

# CAMPBELL VILLAGE

Campbell Corridor Office and Shop Space Available

CUSHMAN &  
WAKEFIELD

PICOR

FOR LEASE





# CAMPBELL VILLAGE

## Campbell Corridor Office and Shop Space Available



### PROPERTY DETAILS

Available	Office Space: 3,549 SF Retail Space: 2,032 SF
Lease Rate	\$16.00-\$22.00/SF NNN
NNN Rate	\$4.50/SF
Year Built	1988
Zoning	C-1, City of Tucson
Address	3025 - 3055 N. Campbell Ave. Tucson, AZ 85719

### NEIGHBORING TENANTS

Chipotle, Albertsons, Ace, First Watch, Doughbird, and many more!

### HIGHLIGHTS

- On the path from the Foothills area to the University of Arizona
- Outstanding traffic and visibility
- Excellent "Left in/Left Out" access
- Prominent location on the Campbell Corridor

### TRAFFIC COUNTS

Campbell Ave ±36,000 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,226	\$75,069	9,854
3 Miles	131,055	\$73,068	65,057
5 Miles	264,191	\$86,344	154,533

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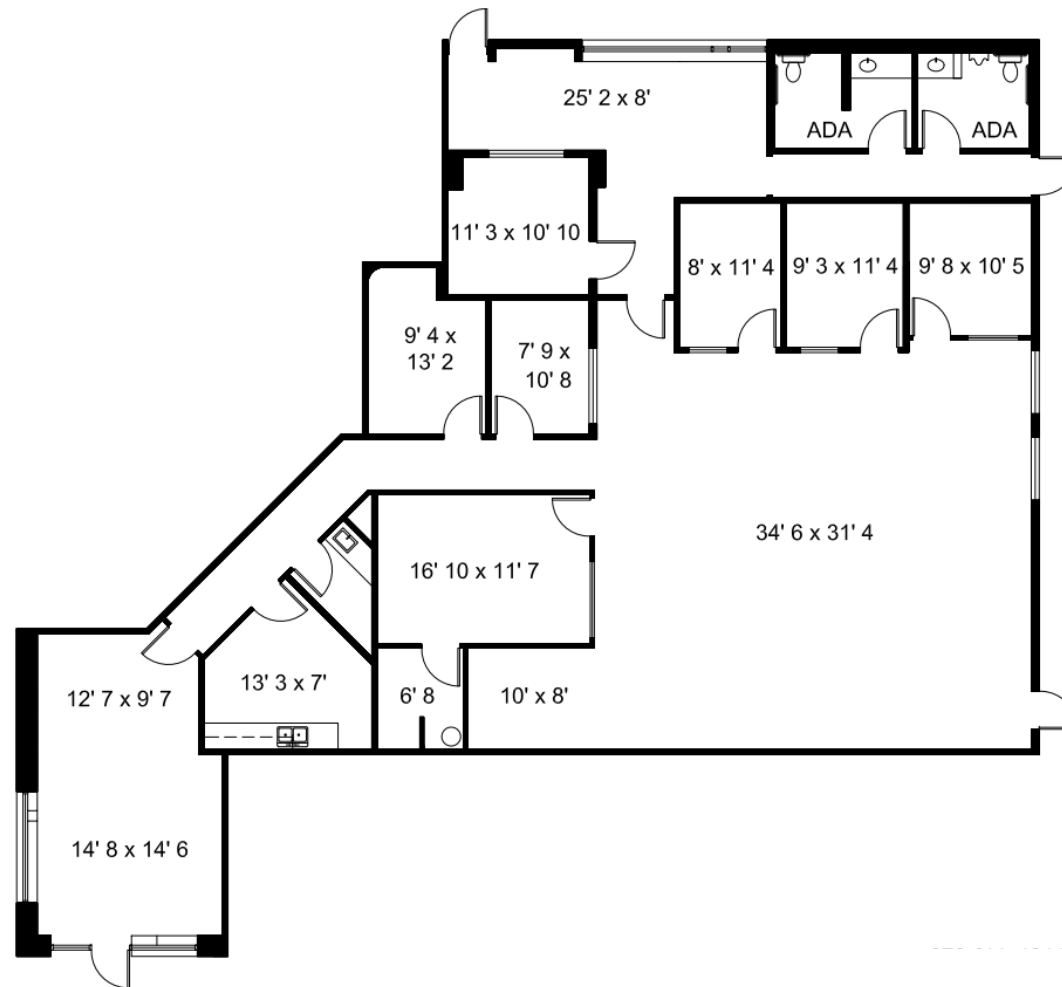
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## 3055 N CAMPBELL AVE SUITE 113 FLOOR PLAN



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