

# THE SHOPS AT CREEKSIDE

SWC SWAN ROAD & CAMP LOWELL DRIVE



For Lease | Retail/Office

WE ARE  
THE CENTER  
OF RETAIL



Available

verizon

verizon

BANK OF AMERICA  
BNP PARIBAS

Indian  
TWIST

3175



Aaron LaPrise / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770  
PICOR.COM

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### AVAILABLE SPACE

±2,463 SF

### LEASE RATE

\$24.00/SF NNN

### NNN CHARGES

\$6.21/SF

### ZONING

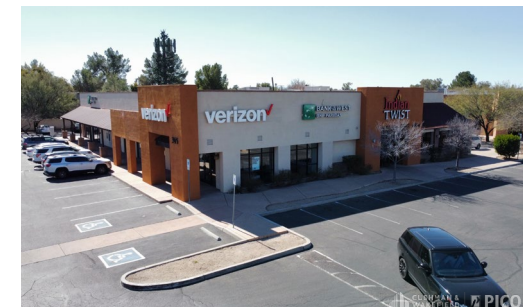
C-1, City of Tucson

### NEIGHBORING TENANTS

Verizon, Bank of the West, Indian Twist, Radiology Ltd., Camp Lowell Surgery Center, Bashas', Subway, Papa Johns & More

### COMMENTS

- Retail/Office space with quality finishes
- Monument Signage Available
- Traffic counts on Swan Road 34,834 VPD (2021), Camp Lowell Drive 25,956 VPD (2021)



### NEIGHBORHOOD DEMOGRAPHICS



1 Mile	10,739	\$78,483	5,729	\$156.24 M
3 Miles	90,642	\$69,483	53,769	\$1.16 B
5 Miles	262,295	\$71,994	138,775	\$3.18 B

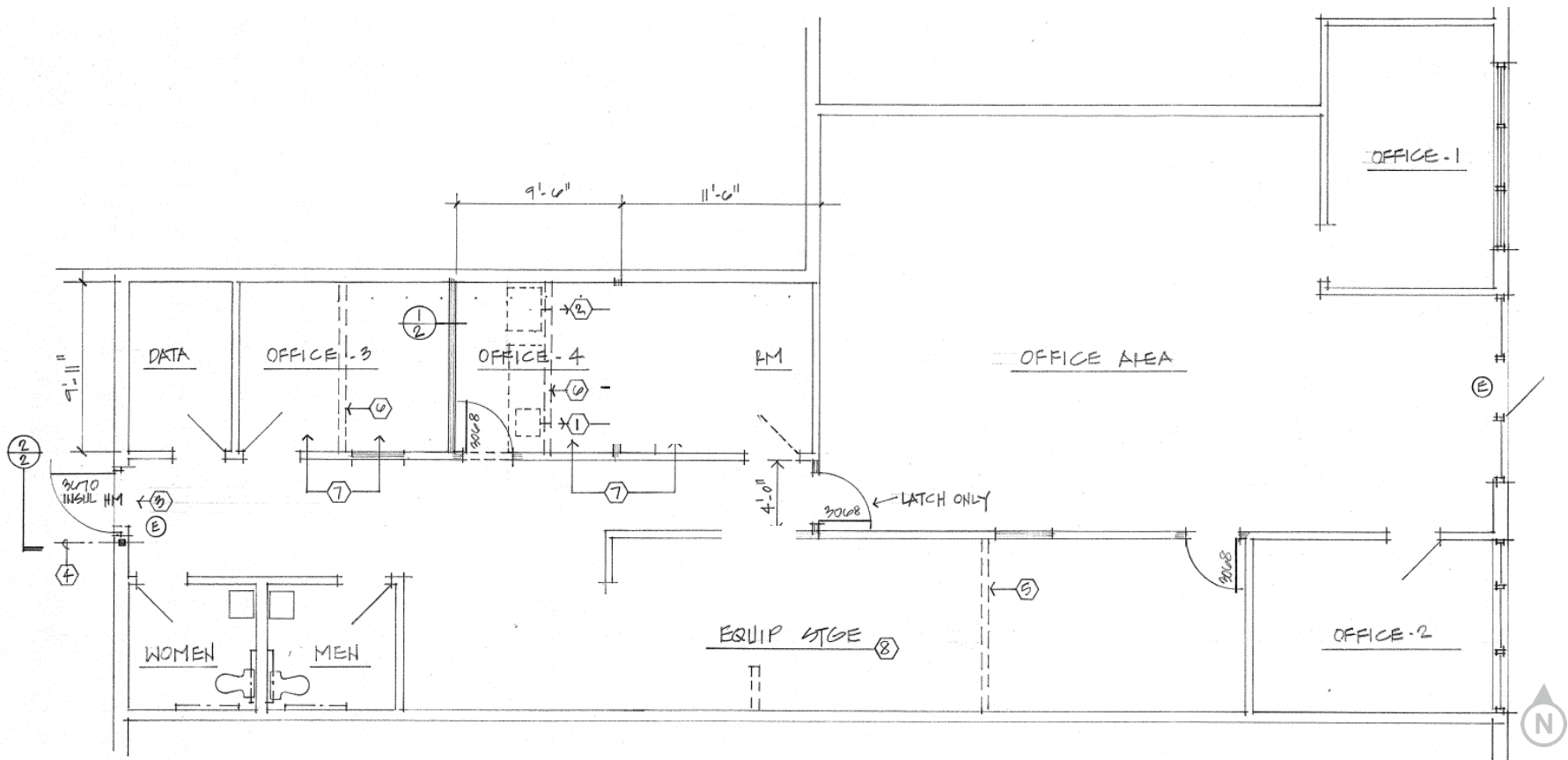
Aaron LaPrise / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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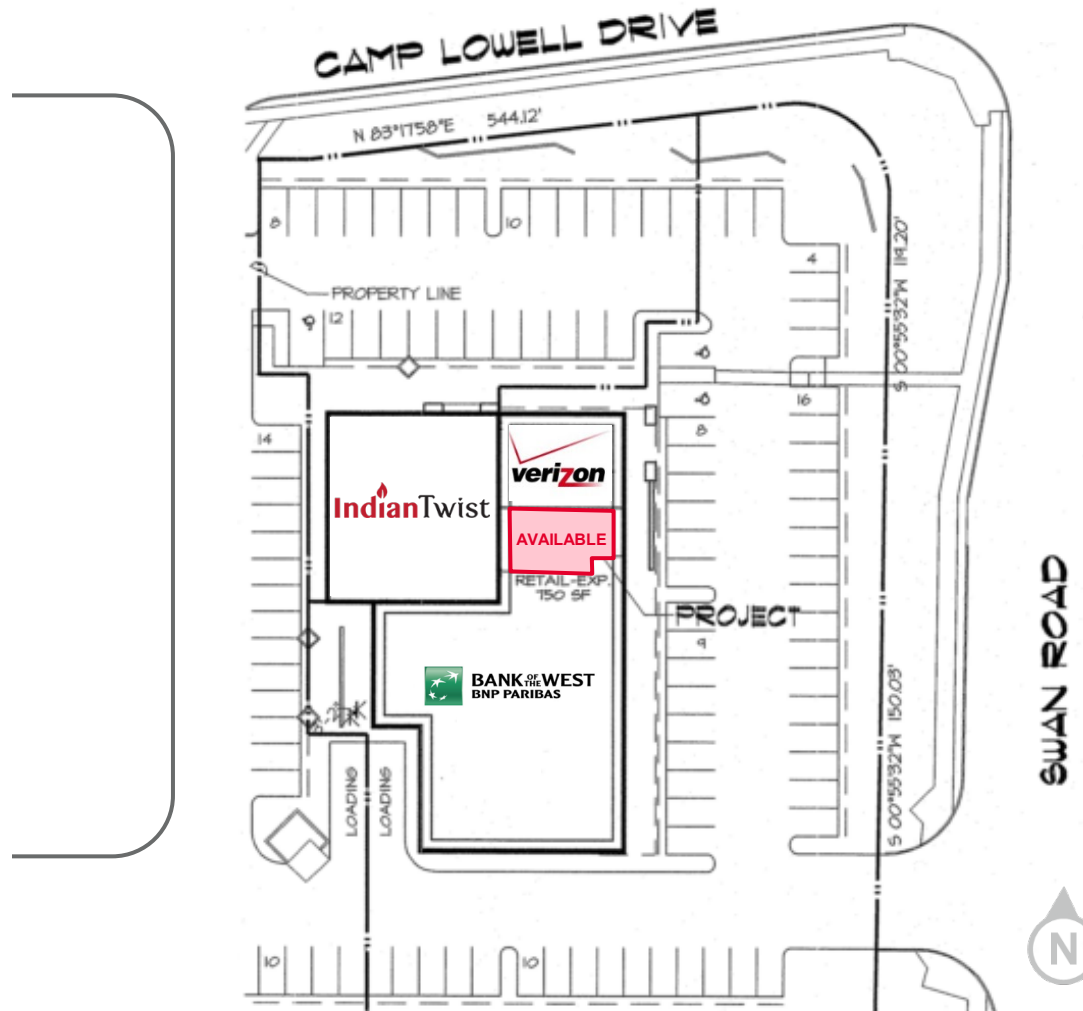
## FLOOR PLAN



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## SITE PLAN



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AERIAL



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