

FOR LEASE

NORTH ON CAMPBELL SHOPPING CENTER

NW CORNER CAMPBELL AVENUE & PRINCE ROAD

TUCSON, ARIZONA 85719



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NWC CAMPBELL AVENUE & PRINCE ROAD
Tucson, Arizona 85719



PROPERTY OVERVIEW

North on Campbell is an attractive retail center situated along heavily-traveled Campbell Avenue and Prince Road. Excellent opportunity for a retailer or service tenant to secure a strategic location just south of the Tucson Foothills.

Location: 1725-1821 E. Prince Road
3601-3705 N. Campbell Avenue
Northwest corner of Campbell Avenue and Prince Road

Rentable SF: ± 1,027 SF - ±4,400 SF

Lease Rate: \$15.00 - \$25.00/SF, NNN

Triple Net: Estimated at \$4.25/SF



PROPERTY FEATURES

- + Extensive remodel completed
- + Good signage opportunity
- + Anchor tenant: Safeway
- + National Tenants: Dollar Tree, Banner Urgent Care, The UPS Store, Wendy's

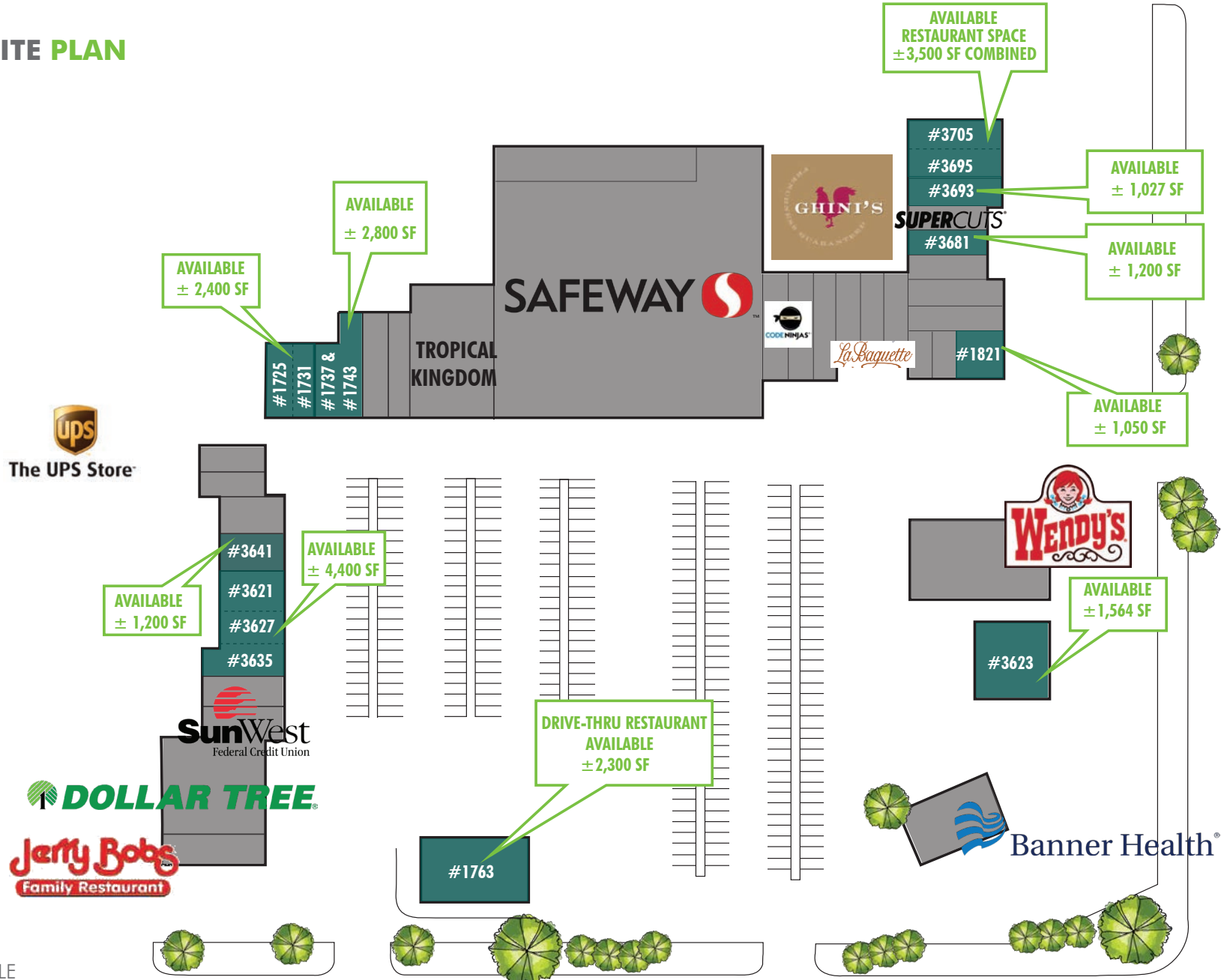


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SITE PLAN



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DEMOGRAPHICS COMPREHENSIVE

Demographics

	1 Mile	3 Mile	5 Mile
Population (2018)	17,173	118,565	256,226
Avg. Household Income (2018)	\$54,307	\$51,528	\$61,136

Source: Esri, October 2018

Traffic Count (vpd)

N. Campbell Avenue	40,329
E. Prince Road	20,528

Source: Kalibrate, October 2018



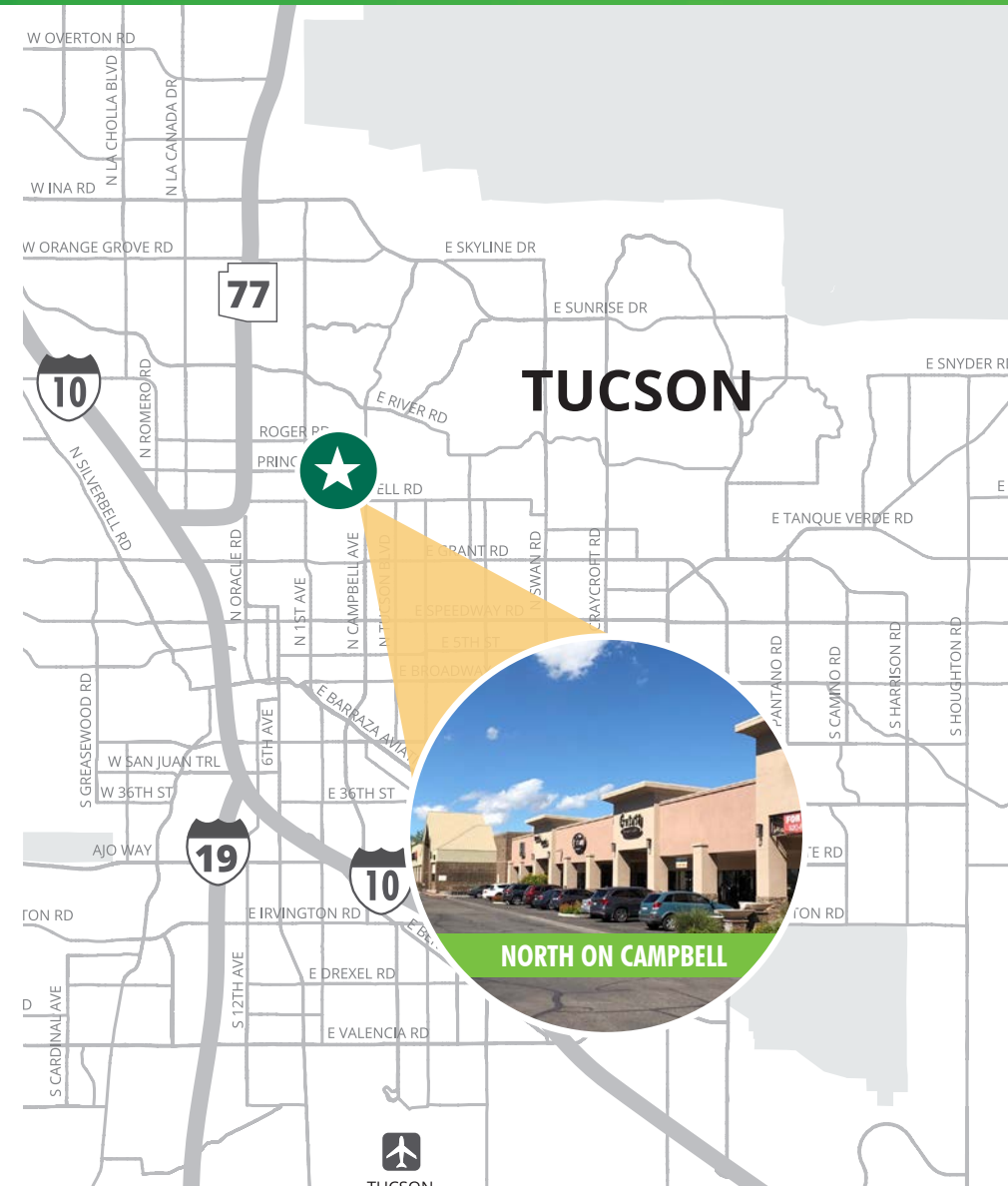
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