

For Lease

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

NAIHorizon

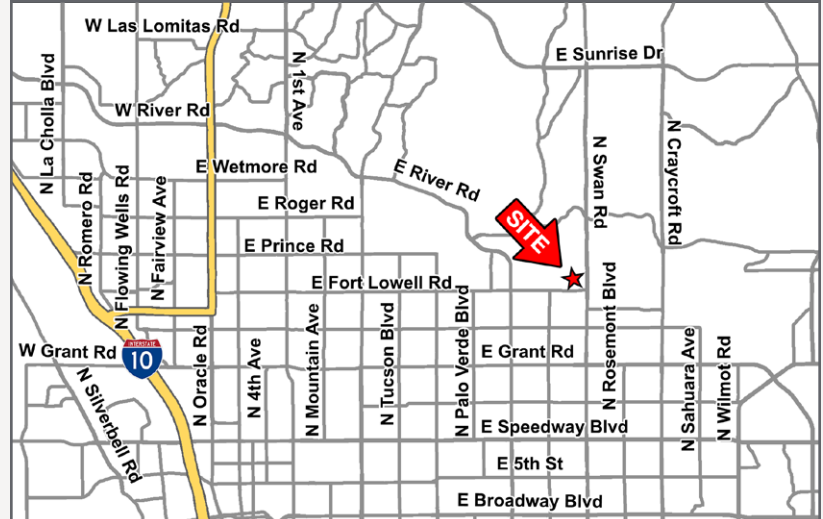


Property Highlights

- High daytime population
- Located on Swan Road, a major north/south corridor connecting the affluent Foothills with Midtown Tucson

Availability

- Shops A:
 - Suite A-111: ±1,100 SF**
Turnkey Former QSR Restaurant
(\$28.00/PSF, NNN)
 - Suite A-113: ±1,080 SF**
Turnkey Former QSR Restaurant
(\$28.00/PSF, NNN)
 - Suite A-119: ±1,635 SF**
(\$18.00/PSF, NNN)
- Shops B:
 - Suite B-100: ± 1,150 SF**
(\$15.00/PSF, NNN)



Traffic Counts

VPD

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Dave Dutson

520 241 1160

dave.dutson@naihonorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

+1 520 326 2200

naihonorizon.com

Photos

For Lease

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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Dave Dutson

520 241 1160

dave.dutson@naihonorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

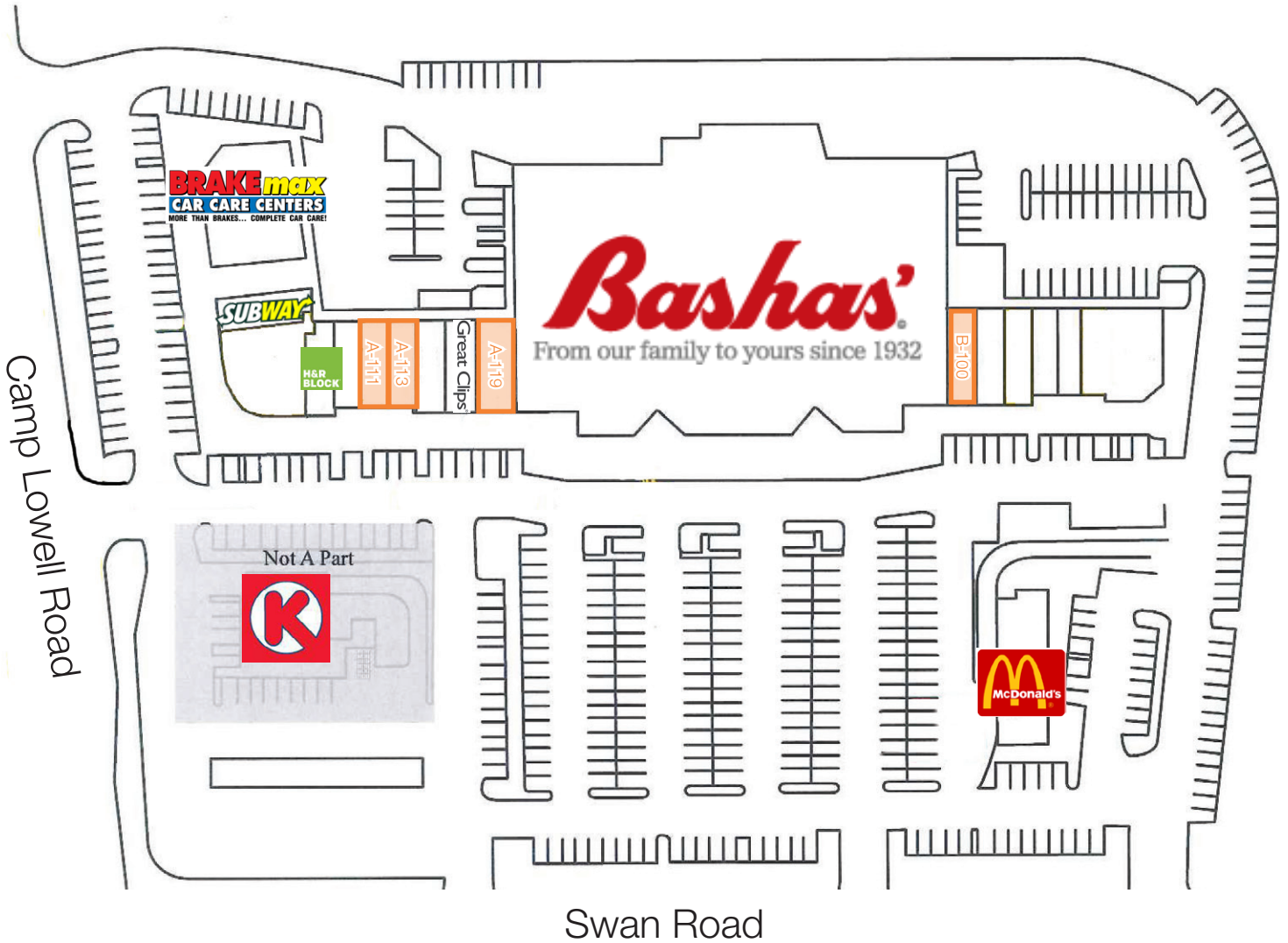
+1 520 326 2200

naihonorizon.com

Site Plan

For Lease

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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Dave Dutson

520 241 1160

dave.dutson@naihorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

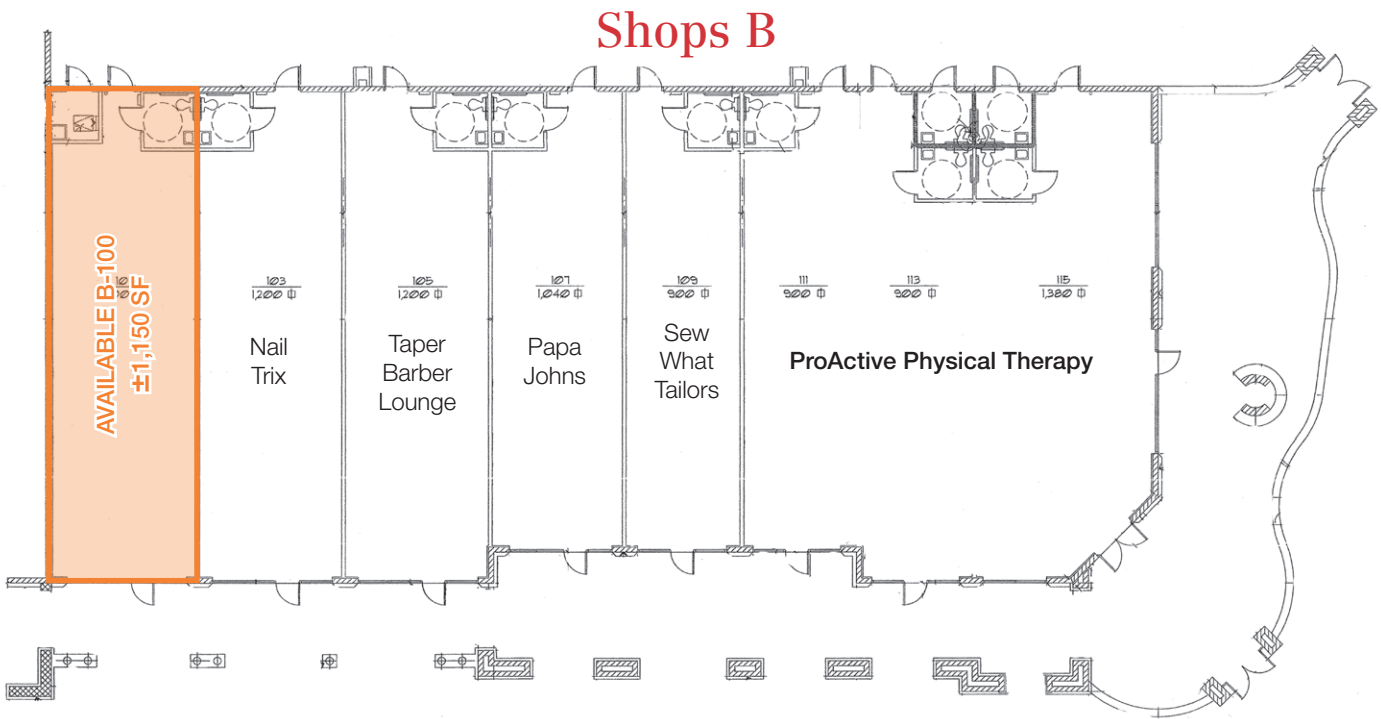
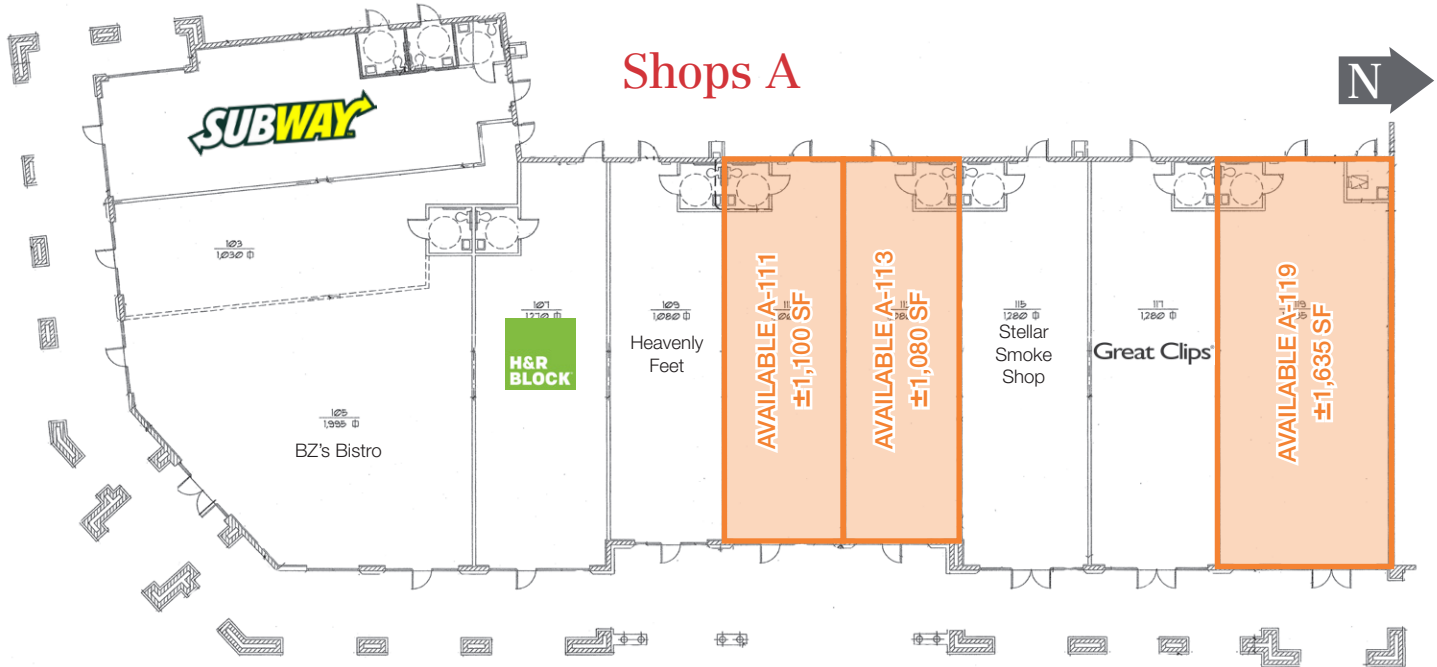
+1 520 326 2200

naihorizon.com

Availability

For Lease

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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Dave Dutson

520 241 1160

dave.dutson@naihonorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

+1 520 326 2200

naihonorizon.com

Aerial Map

For Lease

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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Dave Dutson

520 241 1160

dave.dutson@naihorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

+1 520 326 2200

naihorizon.com

Demographics

For Lease

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

	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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Dave Dutson

520 241 1160

dave.dutson@naihonorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

+1 520 326 2200

naihonorizon.com