

# Centrally Located Retail/Office Space

## Campbell Casitas

### 2923 N. Campbell Ave., Tucson, AZ



#### Lease Information

- ◆ Available for Retail or Office use.  
2923 N. Campbell Ave. - approx. 1,008 SF
- ◆ Lease rate: \$19.50 - Modified Gross
- ◆ Zoning: C-1, Retail
- ◆ Perfect for private office or small retail use.
- ◆ TI's Available

#### Highlights:

- ◆ Free standing buildings available for retail or office use.
- ◆ Easy access from Campbell Ave.
- ◆ Parking at Door
- ◆ Monument signage on Campbell Ave.
- ◆ Centrally located to Downtown and a wide variety of national retailers and office tenants.
- ◆ Conveniently located along the Campbell corridor, offering the professional office and light retail setting to locate their business. The project is located amidst numerous established retail centers and residential neighborhoods. Monument signage at the entrance to the center is available.

#### Location Map



*Exclusively Represented by:*

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# Campbell Casitas - Aerial



	<b>DEMOGRAPHICS SUMMARY</b>		
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	15,235	132,247	276,348
Households:	7,315	59,180	118,707
AVG Income:	\$50,280	\$42,764	\$52,750
<b>TRAFFIC COUNTS</b>			
VPD Campbell Ave: 41,000			

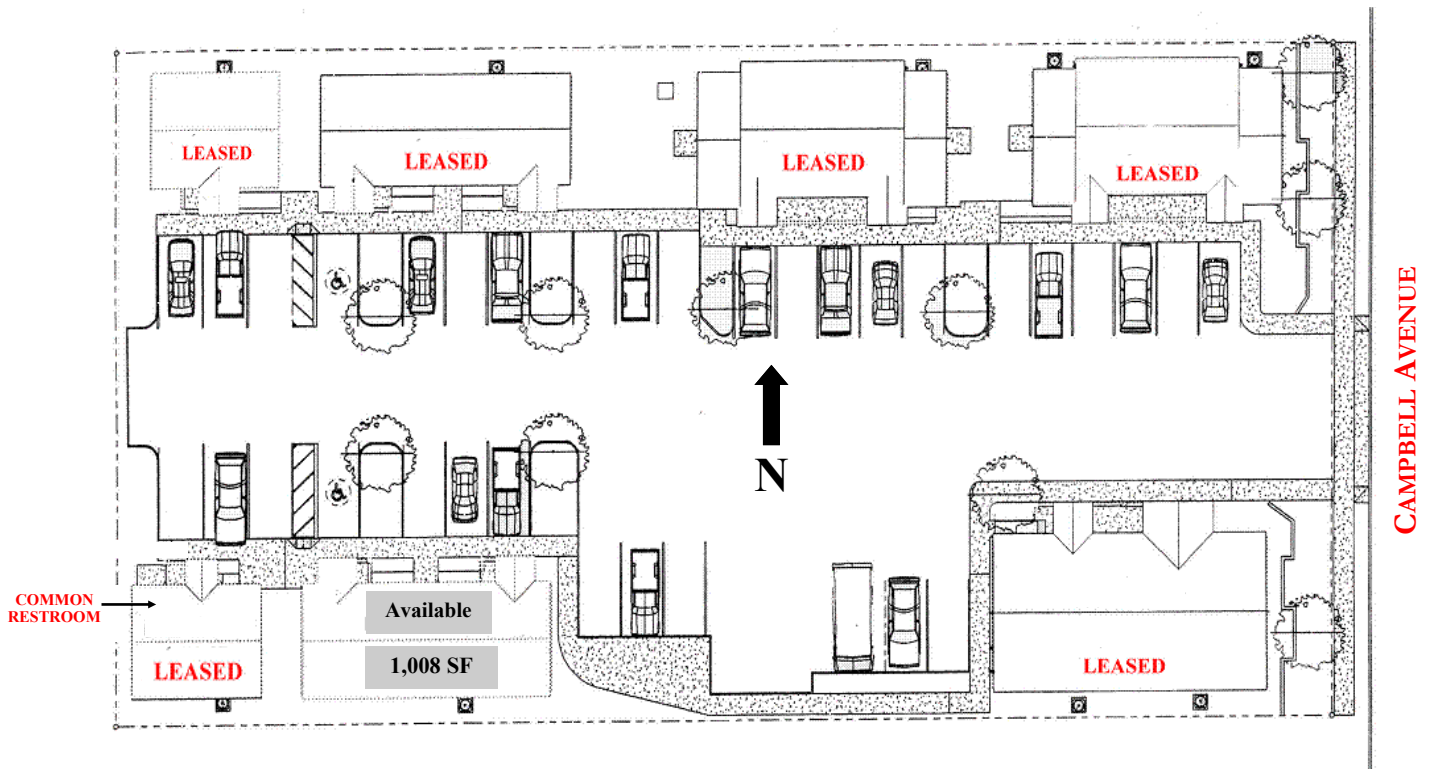
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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

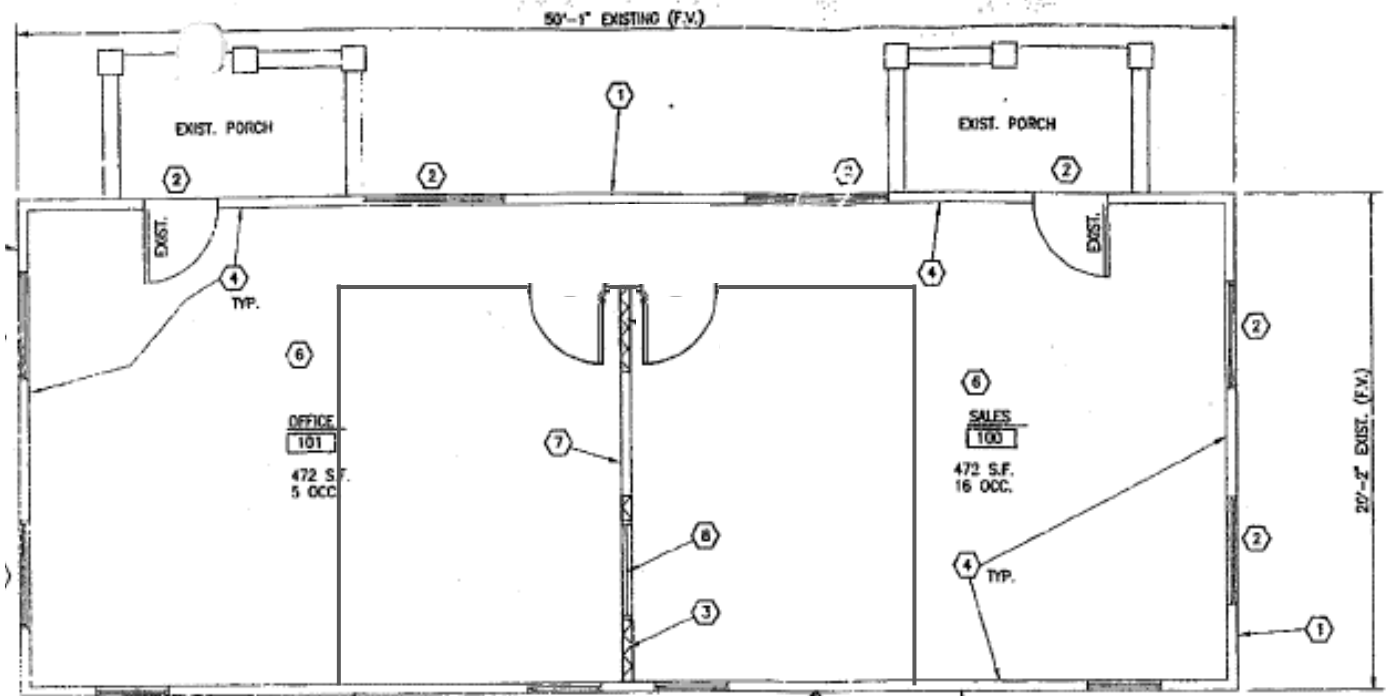


# Site Plan



# Floor Plan

2923 N. Campbell Ave. - 1,008 SF



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