

For Lease

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

NAI Horizon

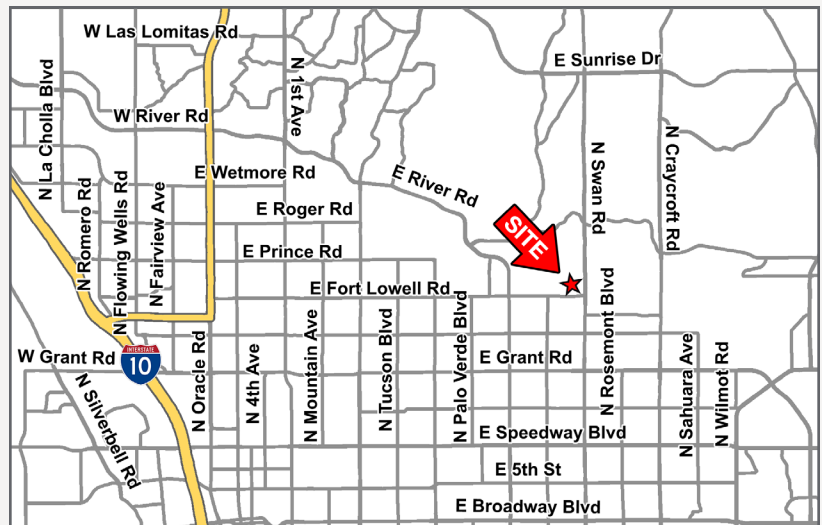


Property Highlights

- 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/A-105: ± 3,025 SF
Turnkey-key endcap restaurant with patio
(call agent for pricing)
- Shops B:
Suite B-100: ± 1,150 SF
(\$19.00/PSF, NNN)



Traffic Counts

VPD

N Swan Rd	66,582
E Camp Lowell Dr	45,061

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Photos

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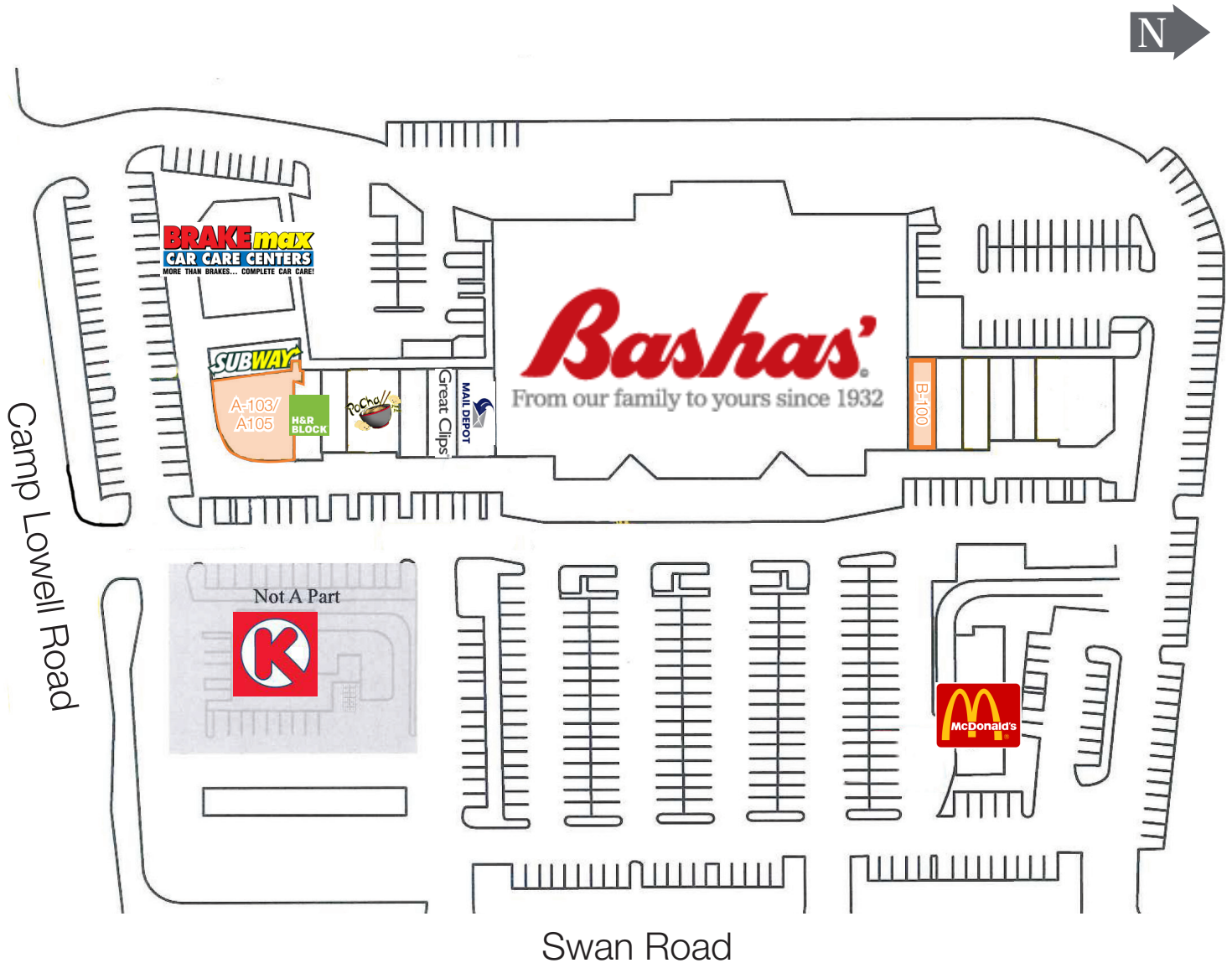
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Site Plan

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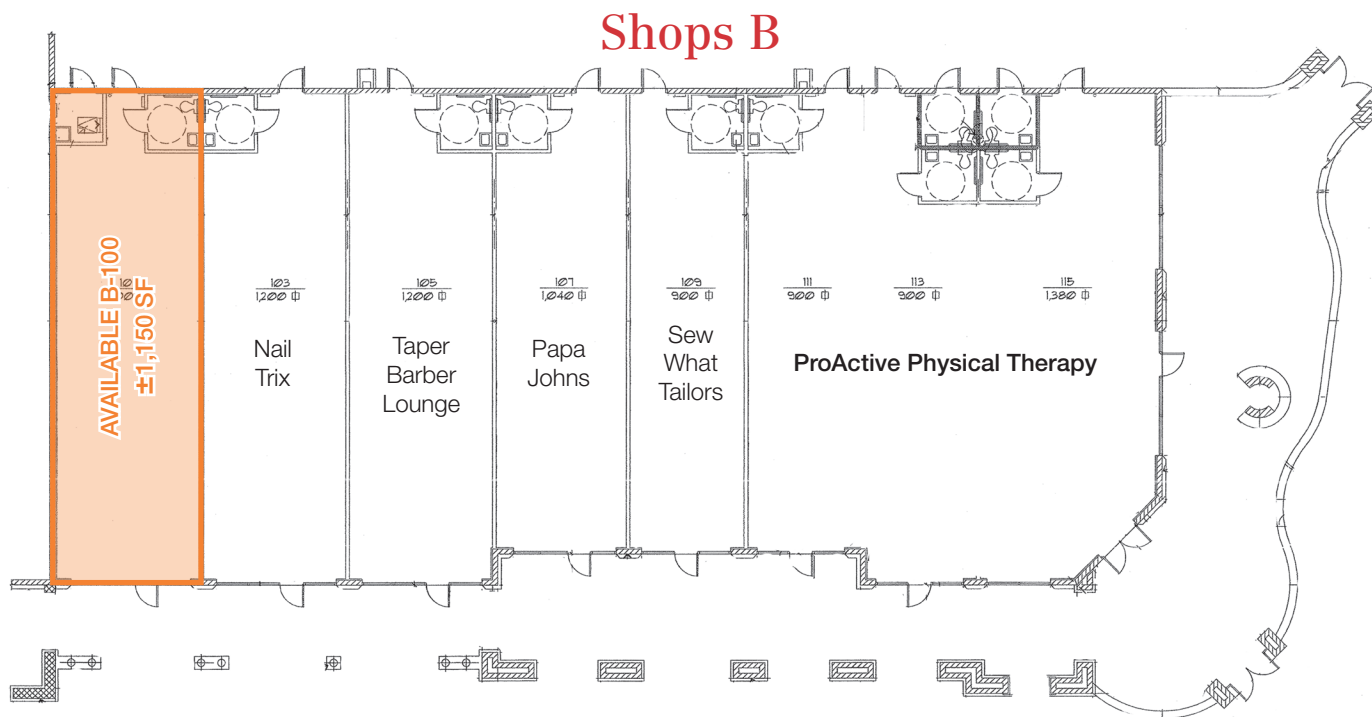
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Aerial Map

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Demographics

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	1 Mile	3 Mile	5 Mile	
POPULATION	2024 Total Population	10,479	90,907	259,108
	2029 Projected Population	10,380	90,215	257,346
	2024 Total Daytime Population	11,252	98,647	296,335
	2024-2029 Annual Rate	-0.19%	-0.15%	-0.14%
	2024 Estimated Median Age	45.3	42.4	39.8
	2029 Estimated Median Age	47.0	43.9	41.1
HOUSEHOLDS	2024 Households	5,339	46,084	123,169
	2029 Projected Households	5,407	46,800	125,470
	2024-2029 Annual Rate	0.19%	0.22%	0.26%
	2024 Average Household Size	1.91	1.93	2.00
	2029 Average Household Size	1.87	1.88	1.95
INCOME	2024 Household by Income	\$96,976	\$84,803	\$88,546
	2029 Household by Income	\$116,391	\$100,999	\$104,938
HOUSING	2024 Housing Units	5,724	50,146	135,252
	2024 Owner Occupied Units	52.9%	43.1%	45.9%
	2024 Renter Occupied Units	40.4%	48.8%	45.2%
	2029 Housing Units	5,772	50,706	137,147
	2029 Owner Occupied Housing Units	57.3%	46.8%	49.3%



T15-04-009

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