

FOR LEASE**FOR LEASE**

Square Feet: 1,140 SF

Lease Rate: \$22.00/SF + NNN

- Located in a busy center at Campbell and Speedway with Miss Saigon and Bruegger's
- Great visibility along Campbell Avenue
- Beautiful layout and move-in ready
- Available immediately
- Formerly an aesthetics salon with four private room plus a reception area and an open area for a lash lounge

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Venture West Real Estate Services, LLC

Venture West Broker: Neil R. Simon



VENTURE WEST

1060 N. Campbell Avenue, Tucson, AZ 85719

FOR LEASE





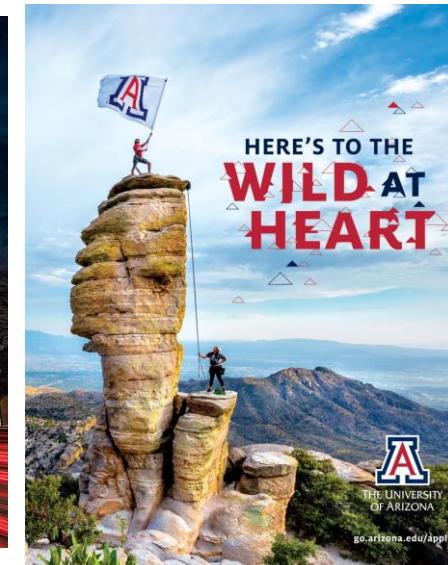
- **1 MILLION + TUCSON METRO POPULATION**
- **ARIZONA'S SECOND LARGEST CITY**
- **83 DEGREES AVERAGE ANNUAL TEMPERATURE**

ABOUT TUCSON / COMPANIES / UNIVERSITY / CULTURAL

ABOUT TUCSON:

Tucson has evolved into a hot spot for technology and innovation. Home to the University of Arizona, there's a reason why nationally-recognized companies such as Amazon, Caterpillar, Raytheon Missiles, Bombardier, GEICO, Homegoods, Hexagon Mining and other powerhouses set their sites on Tucson. Since 2015, 55 companies have announced relocations or expansions in the region. With its rich diverse deserts, outdoor activities, restaurants, Tucson exemplifies the whole package. In the Tucson area and beyond, the rich cultural heritage and storied history reflects a landscape found nowhere else on Earth. Venture off the beaten path and see what it means to free yourself. Explore barrio neighborhoods. Discover untouched corners of the vast Sonoran Desert. Look into the night sky with a million twinkling stars. Find freedom to roam from the depths of ancient caves to the tops of stunning mountain peaks.

Around Tucson, the area is divided into districts and neighborhoods -- some linked by streetcar, others connected by streets made for autos, bike lanes, and bus routes -- with varied options for outdoor adventures, sightseeing, eating, and entertainment. Beyond Tucson, the land is defined by county boundaries that hold pick-your-own farms, vineyards and wineries, revived real Old West towns, and Sky Island habitats and preserved natural spaces that beckon day-trippers from Tucson. Getting here is easier than you might think, and it's definitely worth the trip.



ABOUT THE UNIVERSITY

The University of Arizona, a land-grant University with two independently accredited medical schools, is one of the nation's top public Universities, according to U.S. News & World Report. Established in 1885, the UA is widely recognized as a student-centric University and has been designated as a Hispanic Serving Institution by the U.S. Department of Education. The UA ranked in the top 25 in 2018 in research expenditures among all public universities, according to the National Science Foundation, and is a leading Research 1 institution with \$687 million in annual research expenditures. The UA advances the frontiers of interdisciplinary scholarship and entrepreneurial partnerships as a member of the Association of American Universities, the 62 leading public and private research universities in the U.S. It benefits the state with an estimated economic impact of \$4.1 billion annually.