

CAMPBELL CORRIDOR REDEVELOPMENT OPPORTUNITY!

2550-2564 N Campbell Ave | Tucson, AZ 85719



FOR SALE



Campbell Ave: 34,012 VPD (2025)

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PROPERTY DETAILS

Available	15,940 SF Building
Sale Price	\$1,800,000 (\$71/SF Land)
Lot Size	25,239 SF
Zoning	C1
Tax Parcel No.	112-06-221A, -2220, & -223A

HIGHLIGHTS

- Prime redevelopment location on the Campbell Corridor
- Highly usable site (150' deep x 159' wide)
- Great visibility on major commercial corridor
- Outstanding "left in/left out" access

TRAFFIC COUNTS

Campbell Ave	34,012 VPD (2025)
Grant Rd	33,244 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,204	\$76,658	9,812
3 Miles	141,491	\$68,950	80,025
5 Miles	277,334	\$79,005	156,267

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

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5/18/2026

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NORTH-FACING AERIAL



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SOUTH-FACING AERIAL



SUBJECT

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