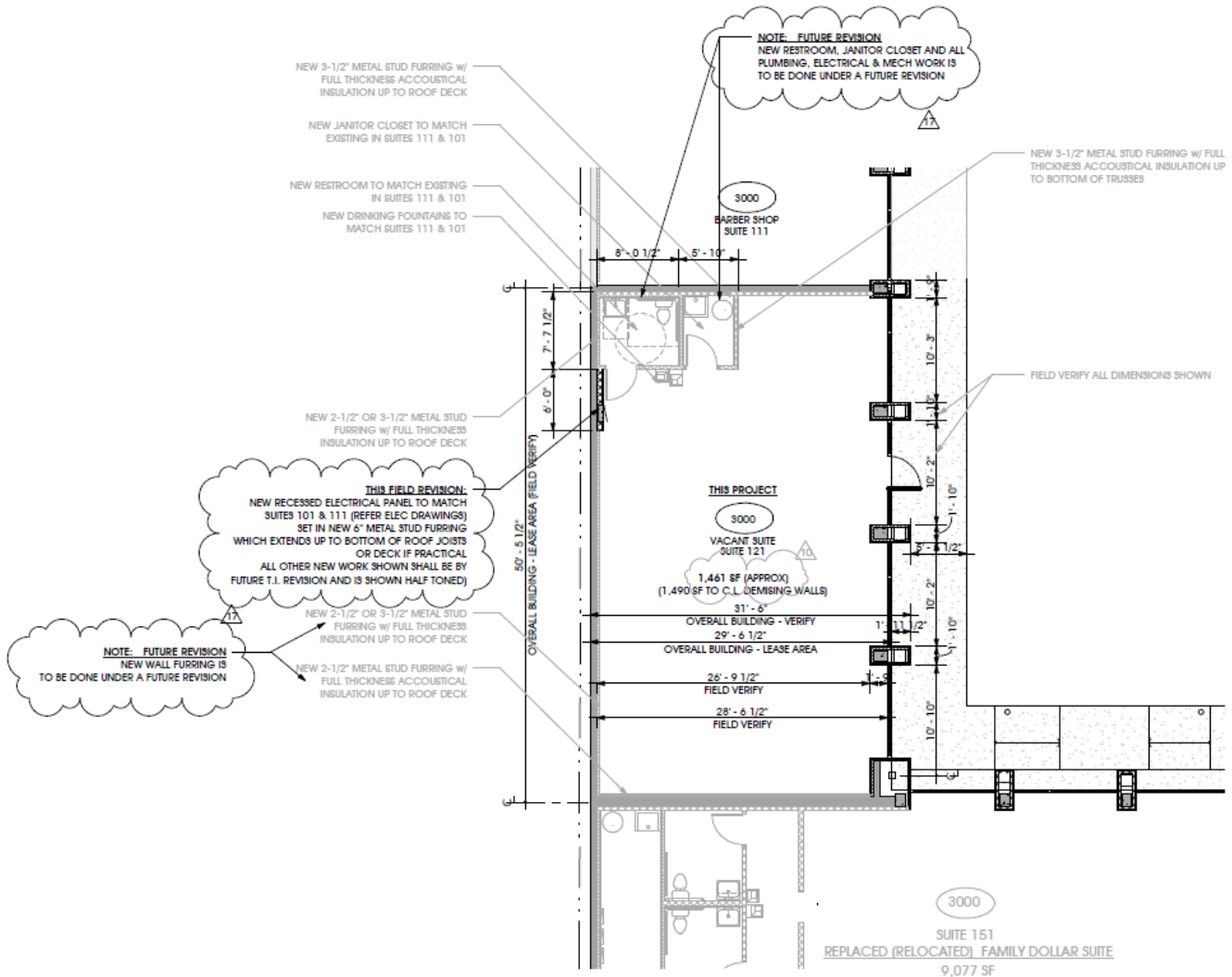
#	Tenant	Address	SF
5	Cricket Wireless	3022 E. 22nd Street	1,776
6	Coin Laundry	3024 E. 22nd Street	2,025
7	Food City	3030 E. 22nd Street	18,122
8	PAD AVAILABLE (ground lease or BTS)	Proposed Building C	± 4,500
TOTAL GLA:			34,688

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NEW SUITE 121 - FLOOR PLAN (REVISED)

1/8" = 1'-0"

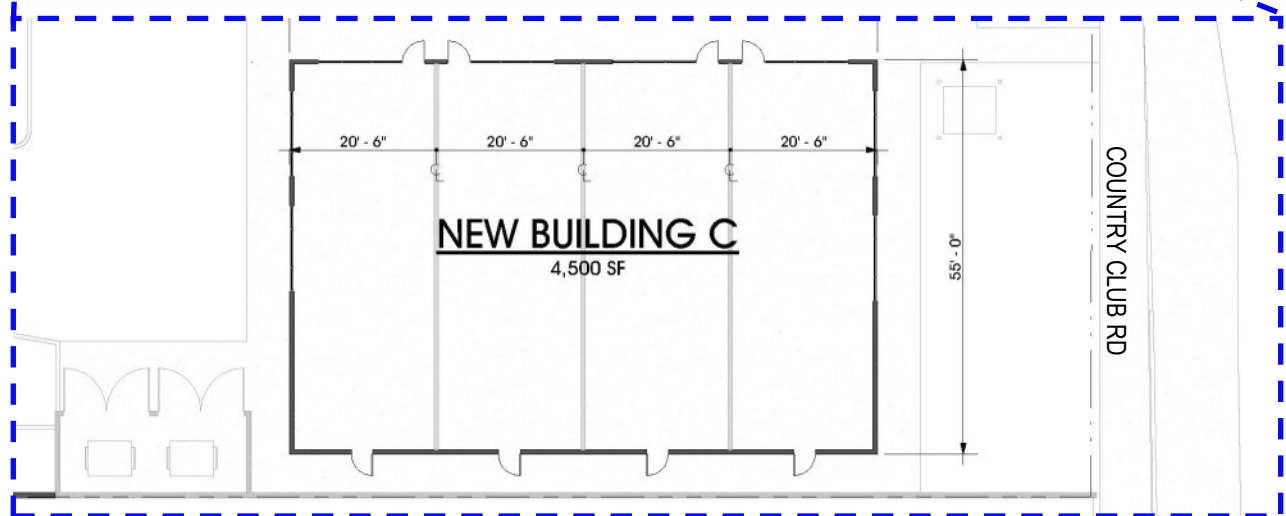
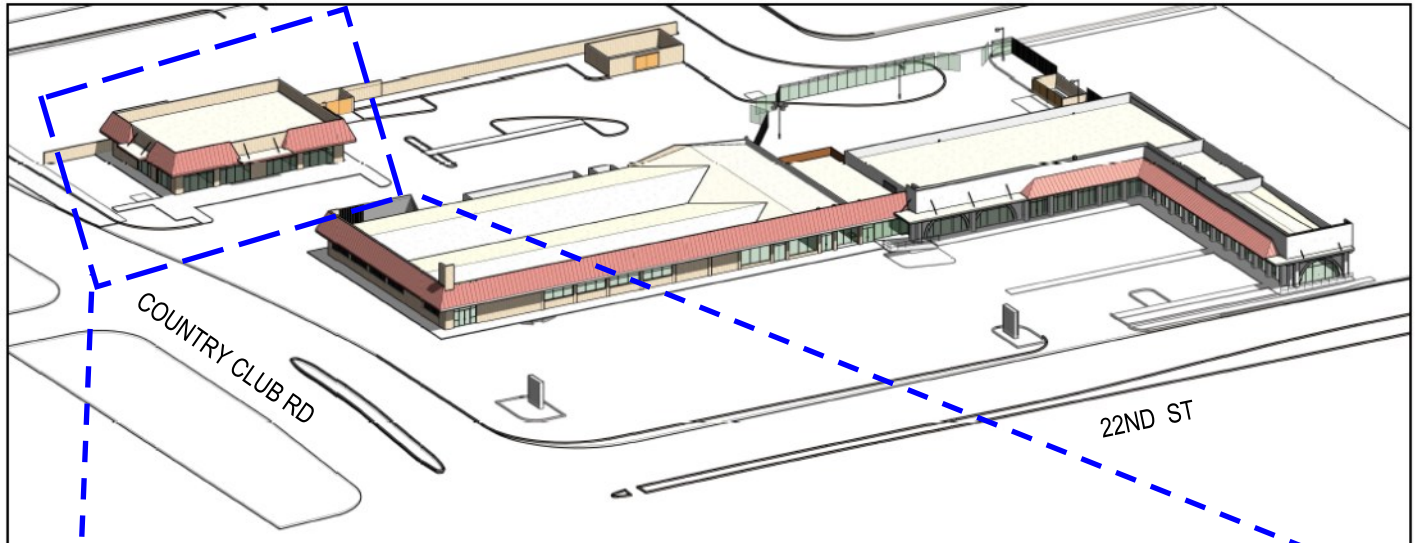
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Proposed New Building C



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"