



# EL CAMPO CENTER



## Property Description

Location: 3000 E. 22nd Street  
SWC of 22nd Street & Country Club Road  
Tucson, AZ

Spaces Available: See Site Plan on Page 2.

Lease Rates: See Site Plan on Page 2.

Triple Net Expenses: \$3.010/SF/YR (estimated)

Zoning: C-1

## Highlights

- ◆ El Campo Center a successful Food City anchored shopping center located in the heart of town.
- ◆ The center is being redeveloped and is expected to be completed the third quarter of 2019.
- ◆ 22nd Street is a major east/west arterial connecting Tucson's eastside residents to Aviation Parkway, Interstate 10 and Downtown Tucson.
- ◆ Close to Randolph and Reid Parks, which is one of Tucson's most popular recreation destinations.

## Demographic Highlights

2018 Estimates	1 MI	3 MI	5 MI
Population:	11,241	100,461	314,989
Households:	4,322	39,631	123,024
Average HH Income:	\$51,654	\$50,658	\$47,649

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

## Traffic Count

22nd Street:	34,678 VPD (2017)
Country Club Road:	14,167 VPD (2018)
Total:	62,000 VPD

(Source: Pima Association of Governments and ADOT)



For information, contact:  
**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
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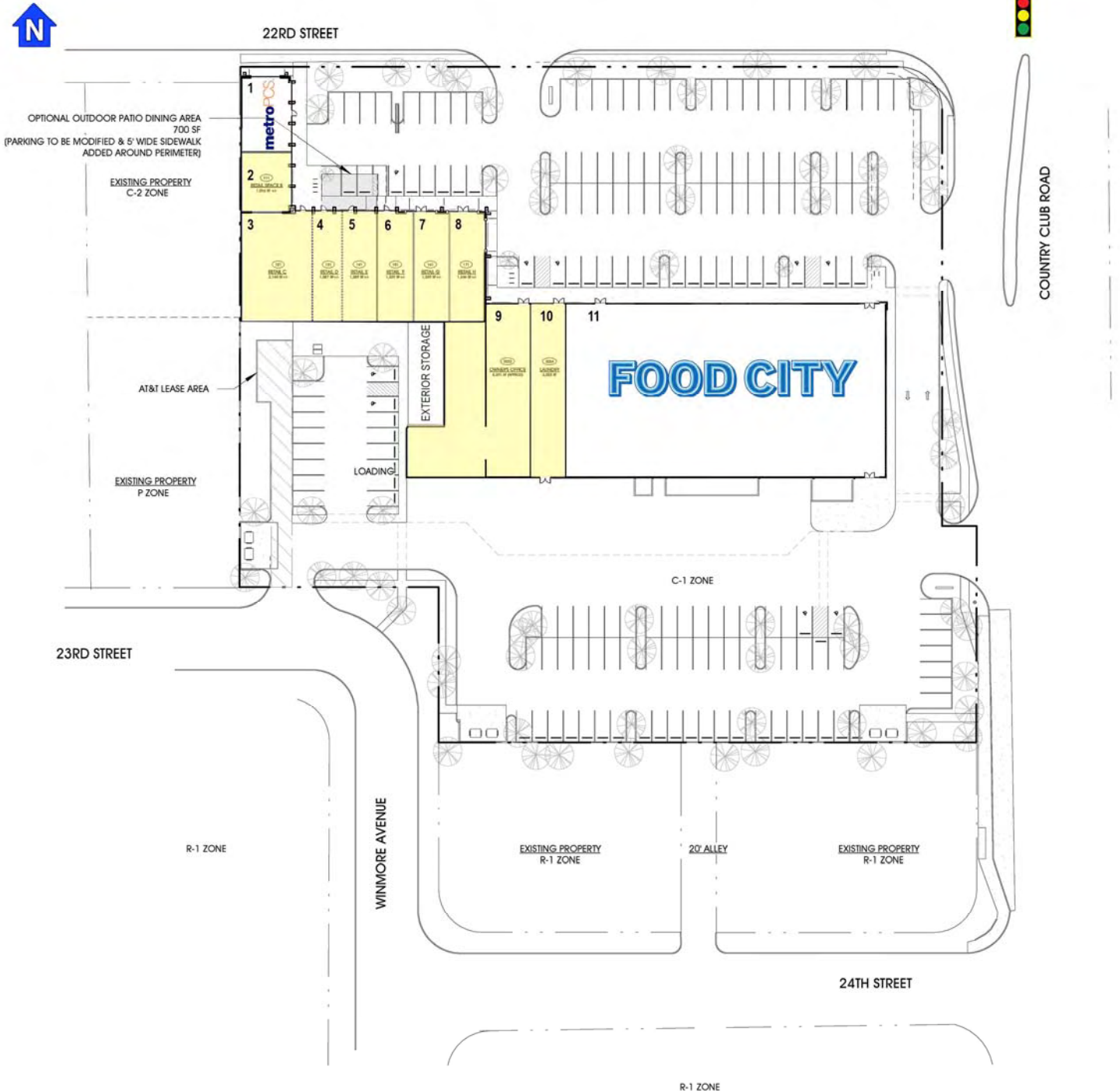
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Tucson, Arizona



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## SITE PLAN



#	Tenant	Address	Asking Base Rent	SF
1	Metro PCS	3000 E. 22nd Street, Ste 101		1,267
2	AVAILABLE	3000 E. 22nd Street, Ste 111	\$14.00/SF/YR	1,016
3	AVAILABLE	3000 E. 22nd Street, Ste 121	\$10.50/SF/YR	2,160
4	AVAILABLE	3000 E. 22nd Street, Ste 131	\$14.00/SF/YR	1,087
5	AVAILABLE	3000 E. 22nd Street, Ste 141	\$14.00/SF/YR	1,289
6	AVAILABLE	3000 E. 22nd Street, Ste 151	\$14.00/SF/YR	1,329

#	Tenant	Address	Asking Base Rent	SF
7	AVAILABLE	3000 E. 22nd Street, Ste 161	\$15.00/SF/YR	1,329
8	AVAILABLE	3010 E. 22nd Street, Ste 171	\$16.00/SF/YR	1,346
9	AVAILABLE	3022 E. 22nd Street	\$11.50/SF/YR	5,391
10	AVAILABLE	3024 E. 22nd Street	\$12.00/SF/YR	2,025
11	Food City	3030 E. 22nd Street		18,122
<b>TOTAL GLA:</b>				<b>36,361</b>

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## TRADE AREA



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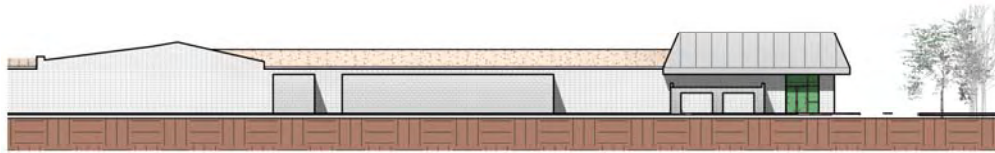
## ELEVATIONS



① PRELIMINARY EAST ELEVATION



② PRELIMINARY NORTH ELEVATION



③ PRELIMINARY SOUTH ELEVATION

