

For Lease

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

**NAI**Horizon

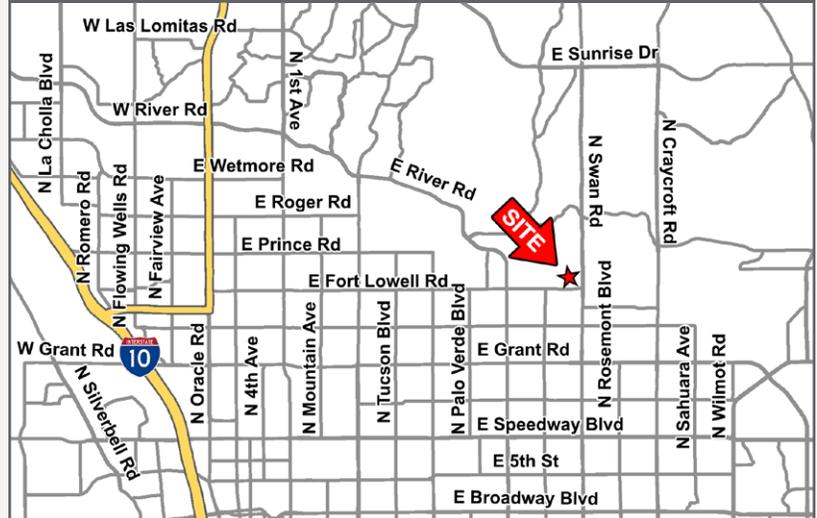


### Property Highlights

- 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: ±3,025 SF  
Turnkey endcap restaurant with patio  
  
Suite A-109: ±1,080 SF  
Built out reflexology/massage
- Shops B:  
Suite B-100: ±1,150 SF  
  
Suite B-107: ±1,040 SF  
Inline QSR - Available April 1, 2026  
**(PLEASE DO NOT DISTURB TENANT)**



### Traffic Counts

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

### VPD

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# Photos

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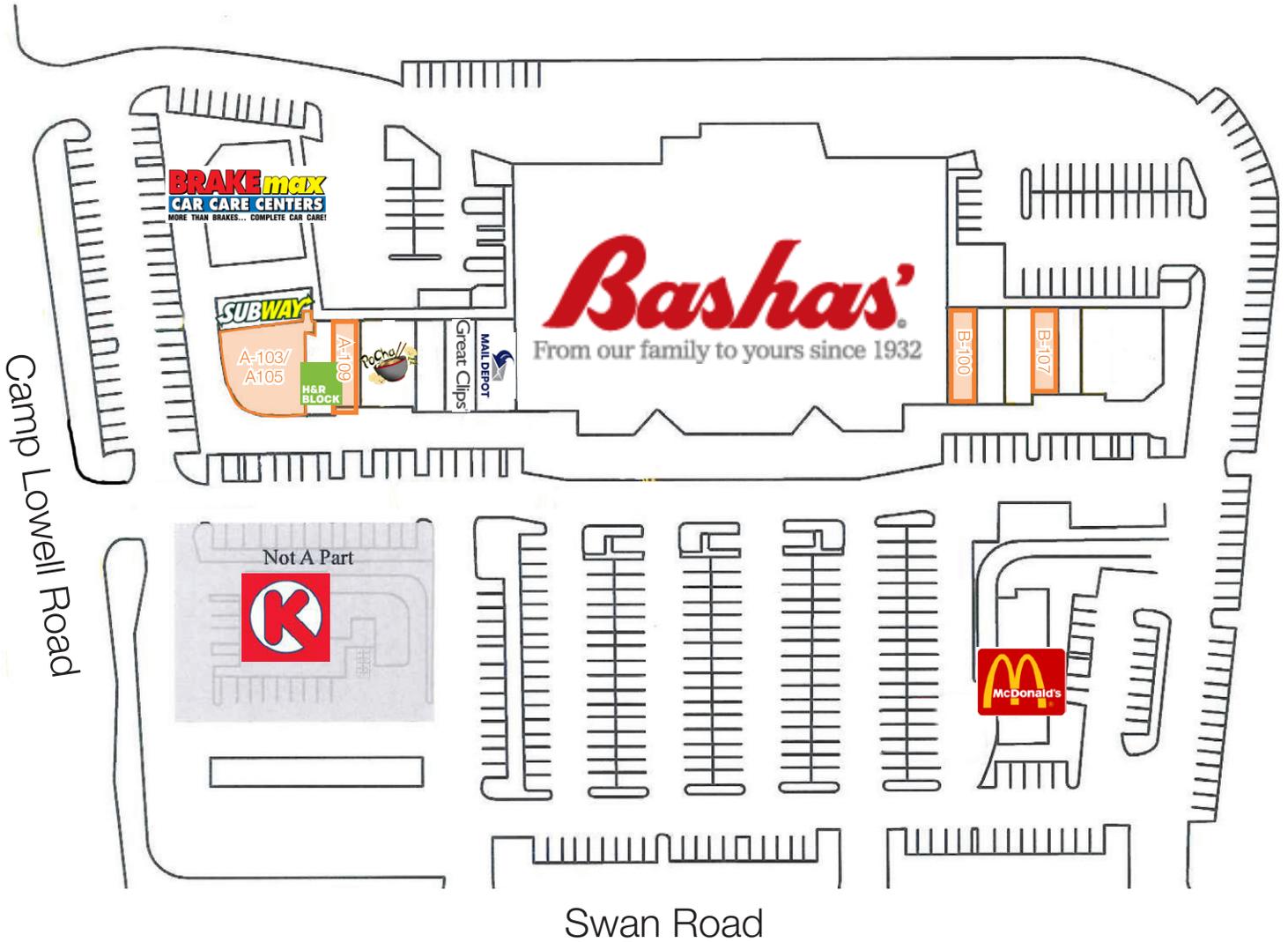
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# Site Plan

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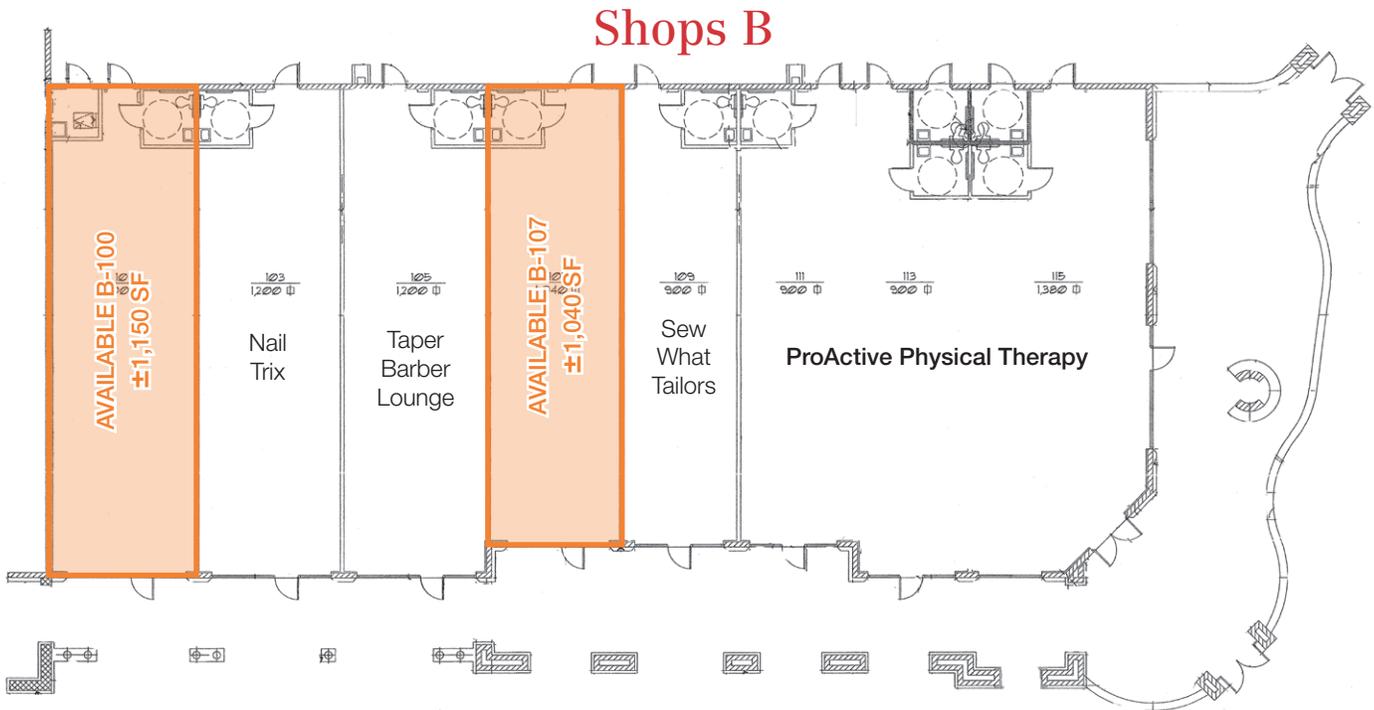
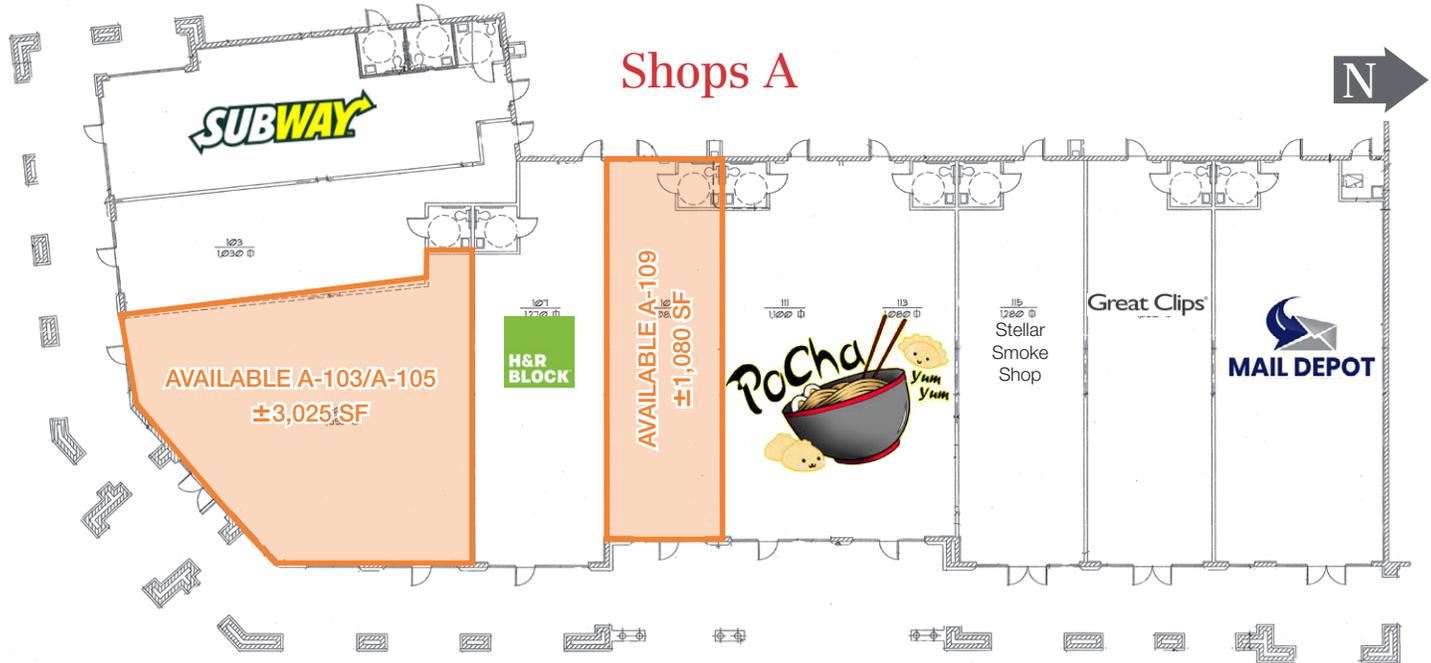
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# Availability

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# Aerial Map

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# Demographics

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	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
2024 Household by Income	\$96,976	\$84,803	\$88,546
2029 Household by Income	\$116,391	\$100,999	\$104,938
<b>HOUSING</b>			
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

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