

AVAILABLE FOR LEASE

# GEE PLAZA

RETAIL ALONG CAMPBELL AVENUE

2738-2790 NORTH CAMPBELL AVENUE | TUCSON, ARIZONA

RETAIL



## PROPERTY INFO

|                        |   |
|------------------------|---|
| <b>LOCATION</b>        | 2738–2790 N. CAMPBELL AVENUE, TUCSON, ARIZONA 85719                               |
| <b>SPACE AVAILABLE</b> | ±758 SF, ±868, ±888 SF, ±1,191 SF, ±1,600 SF, ±1,178 SF, ±1,197 SF                |
| <b>RENTAL RATE</b>     | \$14/SF–\$16/SF, NNN  |
| <b>ZONING</b>          | C-1, CITY OF TUCSON   |
| <b>TRAFFIC COUNTS</b>  | CAMPBELL AVENUE - 37,000 CPD<br>GLENN STREET - 9,000 CPD<br>(SOURCE: P.A.G. 2011) |

## HIGHLIGHTS

- Located along heavily-traveled Campbell Avenue at the southeast corner of Campbell and Glenn
- Strong daytime population
- Great midtown location with high concentration of retail, office and medical space along Campbell Avenue Corridor
- Nearby University of Arizona, University Medical Center and Arizona Cancer Center
- Going-home side of traffic for affluent Catalina Foothills commuters

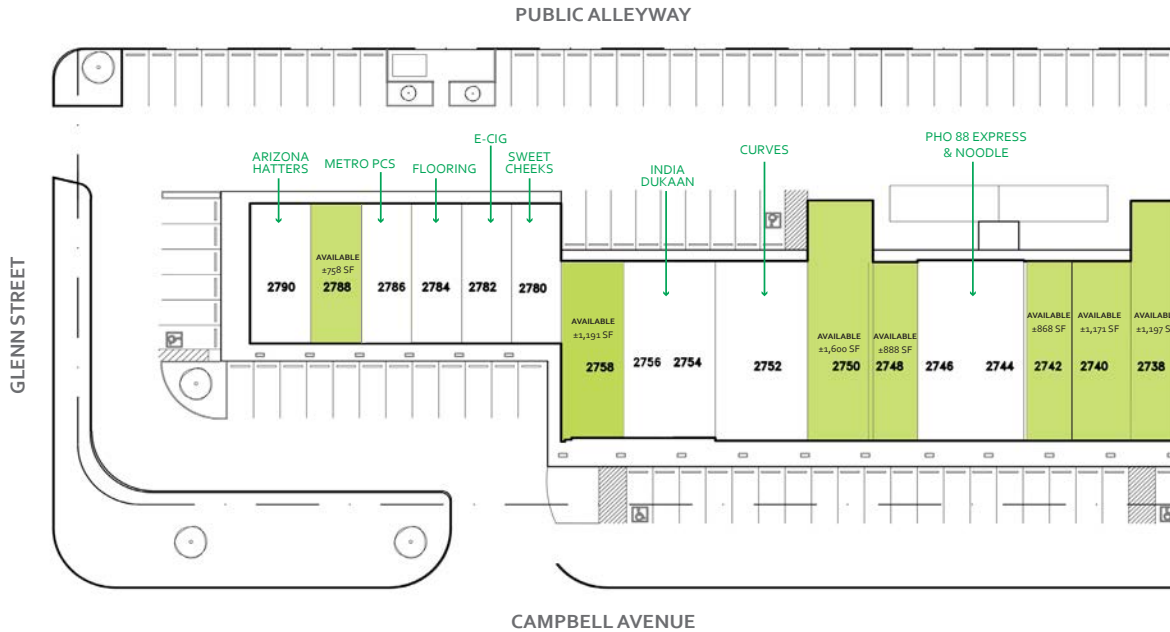
AVAILABLE FOR LEASE

# GEE PLAZA

RETAIL ALONG CAMPBELL AVENUE

2738-2790 NORTH CAMPBELL AVENUE | TUCSON, ARIZONA

RETAIL



| #         | SF        | TENANT                  |
|-----------|-----------|-------------------------|
| 2790      | ±950 SF   | ARIZONA HATTERS         |
| 2788      | ±758 SF   | AVAILABLE               |
| 2786      | ±758 SF   | METRO PCS               |
| 2784      | ±746 SF   | FLOORING                |
| 2782      | ±751 SF   | E-CIG                   |
| 2780      | ±756 SF   | SWEETCHEEKS WAX PARLOR  |
| 2758      | ±1,191 SF | AVAILABLE               |
| 2754-2756 | ±1,740 SF | INDIA DUKAAN            |
| 2752      | ±1,792 SF | CURVES FOR WOMEN        |
| 2750      | ±1,600 SF | AVAILABLE               |
| 2748      | ±888 SF   | AVAILABLE               |
| 2744-2746 | ±2,056 SF | PHO 88 EXPRESS & NOODLE |
| 2742      | ±868 SF   | AVAILABLE               |
| 2740      | ±1,171 SF | AVAILABLE               |
| 2730      | ±1,197 SF | AVAILABLE               |

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

AVAILABLE FOR LEASE

# GEE PLAZA

RETAIL ALONG CAMPBELL AVENUE

2738-2790 NORTH CAMPBELL AVENUE | TUCSON, ARIZONA

RETAIL



## 2016 EST. DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| POPULATION        | 15,422   | 135,947  | 277,724  |
| AVERAGE HH INCOME | \$45,851 | \$44,673 | \$51,636 |
| MEMDIAN AGE       | 31.90    | 30.60    | 34.30    |

Source: Claritas

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

**CBRE**

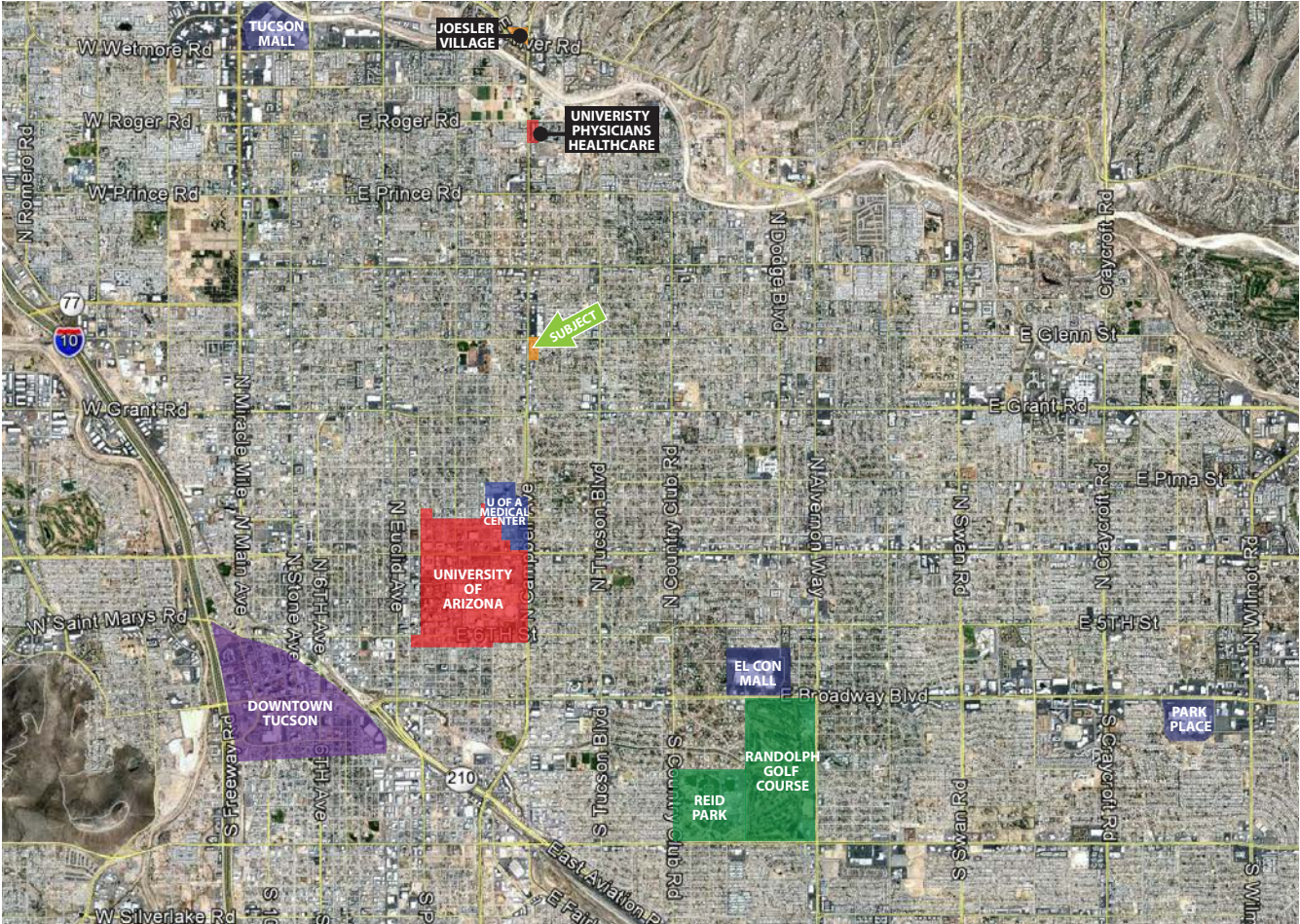
AVAILABLE FOR LEASE

# GEE PLAZA

RETAIL ALONG CAMPBELL AVENUE

2738-2790 NORTH CAMPBELL AVENUE | TUCSON, ARIZONA

RETAIL



## CONTACT US

### Pete Villaescusa

First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

### Jesse Peron

Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

