

PALOMA VILLAGE CENTER

Campbell Ave. & Skyline Dr. | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR



SCOTIA GROUP
MANAGEMENT, LLC

BFT

LONG
REALTY

SUBJECT

Fleming's
PRIME STEAKHOUSE & WINE BAR

EMBASSY
SUITES
by Hilton

STARBUCKS

CVS
pharmacy

E Skyline Dr

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PROPERTY DETAILS

Availability	3,959 SF
Lease Rate	Contact Agent
NNN Rate	\$±9.70 / SF
Zoning	CB-1, City of Tucson
Address	6330 N Campbell Ave #200, Tucson, AZ 85718

HIGHLIGHTS

Located in the foothills of Tucson's Santa Catalina Mountains, Paloma Village is a high-end mixed-use center that draws from the entire Tucson MSA. The Westin La Paloma Resort & Jack Nicklaus 27 Hole Golf Course located directly on east Sunrise Drive.

- Intersection users include: Flemings, CVS, Foothills Bank, PNC, Northern Trust Compass, Iridius, Charles Schwab, Merrill Lynch, Crate & Barrel, Pottery Barn, West Elm, AJ's Gourmet Food, North, True Food Kitchen, Vivace Italian, Blanco.

TRAFFIC COUNTS

Campbell Ave.	11,968 VPD (2022)
Skyline Rd.	45,191 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	3,947	\$188,356	4,613
3 Miles	33,205	\$135,088	21,766
5 Miles	137,560	\$86,135	74,451

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Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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2/6/2024*

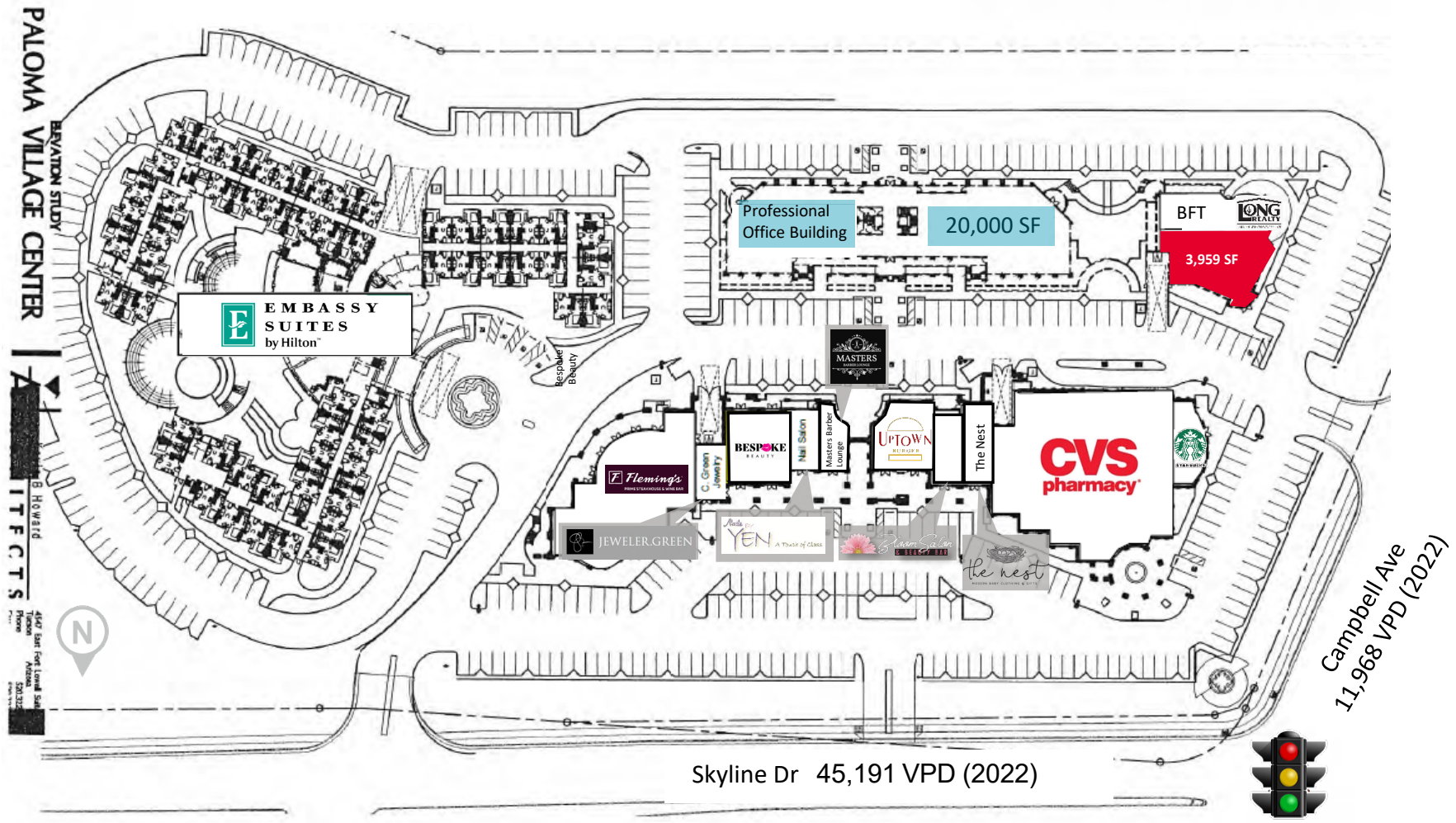
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SITE PLAN



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SUBJECT

N Campbell Ave



E Skyline Dr

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