

For Lease

Shops at Camp Lowell
NWC Camp Lowell & Swan
Tucson, Arizona

NAIHorizon



Property Highlights

- High daytime population
- Located on Swan Road, a major north/south corridor connecting the affluent Foothills with Midtown Tucson

Availability

- Shops A:

Suite A-103-105: ± 3,025 SF*
(\$22.00/SF, NNN)
*Fully built-out end cap restaurant

Suite A-115: ± 1,280 SF
(\$21.00/SF, NNN)

Price Reduced: \$18.00/SF, NNN

Suite A-119: ± 1,635 SF
(\$21.00/SF, NNN)

Price Reduced: \$18.00/SF, NNN

- Shops B:

Suite B-100: ± 1,150 SF
(\$18.00/SF, NNN)

Price Reduced: \$16.00/SF, NNN

Suite B-111
& 115: ± 3,305 SF
(\$18.00/SF, NNN)

Price Reduced: \$12.00/SF, NNN



Traffic Counts VPD

N Swan Rd	39,199
E Camp Lowell Dr	22,636

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Suite A-103-105: ±3,025 SF Fully Built-Out End Cap Restaurant



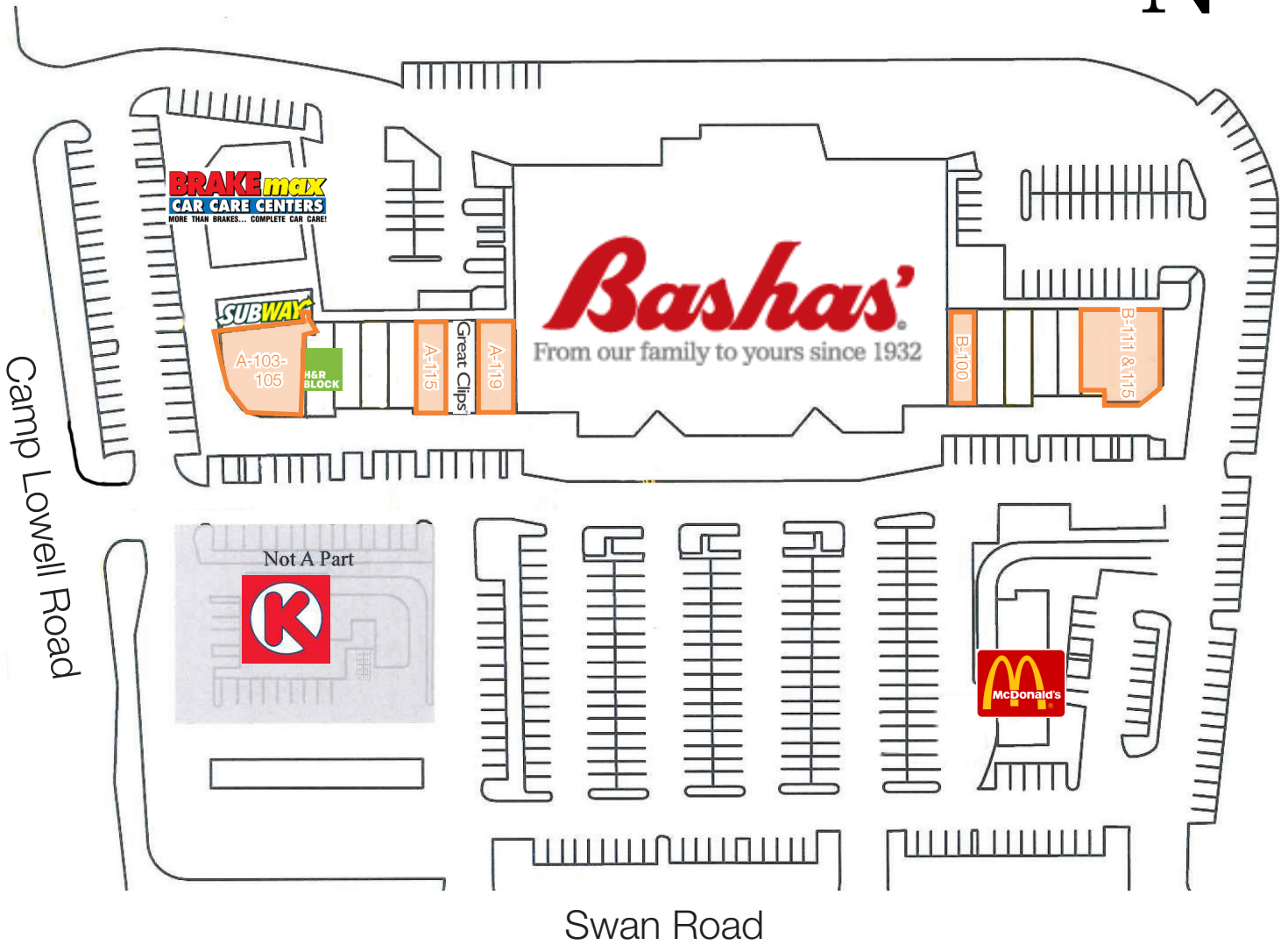
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SITE PLAN

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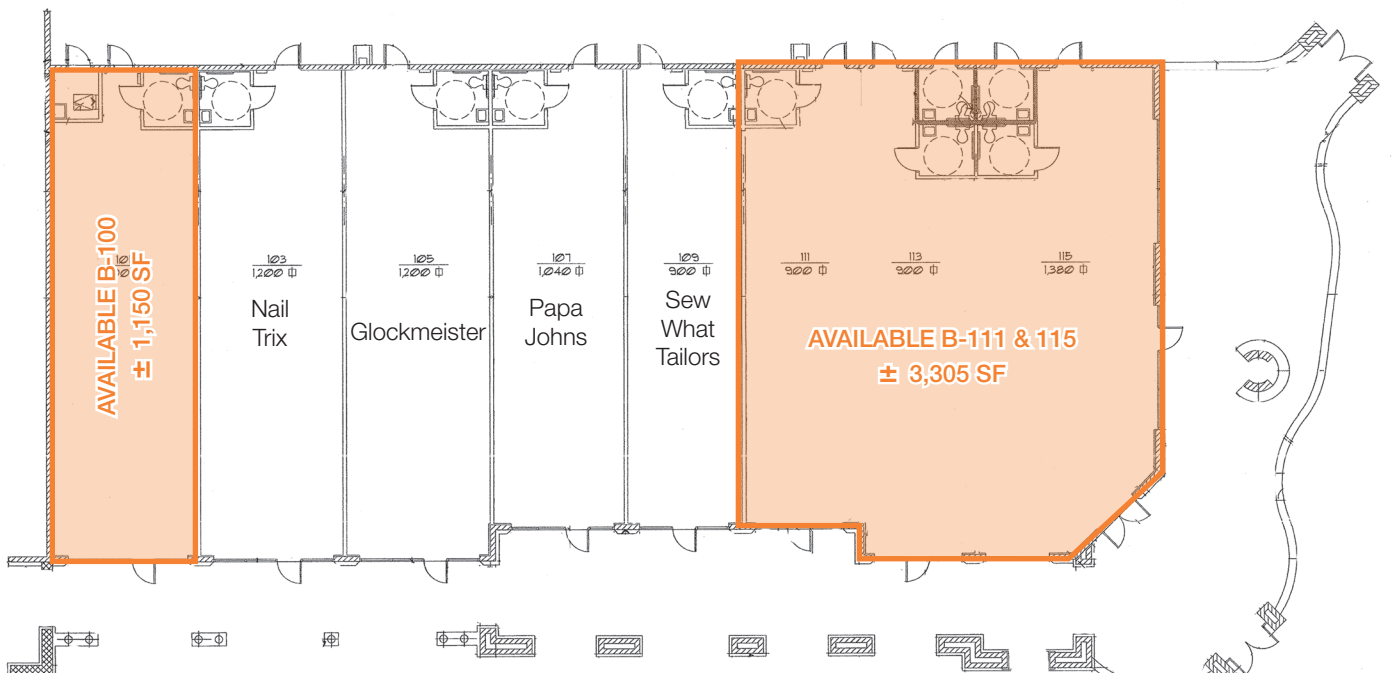
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AVAILABILITY

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Shops A



Shops B



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AERIAL

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DEMOGRAPHICS

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 Tucson, Arizona

	1 Mile	3 Mile	5 Mile
POPULATION			
2018 Estimated Population	10,083	91,205	263,215
2023 Projected Population	10,310	93,308	269,985
2010 Census Population	10,042	90,662	257,329
Growth 2010-2018	0.41%	0.60%	2.29%
Growth 2018-2023	2.25%	2.31%	2.57%
2018 Estimated Median Age	41.50	39.70	37.00
2018 Estimated Average Age	42.10	40.50	39.20
HOUSEHOLDS			
2018 Estimated Households	5,079	44,368	119,005
2023 Projected Households	5,195	45,405	122,113
2010 Census Households	5,069	44,118	116,591
Growth 2010-2018	0.20%	0.57%	2.07%
Growth 2018-2023	2.28%	2.34%	2.61%
2018 Estimated Average Household Size	1.90	2.00	2.10
INCOME			
2018 Median Household Income	\$41,774	\$39,664	\$40,584
2018 Estimated Average Household Income	\$63,426	\$59,944	\$62,204
HOUSING			
2018 Estimated Housing Units	5,752	50,405	134,452
2018 Estimated Occupied Units	5,079	44,368	119,004
2018 Estimated Owner Occupied Units	2,463	18,779	55,256
2018 Estimated Renter Occupied Units	2,616	25,589	63,748
2018 Estimated Median Housing Value	\$182,639	\$199,610	\$203,208



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