

COPPER PLAZA

Campbell Ave & Fort Lowell Rd | Tucson, AZ 85719

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



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PROPERTY DETAILS

Availability	1,977 SF – Salon Buildout – Available 4/1/25 (Please Do Not Disturb Tenant)
Lease Rate	Contact Agent
NNN Rate	\$±6.00 / SF
Zoning	C-1 (Commercial), City of Tucson
Address	3122 N Campbell Ave., Tucson AZ 85719

HIGHLIGHTS

- Located along heavily-traveled Campbell Avenue
- Strong daytime population
- Great midtown location near University of Arizona, University Medical Center, and Arizona Cancer Center
- Going-home side of traffic for affluent Catalina Foothills commuters
- Monument signage available

TRAFFIC COUNTS

Campbell Ave.	32,841 VPD (2023)
Fort Lowell Rd.	30,478 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	16,520	\$73,892	9,830
3 Miles	129,644	\$73,819	63,546
5 Miles	263,647	\$87,072	154,330

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SITE PLAN



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AERIAL



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