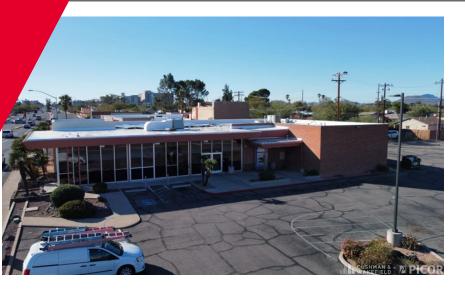
Campbell Ave & Grant Rd | Tucson, AZ





Campbell Ave & Grant Rd | Tucson, AZ







PROPERTY DETAILS

Building Size	6,208 SF CLICK TO VIEW VIRTUAL TOUR		
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



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AERIAL LOOKING SOUTH



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