

# FORMER CHASE BANK

Campbell Ave & Grant Rd | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR SALE



# FORMER CHASE BANK

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## PROPERTY DETAILS

Building Size	6,208 SF	<a href="#">CLICK TO VIEW VIRTUAL TOUR</a>
Land Size	±1.02 Acres	
Sale Price	Contact agent for pricing	
Tax Parcel No.	113-10-289B & 113-10-2940	
Zoning	C-1 & R-1	
Year Built	1971	
Address	2465 N Campbell Ave Tucson, AZ 85719	

## HIGHLIGHTS

- Rare ±1 acre site along the Campbell Ave corridor
- ±1.4 miles from the University of Arizona with over ±69,000 students, faculty, and staff
- Strong daytime demographics nearly 10,000 employees within 1 mile of site
- Close proximity to Banner University Medical Center and Arizona Cancer Center

## TRAFFIC COUNTS

Campbell Blvd	32,229 VPD (2022)
Grant Rd	32,333 VPD (2022)



DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,129	\$82,659	9,820
3 Miles	134,523	\$70,300	83,535
5 Miles	270,850	\$81,352	158,425

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## ZONING MAP



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## AERIAL LOOKING NORTH



SUBJECT

Lucky Wishbone

BLACKJACK PIZZA & SALADS

THE UNIVERSITY OF ARIZONA  
± 1.4 miles

Campbell Ave 32,229 VPD (2022)

Campbell Plaza  
Albertsons ACE Hardware Ross Dress For Less Dough Bird Five Guys Sauce Flower Child

Blue Willow restaurant + gift shop

CARREL Bing's BOBA-TEA

RAGING SAGE COFFEE





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## AERIAL LOOKING SOUTH



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