

# CAMPBELL VILLAGE

Campbell Corridor Restaurant and Shop Space Available

CUSHMAN &  
WAKEFIELD

PICOR

FOR LEASE



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## PROPERTY DETAILS

Available	Former Pastiche Restaurant: 5,760 SF 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

**Rob Tomlinson / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757**  
**Jason Abraham Shaltiel / Commercial Properties / [jshaltiel@picor.com](mailto:jshaltiel@picor.com) / +1 520 546 2791**

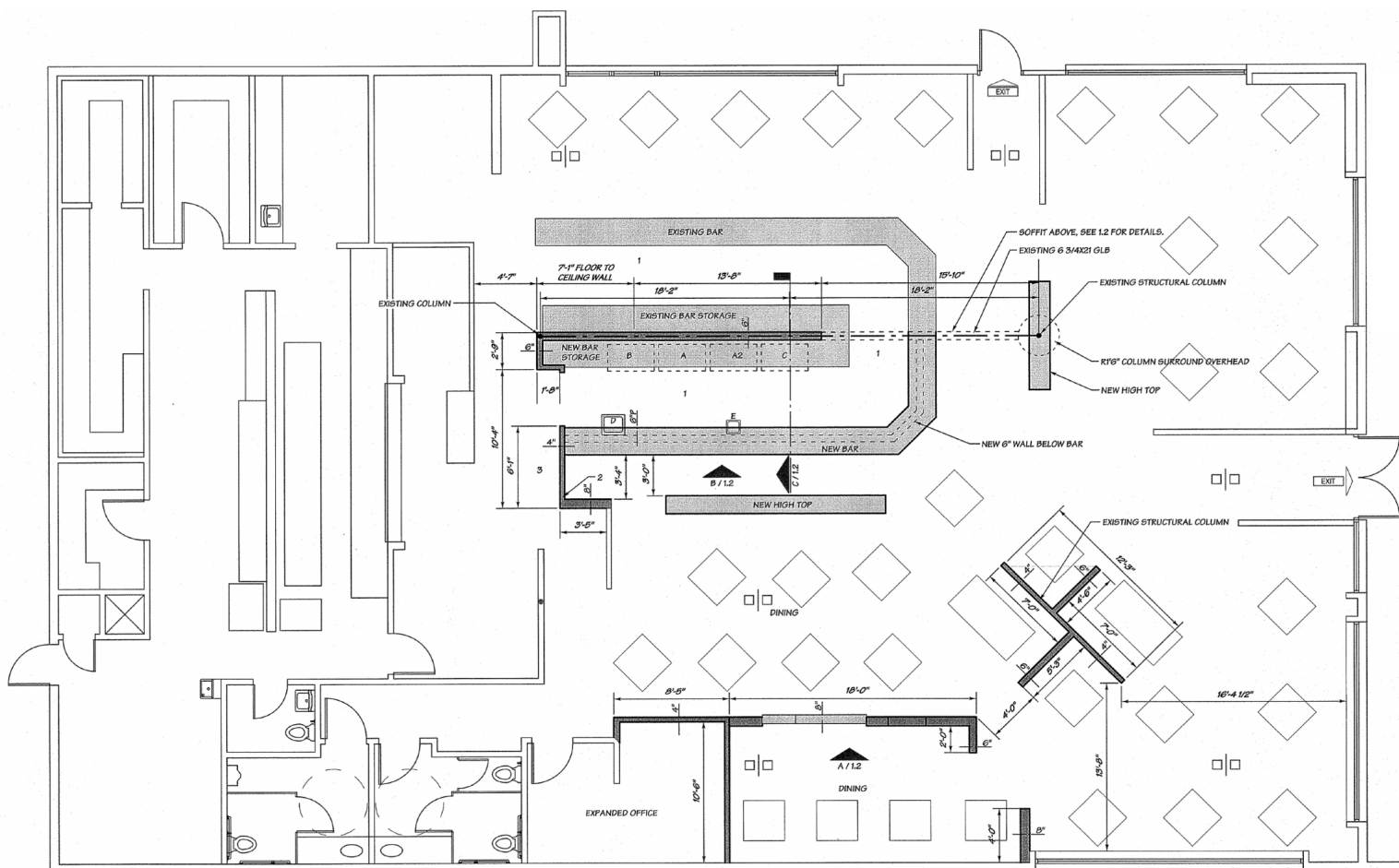
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## FORMER PASTICHE RESTAURANT FLOORPLAN



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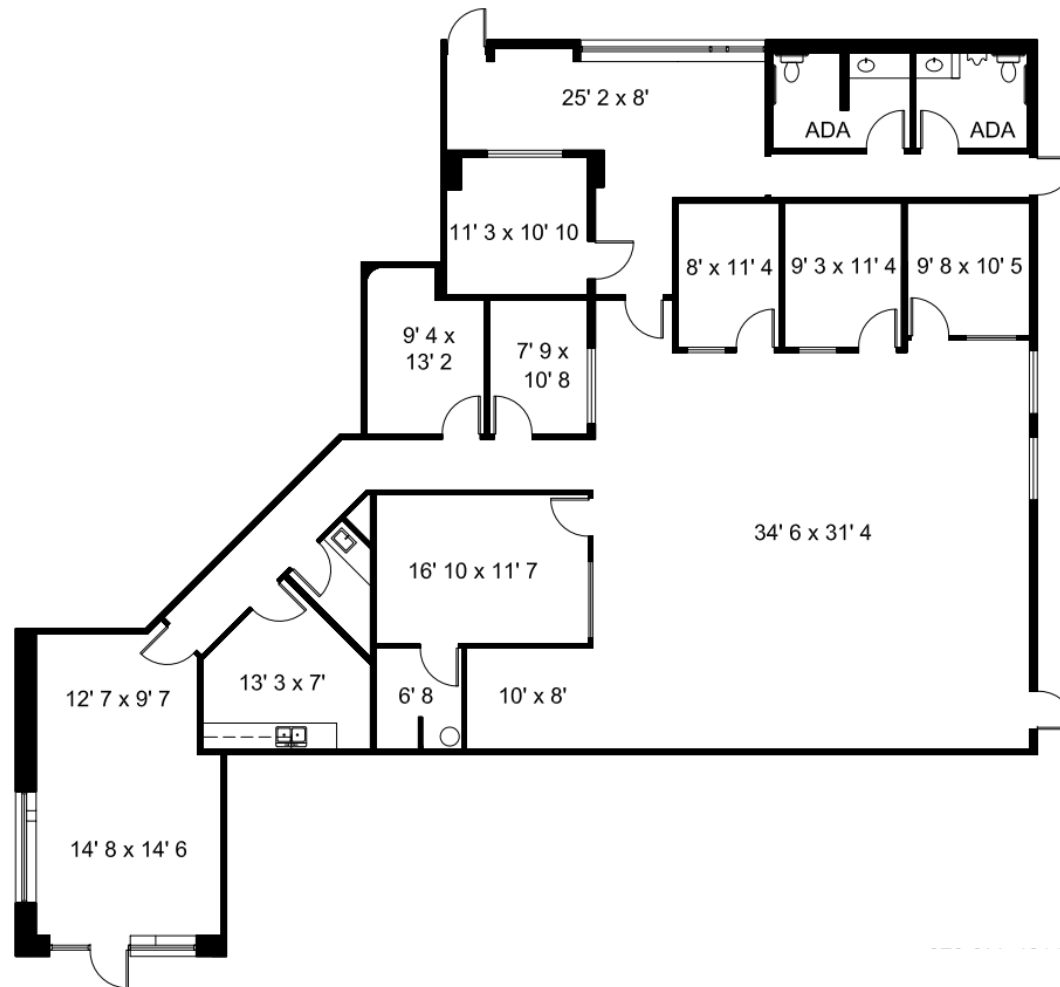
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## Suite 113 Floor Plan



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