

# CAMPBELL PLAZA

Campbell Ave. & Glenn St. | Tucson, AZ



CUSHMAN &  
WAKEFIELD

PICOR

FOR LEASE





# CAMPBELL PLAZA

Campbell Ave. & Glenn St. | Tucson, AZ



## PROPERTY DETAILS

Availability	±2,000 SF* <a href="#">CLICK TO VIEW VIRTUAL TOUR</a>
	±1,228 SF* (Do Not Disturb Tenant – Available 1/31/2026)
	*Can be combined to a 3,228 SF end-cap unit
Lease Rate	Upon Request
NNN Rate	\$±7.71 / SF
Address	NEC Campbell Ave & Glenn St

## HIGHLIGHTS

Join Albertsons, Ross, World Gym, Phenix Salon Suites, Flower Child, Dough Bird, Sauce, and many other successful businesses in the heart of the Campbell Avenue Corridor.

- Located along going-home side of Campbell Ave traffic for affluent Catalina Foothills commuters
- Strong daytime population in a great midtown location
- Close proximity to University of Arizona, Banner University Medical Center and Arizona Cancer Center

## TRAFFIC COUNTS

Campbell Ave.	32,841 VPD (2024)
Glenn St.	9,793 VPD (2024)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	14,036	\$80,196	9,359
3 Miles	131,221	\$72,961	68,519
5 Miles	268,400	\$85,274	155,576

Natalie Furrier / [nfurrier@picor.com](mailto:nfurrier@picor.com) / +1 520 955 7663  
Greg Furrier / Principal / [gfurrier@picor.com](mailto:gfurrier@picor.com) / +1 520 909 6111  
Dave Hammack / Principal / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
4/22/2025

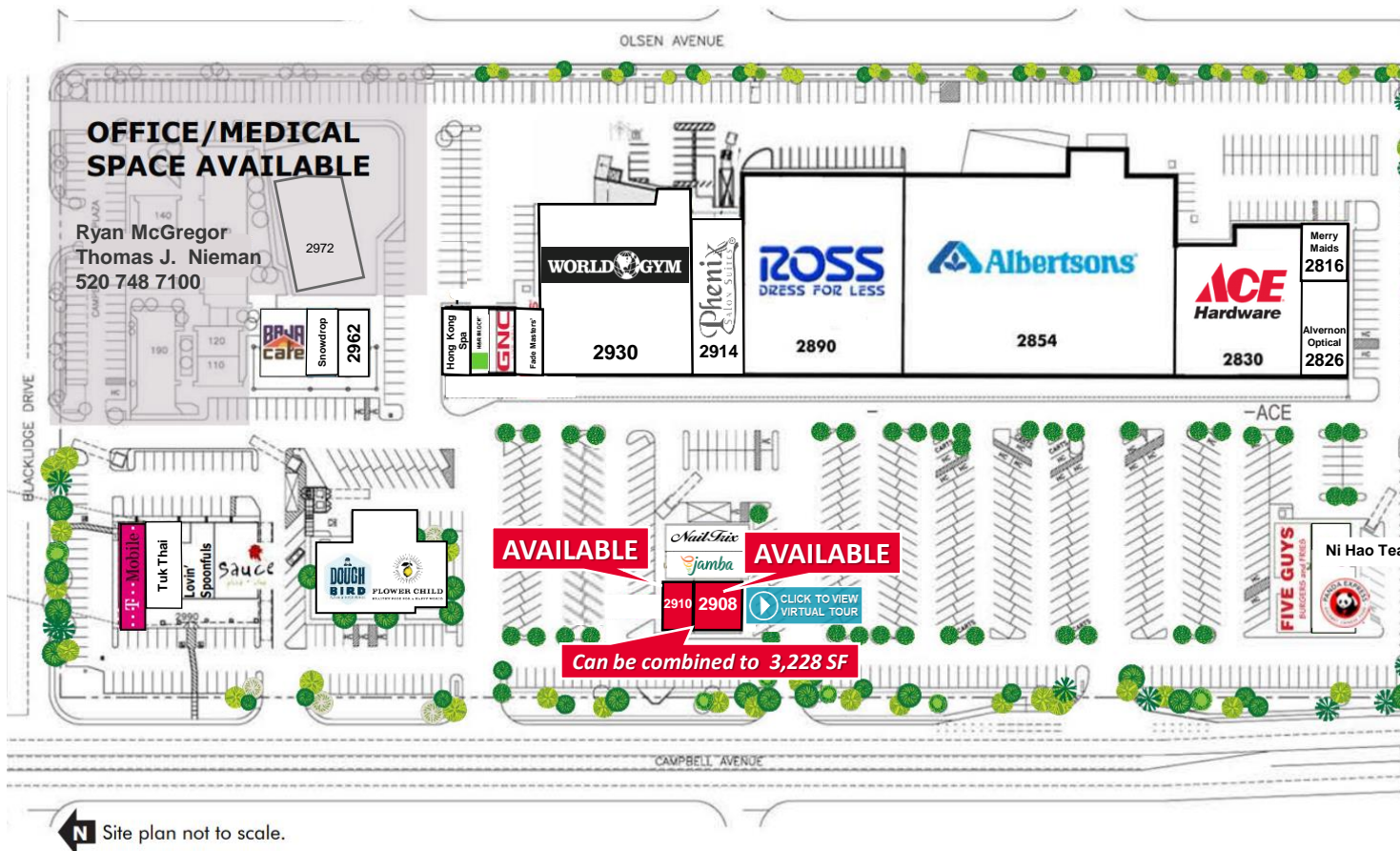
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# CAMPBELL PLAZA

Campbell Ave. & Glenn St. | Tucson, AZ



## SITE PLAN



Space	Tenant	Size (SF)
2800	Panda Express & Ni Hao Tea	3,072
2802	Five Guys Burgers	3,209
2816	Merry Maids	1,545
2826	Alvernon Optical	2,838
2830	Ace Hardware	16,904
2854	Albertsons	47,450
2890	Ross	30,187
2902	Nailtrix	1,210
2904	Jamba Juice	1,200
2908	<b>AVAILABLE – Former Restaurant</b>	<b>2,000</b>
2910	<b>AVAILABLE – 1/31/26 Do Not Disturb Tenant</b>	<b>1,228</b>
2914	Phenix Salon Suites	6,265
2930	World Gym	20,388
2950	Fade Masters'	1,177
2952	GNC	1,499
2954	H & R Block	1,325
2956	Hong Kong Spa	1,000
2960	DoughBird Pizza & Flower Child	7,052
2962	Sushi Sakari	2,400
2966	Snowdrop	1,200
2970	Baja Café	2,297
<b>Building 2990</b>		
#110	Sauce	2,987
#120	Lovin' Spoonful's	1,859
#130	Tuk Thai	2,498
#140	T-Mobile	1,436

Natalie Furrier / [nfurrier@picor.com](mailto:nfurrier@picor.com) / +1 520 955 7663  
 Greg Furrier / Principal / [gfurrier@picor.com](mailto:gfurrier@picor.com) / +1 520 909 6111  
 Dave Hammack / Principal / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 4/22/2025  
 Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Campbell Ave. & Glenn St. | Tucson, AZ



**Dave Hammack** / Principal / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.