

CAMPBELL LAZA

SHOP

DINE

enjoy

...in the center of Tucson!



Exclusively Represented By:

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CBRE



INTRODUCING CAMPBELL PLAZA | TUCSON, ARIZONA

NORTHEAST CORNER OF CAMPBELL AVENUE AND GLENN STREET

JOIN

- ▶ ALBERTSONS,
- ▶ ROSS DRESS FOR LESS,
- ▶ ACE HARDWARE,
- ▶ RUBIO'S,
- ▶ JAMBA JUICE,
- ▶ OLD CHICAGO,
- ▶ FIVE GUYS BURGERS, & FRIES,
- ▶ PANDA EXPRESS, & YOGURLAND,
- ▶ SAUCE AND OTHERS!

FEATURES

- **LOCATED ALONG HEAVILY-TRAVELED CAMPBELL AVENUE**
- **STRONG DAYTIME POPULATION IN A GREAT MIDTOWN LOCATION**
- **CLOSE PROXIMITY TO UNIVERSITY OF ARIZONA, UNIVERSITY MEDICAL CENTER AND ARIZONA CANCER CENTER**
- **GOING-HOME SIDE OF TRAFFIC FOR AFFLUENT CATALINA FOOTHILLS COMMUTERS**

Space Availability (SF) & Lease Rates

± 20,388 (junior anchor)	Negotiable
± 6,265 (next to Ross)	Negotiable
± 1,545 (former fitness studio)	Negotiable
± 1,200 (former yogurt)	Negotiable
± 2,498 (former restaurant on corner pad)	Negotiable
± 5,970 (former daycare with playground)	Negotiable

(NNN charges currently estimated at \$4.58/SF)

Trade Area: In a word "Wow!!!" Look at these:

2017 ESTIMATED DEMOGRAPHICS

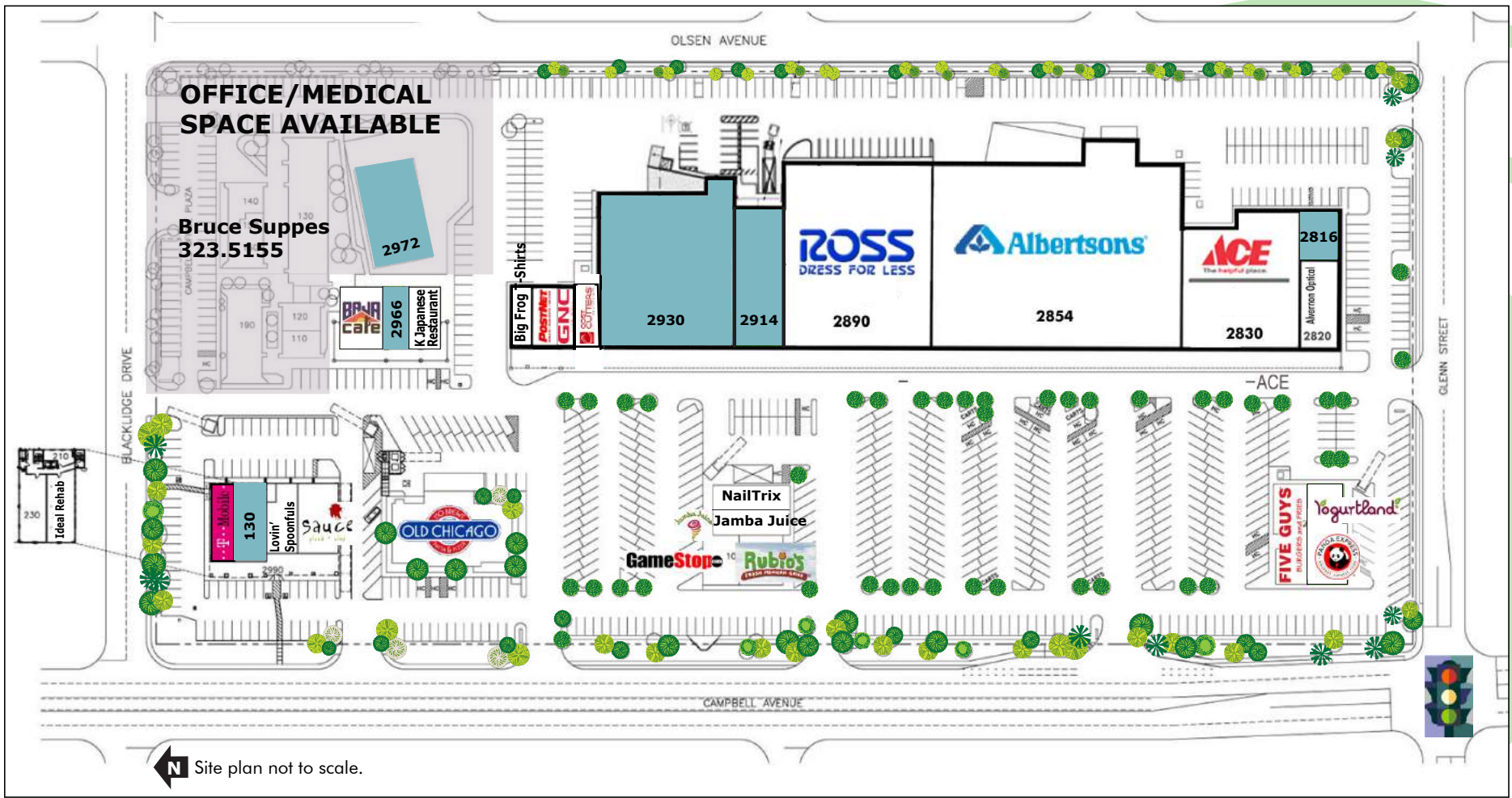
	1 MILE	3 MILES	5 MILES
Population	15,663	135,295	277,838
Average HH Income	\$48,202	\$46,959	\$55,334
Daytime Population (Source: Esri)	13,977	183,503	365,013

Traffic Counts (Source: PAG 2014 counts)

Campbell Avenue:	35,740 vehicles per day
Glenn Street:	8,608 vehicles per day



Owner: The **KRAUSZ**
COMPANIES, Inc.



Tenant Roster		
Suite	Tenant	SF (±)
2800	Panda Express & Yogurtland	3,072
2802	Five Guys Burgers & Fries	3,209
2816	Available	1,545
2820	Alvernon Optical	2,838
2830	ACE Hardware	16,904
2854	Albertson's	47,450
2890	Ross	30,187
2902	Nailtrix	1,210

2904	Jamba Juice	1,200
2908	Rubio's Mexican Restaurant	2,000
2910	Gamestop	1,228
2914	Available	6,265
2930	Available	20,388
2950	Cost Cutters	1,177
2952	GNC	1,499
2954	PostNet	1,325
2956	Big Frog T-Shirts	1,000
2960	Old Chicago	7,052

2962	K Japanese Restaurant	2,400
2966	Available	1,200
2968-70	Baja Café	2,297
2972	Available	5,970
Building 2990		
Ste 110	Sauce	2,987
Ste 120	Lovin' Spoonfuls	1,859
Ste 130	Available Restaurant	2,498
Ste 140	T-Mobile	1,436

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