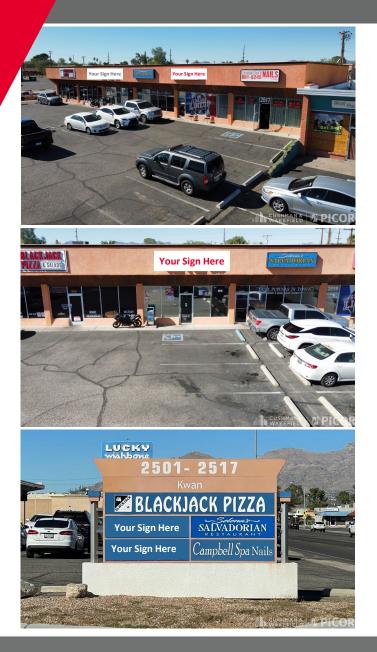
Campbell Avenue & Grant Road | Tucson, AZ





### Campbell Avenue & Grant Road | Tucson, AZ





#### **PROPERTY DETAILS**

Availability	Suite #2515: 835 SF (Former Barber Shop)
	Suite #2509: 1,243 SF
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

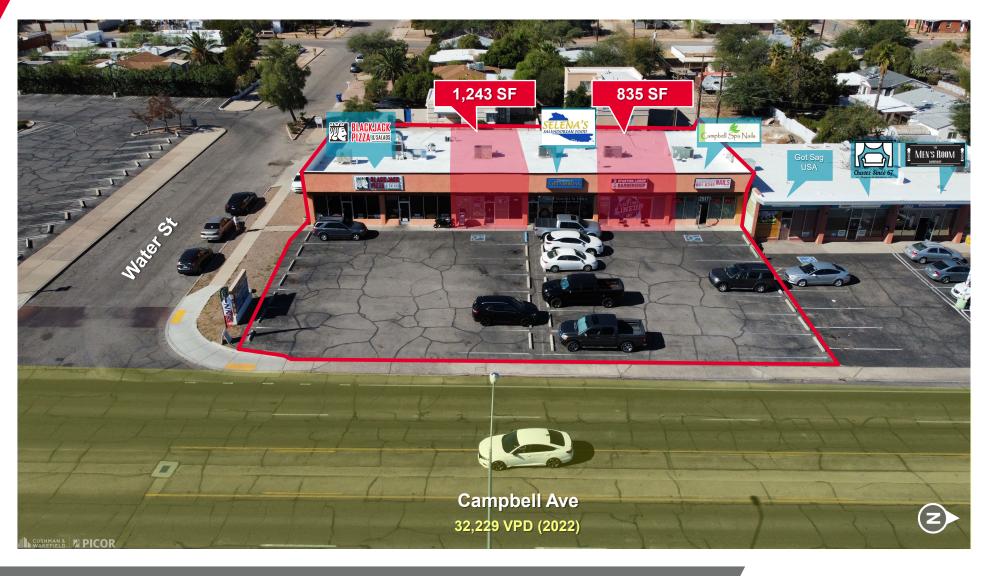
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Campbell Avenue & Grant Road | Tucson, AZ



### SHOPPING CENTER



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Campbell Avenue & Grant Road | Tucson, AZ

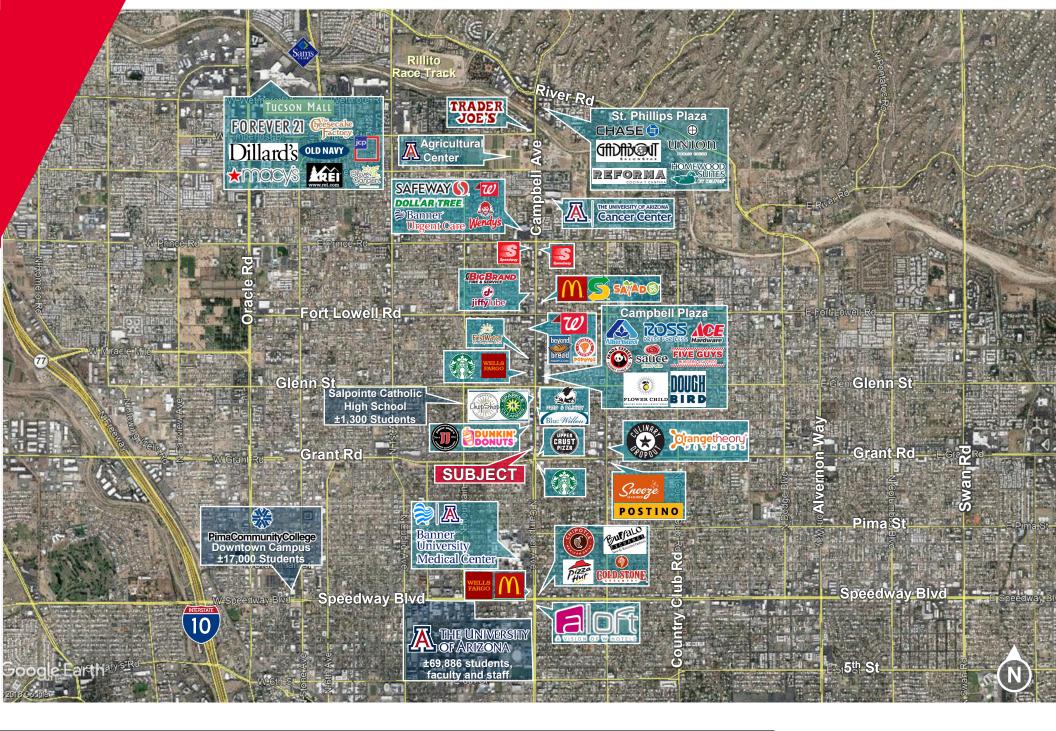


### TRADE AERIAL MAP



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