

KWAN CENTER

Campbell Avenue & Grant Road | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



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2501- 2517
Kwan
BLACKJACK PIZZA
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Your Sign Here
SALVADORIAN RESTAURANT
Campbell Spa Nails

OPEN
CARRYOUT
& DELIVERY

KWAN CENTER

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PROPERTY DETAILS

Availability	Suite #2515: 835 SF (Former Barber Shop) CLICK TO VIEW VIRTUAL TOUR
	Suite #2509: 1,243 SF CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent
NNN Rate	\$4.00 / SF
Availability	Immediate
Year Built	1979
Zoning	B-1, Tucson
Address	2501-2517 N. Campbell Ave, Tucson AZ 85719

HIGHLIGHTS

- Located in the heart of the Campbell Avenue Corridor in the Center of Tucson
- ±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 Ave	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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 Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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SHOPPING CENTER



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TRADE AERIAL MAP



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