

# HIGH VISIBILITY CORNER | SAM HUGHES PLACE

1,425 SF Retail Space for Lease | U of A Trade Area  
SEC Campbell Ave / 6th Street, Tucson



Exclusively represented by  
**JOEY CASTILLO**  
jcastillo@volkco.com  
520.495.2234

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. **All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant.** Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

# HIGH VISIBILITY CORNER | SAM HUGHES PLACE

## 1,425 SF Retail Space for Lease | U of A Trade Area

### SEC Campbell Ave / 6th Street, Tucson



#### AVAILABLE

##### SUITE 140

(Do not disturb tenant)

±1,425 (per owner)

##### LEASE RATE

\$27.00 SF/NNN

#### HIGHLIGHTS

- Join a strong tenant mix including Trident Pizza Pub, Cheba Hut, Spa Solai, Carbon Health, The Hundreds Barber Lounge, and coming soon, Solana Pilates.
- Located in the affluent Sam Hughes neighborhood and within walking distance to many residential and university housing developments.
- Located directly across the street from the U of A campus with over 64,000 students, faculty, and staff

#### DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	18,930	137,445	298,804
Avg Household Income	\$86,989	\$70,188	\$70,922
Total Employees	11,982	77,972	165,502

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

#### TRAFFIC COUNTS

##### CAMPBELL AVENUE

39,860 AADT

##### 6TH STREET

18,594 AADT

SOURCE: REGIS SITES USA 2025



# HIGH VISIBILITY CORNER | SAM HUGHES PLACE

1,425 SF Retail Space for Lease | U of A Trade Area  
SEC Campbell Ave / 6th Street, Tucson



