



**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: See Site Plan on Page 3.

Lease Rate: Please call broker for price.

Triple Net Expenses: \$3.50/SF/YR (estimated)

Zoning: C-1

## Highlights

- ◆ Anchored by a successful Food City and new 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.

## Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population:	10,625	99,354	306,795
Households:	4,269	41,374	128,602
Average HH Income:	\$74,552	\$65,243	\$61,992

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

## Traffic Count

22nd Street:	45,091 VPD (2022)
Country Club Road:	14,817 VPD (2022)
Total:	59,908 VPD

(Source: Pima Association of Governments and ADOT)

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

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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	AVAILABLE	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	AVAILABLE	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
<b>TOTAL GLA:</b>			<b>34,688</b>

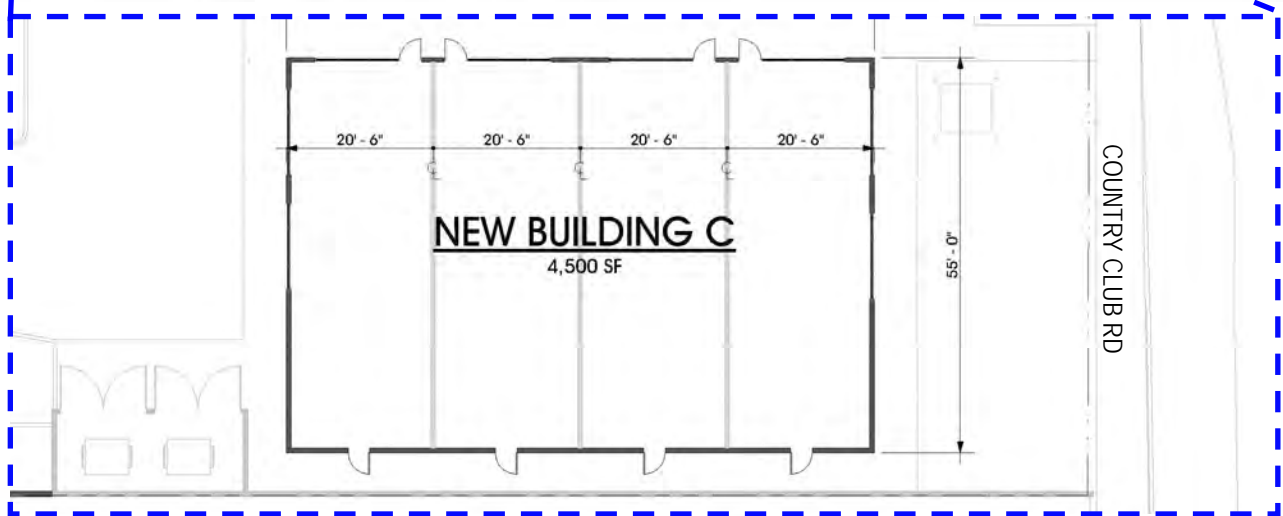
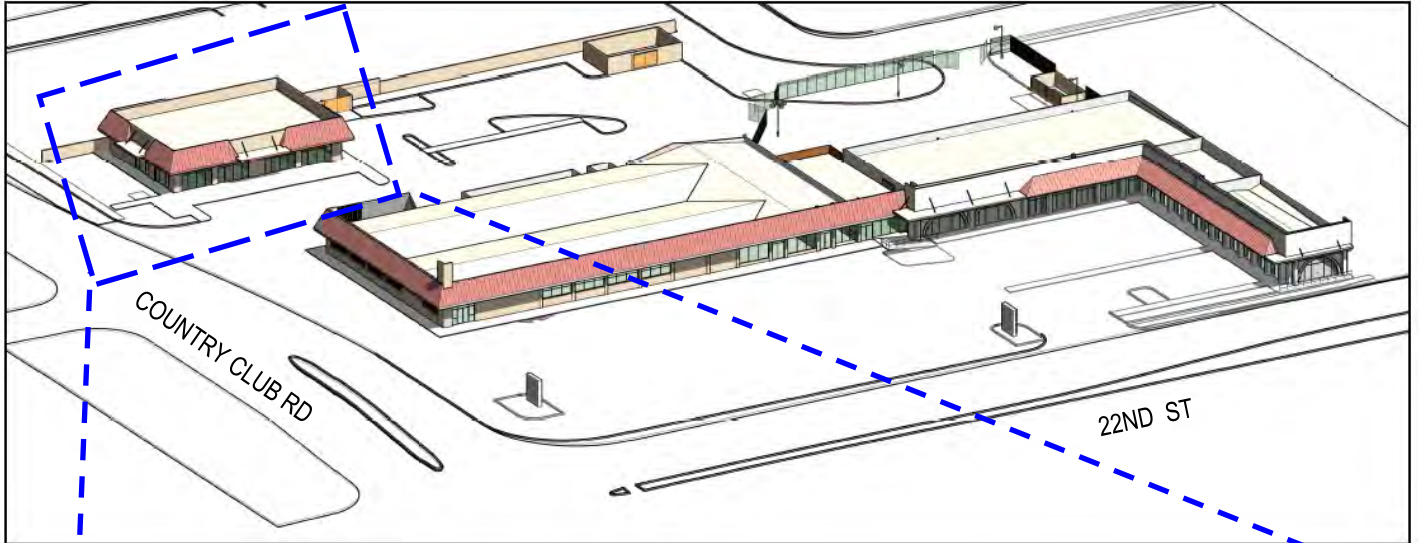
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## Proposed New Building C



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"