

FOR LEASE

Sam Hughes Place

SEC Campbell Ave & 6th St, Tucson, AZ 85719



Aaron LaPrise, Principal
+1 520 546 2770 | alaprise@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115 | Tucson, AZ 85711
+1 520 748 7100 | picor.com



Property Overview

Sam Hughes Place is a high-quality strip-retail center located at the southeast corner of Campbell Avenue and 6th Street in Tucson, Arizona. Sam Hughes Place is part of a mixed use residential and retail complex consisting of 16,367 square feet of retail space leased to multiple tenants including – Southern Arizona Urgent Care, Trident Pizza Pub, Toni & Guy, The Hundreds Barber Lounge, Spa Solai and Cheba Hut. The Property is situated on .46 acres and services the surrounding densely populated neighborhoods, University of Arizona Campus and visitors.

The Property offers excellent visibility and access in a highly-desirable infill location adjacent the University of Arizona. The University of Arizona was founded in 1885 and was the first university in the Arizona Territory. The university operates two medical schools and is affiliated with the region's only academic medical centers - Banner University Medical Center. The University of Arizona has a total of 43,088 students (2016). Sam Hughes Place was constructed in 2005 and offers trophy architecture.



Property Highlights

Available	Suite 154 - ±1,421 SF
Existing Improvements	Grey Shell Condition
Lease Rate	\$24.00/SF
NNN Charges	±9.00/ SF (2022 Estimate)

Demographics 2021 Estimates

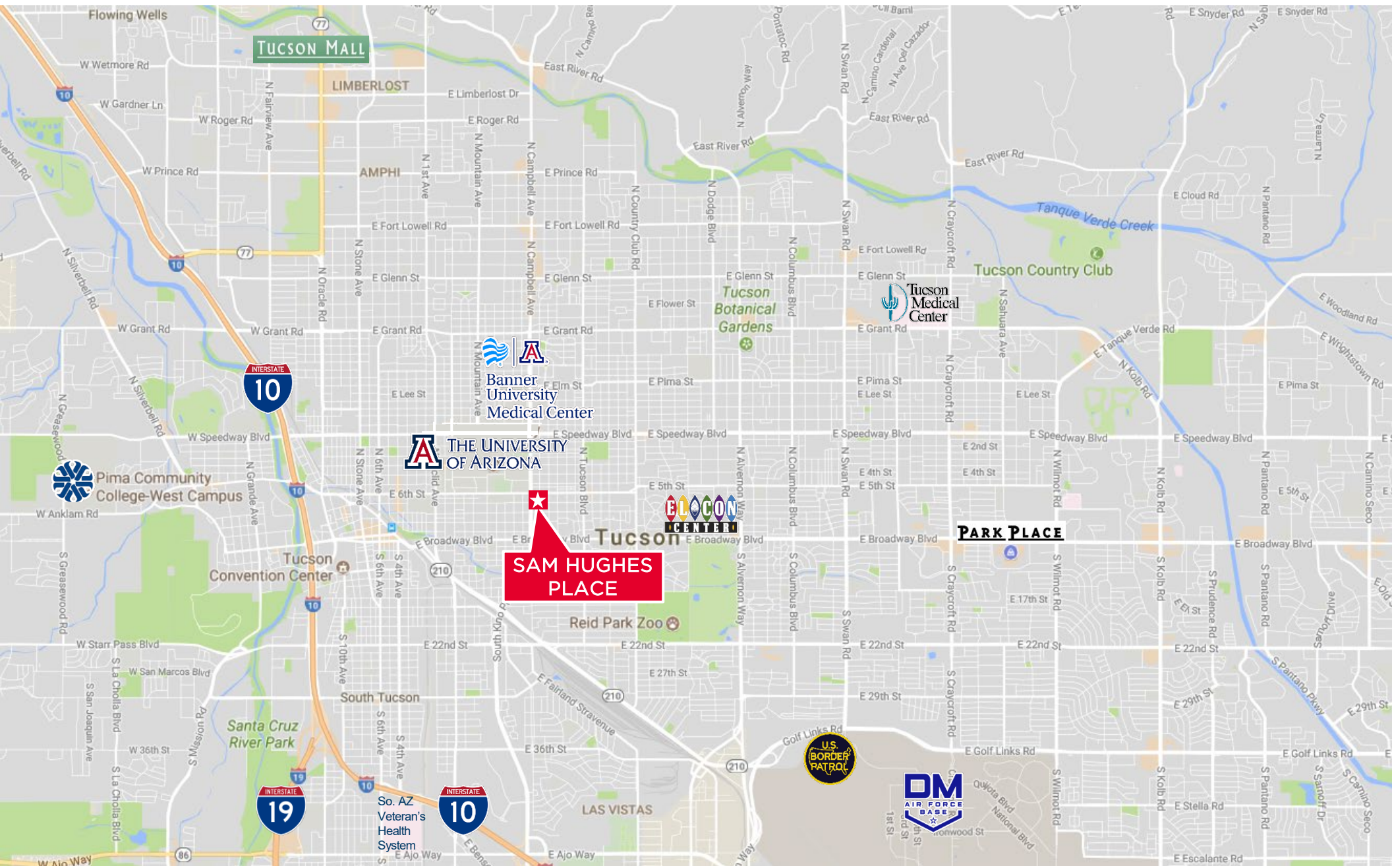
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	17,163	55,556	137,266
Households	5,724	24,080	58,697
Avg. Household Income	\$65,673	\$59,825	\$52,919
Daytime Employment	34,763	72,027	103,956
Total Retail Expenditure	\$138.6 M	\$549.83 M	\$1.24 B

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

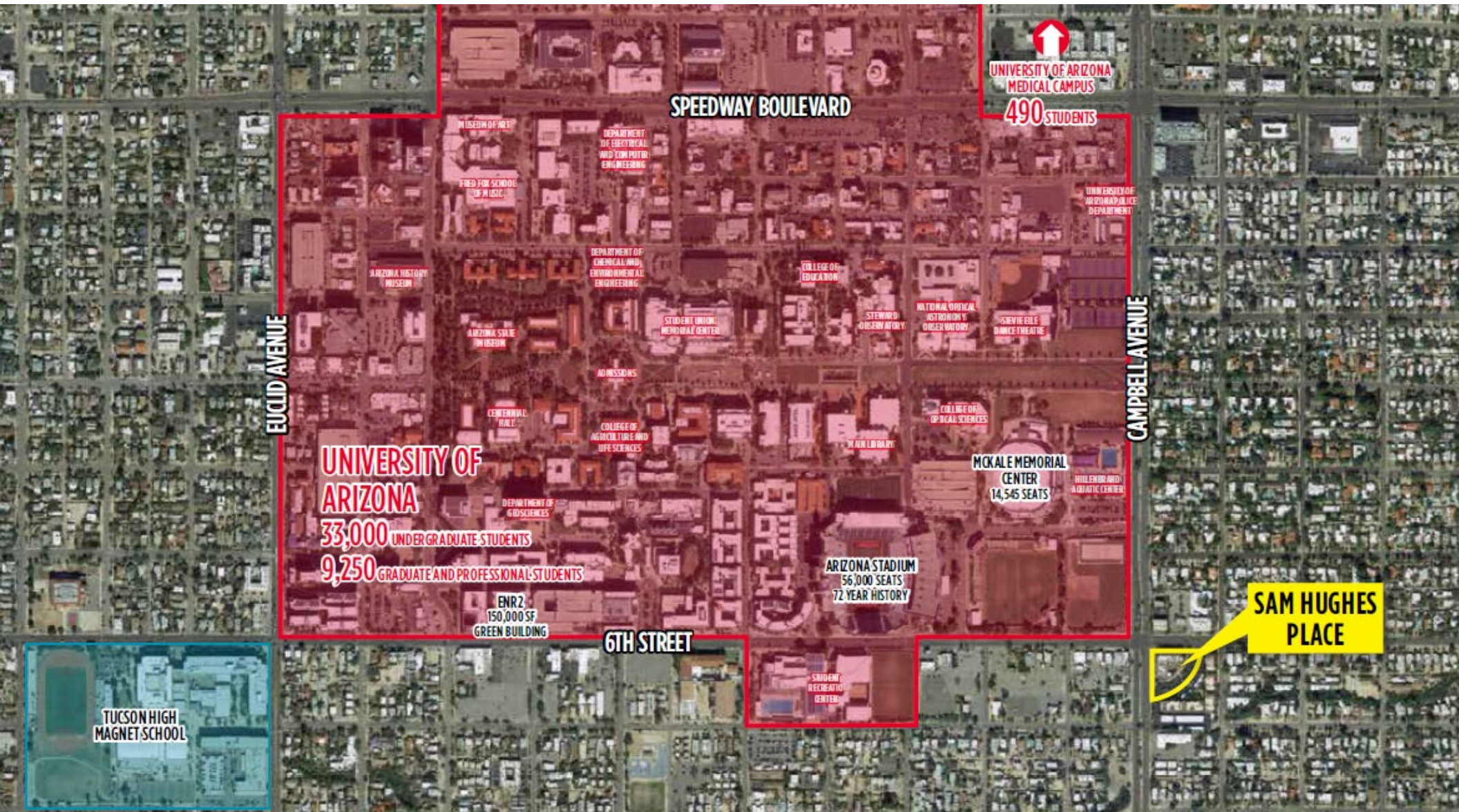
Campbell Avenue	38,484 VPD (2019)
6 th Street	29,121 VPD (2019)



LOCATION MAP



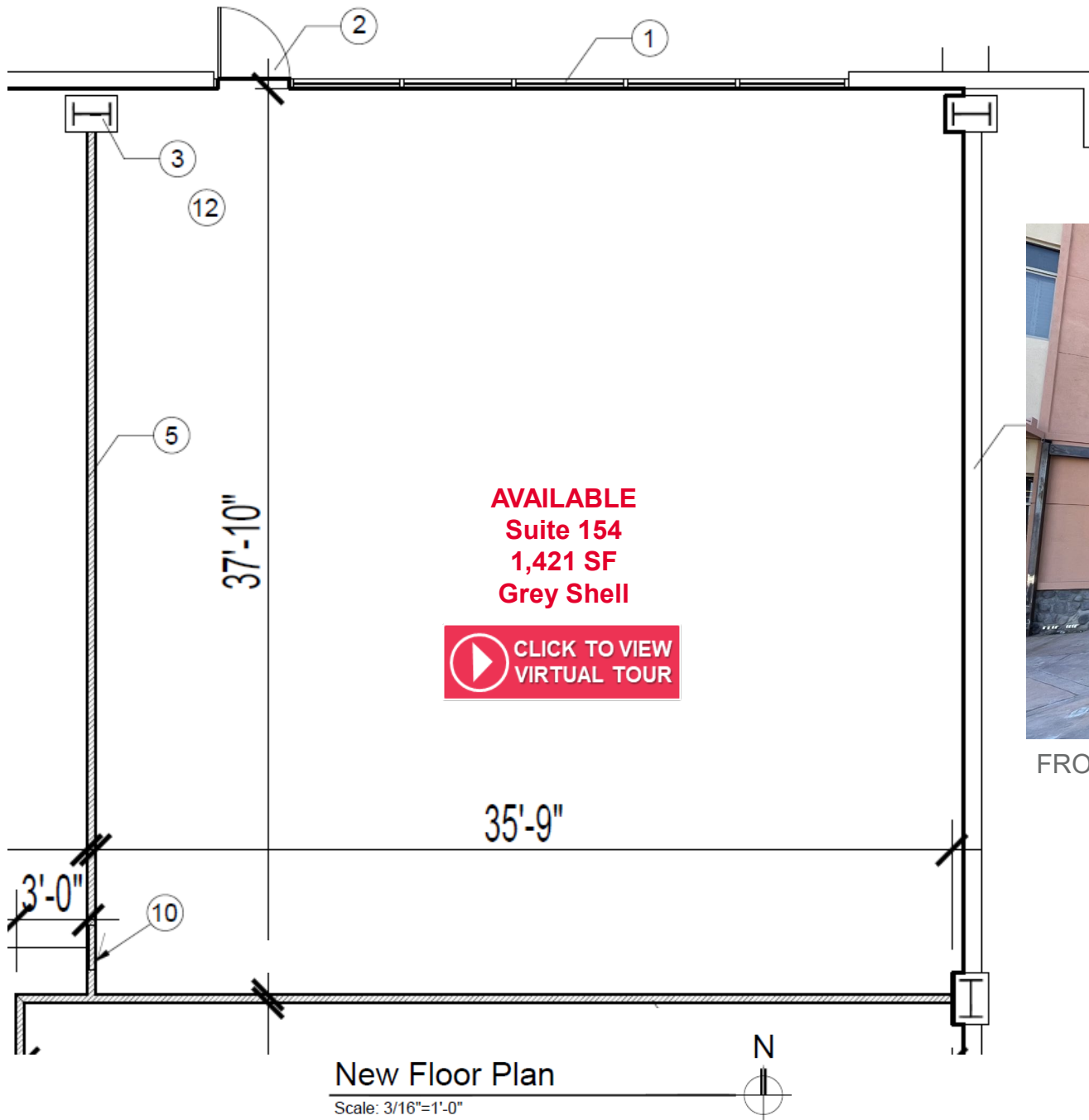
LOCATION AERIAL



SITE PLAN



FLOOR PLAN



FRONT FAÇADE

PROPERTY PHOTOS

