

CAMPBELL SHOPS

2502-2530 N Campbell Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



Campbell Ave 30,135 VPD (2023)

CAMPBELL SHOPS

2502-2530 N Campbell Ave | Tucson, AZ



PROPERTY DETAILS

Available	2512 N Campbell: ±2,688 SF (Divisible)	CLICK TO VIEW VIRTUAL TOUR
	2520 N Campbell: ±1,182 SF*	
	2524-2530 N Campbell: ±5,386 SF (End-cap)	
	<i>*This space will be demised and built to vanilla shell standard</i>	
Lease Rate	Contact Agent	
NNN Rate	Est. \$4.22/SF	
Zoning	C-1, City of Tucson	
Address	2502-2530 N Campbell Ave Tucson, AZ 85719	

HIGHLIGHTS

- Ideally positioned just over a mile from the lively University of Arizona, a hub for nearly over 72,000 students and faculty
- Located less than a mile from Banner University Hospital and Arizona Cancer Center
- Strong daytime demographics nearly 10,000 employees within 1 mile of site
- Excellent accessibility with generous customer parking right at the entrance and eye-catching storefronts that draw attention

TRAFFIC COUNTS

Campbell Ave	30,135 VPD (2023)
Grant Rd	31,128 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,721	\$73,274	9,971
3 Miles	142,361	\$65,638	82,586
5 Miles	278,166	\$76,259	158,262

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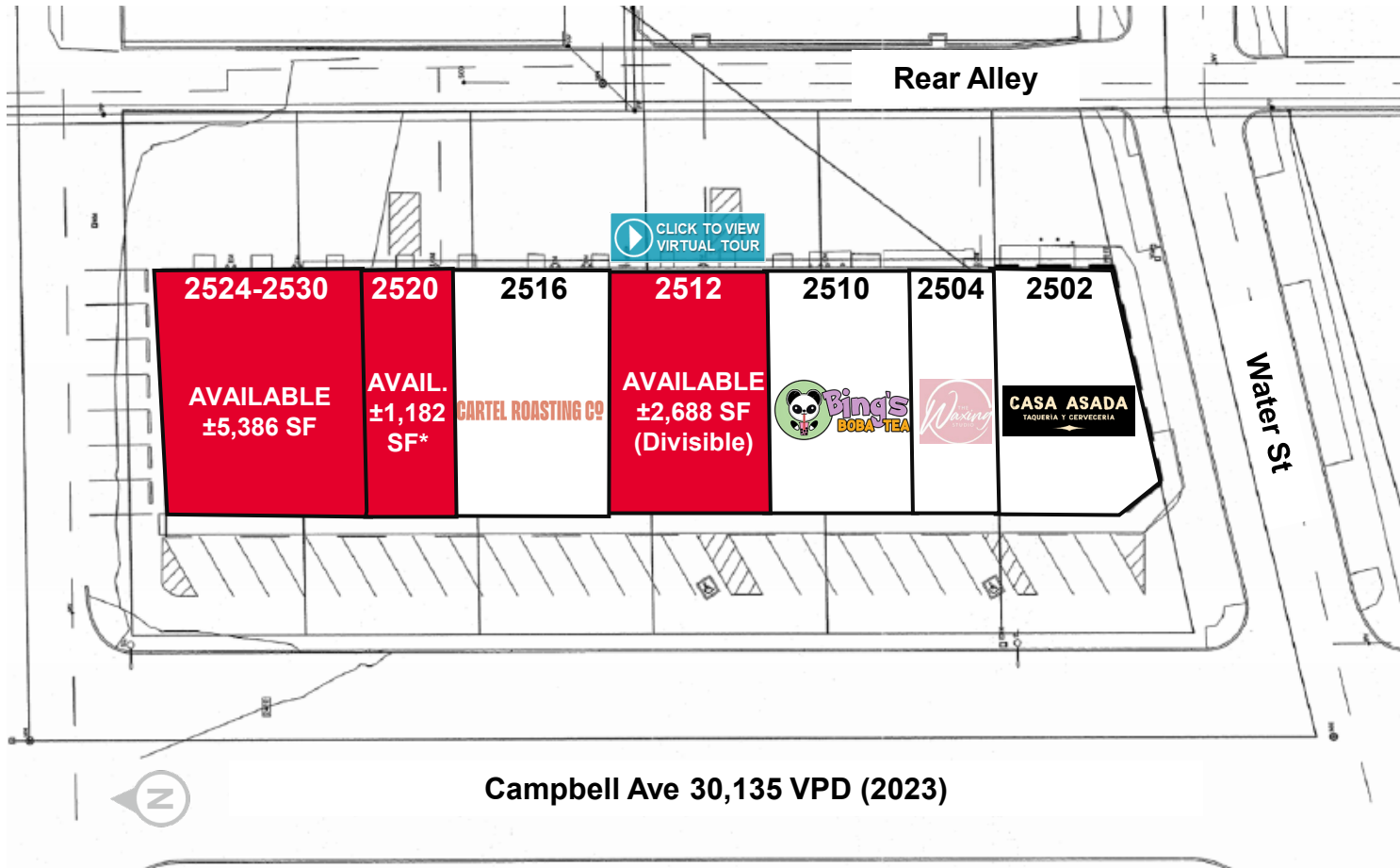
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SITE PLAN



ADDRESS	TENANT	SF
2502 N Campbell	Casa Asada Tanqueria y Cerveceria	±2,498
2504 N Campbell	The Waxing Studio	±1,673
2510 N Campbell	Bings Boba Tea	±3,353
2512 N Campbell	AVAILABLE	±2,688 (Divisible)
2516 N Campbell	Cartel Coffee	±2,736
2520 N Campbell*	AVAILABLE*	±1,182*
2524-2530 N Campbell	AVAILABLE	±5,386

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CUSHMAN & WAKEFIELD

PICOR

AERIAL LOOKING NORTH



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CUSHMAN & WAKEFIELD

PICOR

AERIAL LOOKING SOUTH



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TUCSON MALL
FOREVER 21
Dillard's
macy's
OLD NAVY
jcp
KREI
The Greenery

TRADER JOE'S
Agricultural Center
SAFeway
DOLLAR TREE
Banner Urgent Care
Wendy's

River Rd
St. Phillips Plaza
CHASE
GADABOUT
UNION
REFORMA
HOMEWOOD SUITES
THE UNIVERSITY OF ARIZONA Cancer Center

Oracle Rd
Fort Lowell Rd
BIG BRAND TIRE & SERVICE
jiffy lube

Speedway
First Watch
WELLS FARGO
Cap Shop
Green Cleaners

McDonald's
SAJAD
Campbell Plaza
ROSS ACE Hardware
FIVE GUYS
DOUGH BIRD
FLOWER CHILD

Glenn St
Grant Rd
Salpointe Catholic High School
±1,300 Students
JJ DONUTS

Blue Willow
UPPER CRUST PIZZA
Starbucks
SUBJECT

Orange Theory Fitness
Snooze
POSTINO
Culinary Dropout

Speedway Blvd
Pima Community College
Downtown Campus
±17,000 Students

Banner University Medical Center
WELLS FARGO
McDonald's
THE UNIVERSITY OF ARIZONA
±72,620 students, faculty and staff

Country Club Rd
alofT
A VISION OF W HOTELS

Alvermon Way
Swan Rd
Pima St
Speedway Blvd
5th St

