

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: $\pm 3,025$ SF
Turnkey-key endcap restaurant with patio (Call agent for pricing)
- Shops B:
 - Suite B-100: $\pm 1,150$ 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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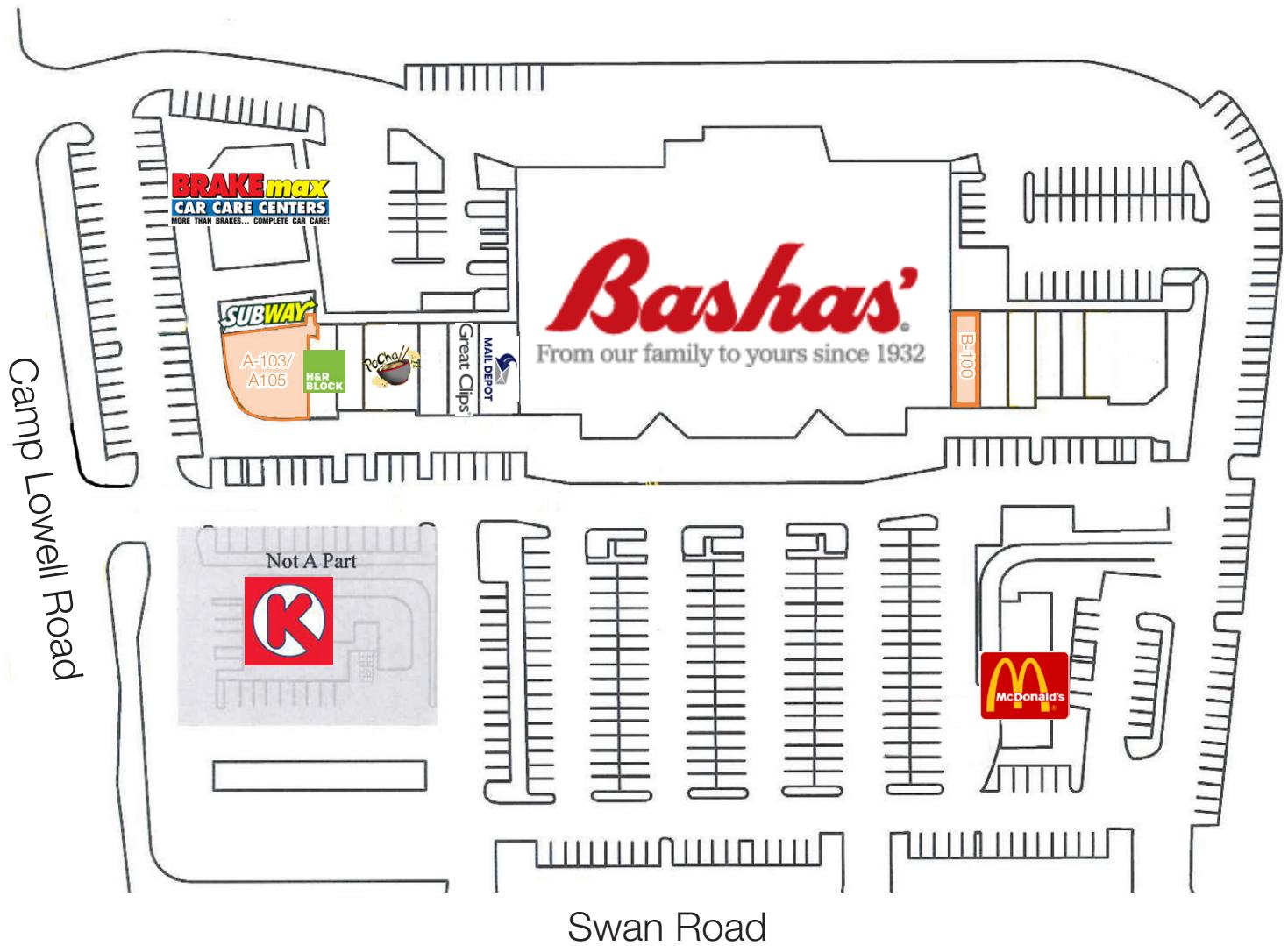
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Site Plan

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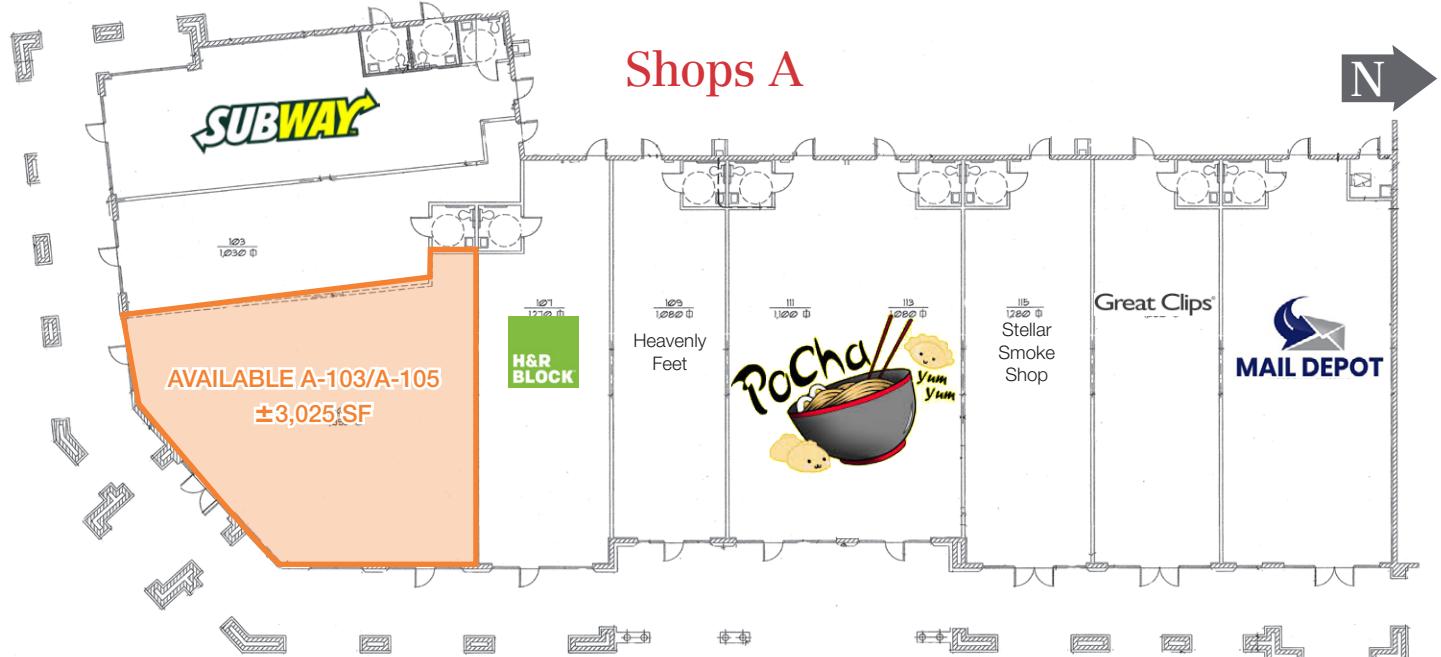
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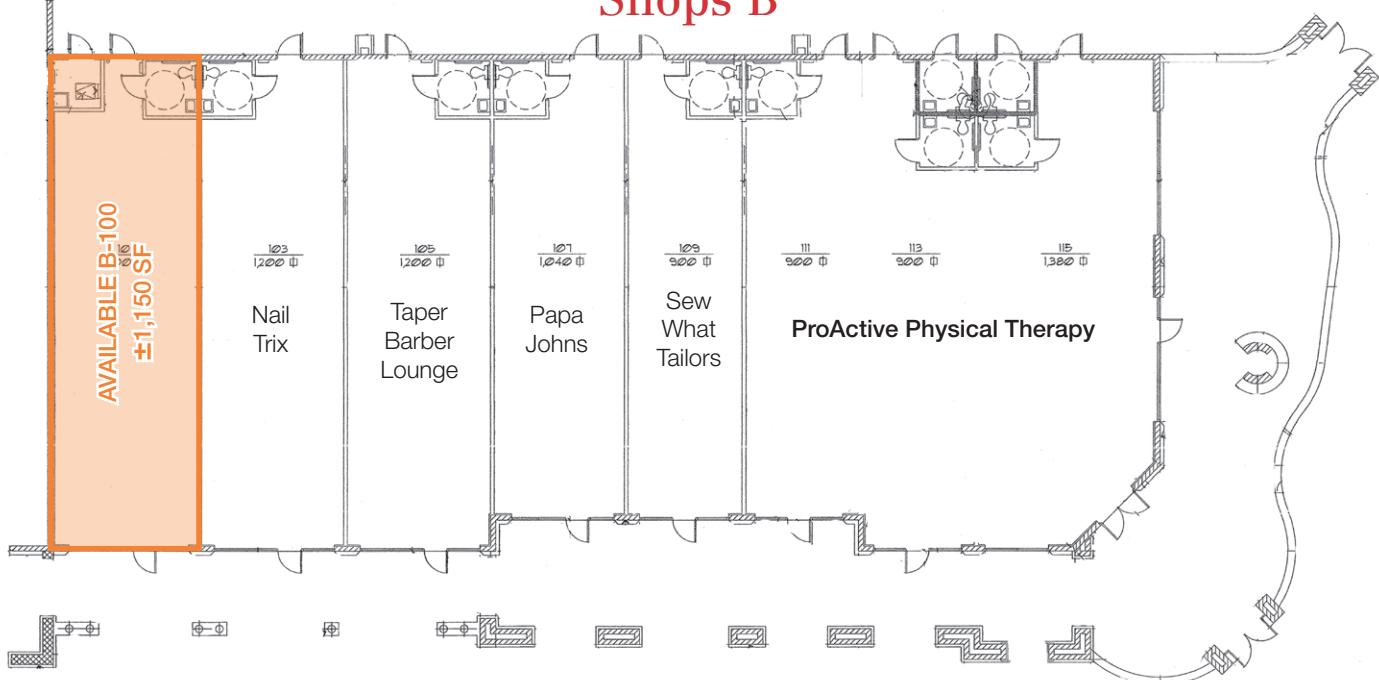
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Shops B



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Aerial Map

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Demographics

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POPULATION

INCOME HOUSEHOLDS

HOUSING

	1 Mile	3 Mile	5 Mile
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
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
2024 Household by Income	\$96,976	\$84,803	\$88,546
2029 Household by Income	\$116,391	\$100,999	\$104,938
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%

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