

CAMPBELL AVENUE PAD OPPORTUNITY FOR LEASE

NWC Campbell Ave & Adelaide Dr
 2901 N Campbell Ave, Tucson



Exclusively represented by

JERAMY PRICE
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 520.441.4771

 Banner University Medical Center
 1.3 Miles Away
 ±55,000 Employees

 University of Arizona
 2 Miles Away
 ±52,000 Students

 Salpointe Catholic High School
 ±1,300 Students

GLENN ST 8,944 AADT

CAMPBELL AVE 30,657 AADT

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 3/11/2025

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FEATURES

IMPROVEMENTS	8,941 SF*
LAND SIZE	42,978 SF*
LEASE RATE	Contact Agent
ZONING	C-1 Tucson
ASSESSOR PARCEL NUMBERS	113-07-049C & 113-07-049D

*SOURCE: Per Pima County Assessor

HIGHLIGHTS

- 170' of Prime Campbell Avenue frontage
- Excellent ingress/ egress
- In the heart of the Campbell Avenue corridor, a primary north/south thoroughfare serving the Catalina Foothills, UofA, Downtown Tucson and the immediate trade area made up by a mix of young professionals, families, and affluent residents
- High daytime population in a great midtown location
- Close proximity to University of Arizona (±64,250 students), Downtown Tucson, Banner Medical Center, Arizona Cancer Center, and Salpointe Catholic High School (±1,300 students)
- Monument signage available

DEMOGRAPHICS <i>(2024 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	15,851	137,854	275,177
Avg Household Income	\$71,927	\$67,329	\$79,320
Total Employees	9,680	70,349	155,143

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

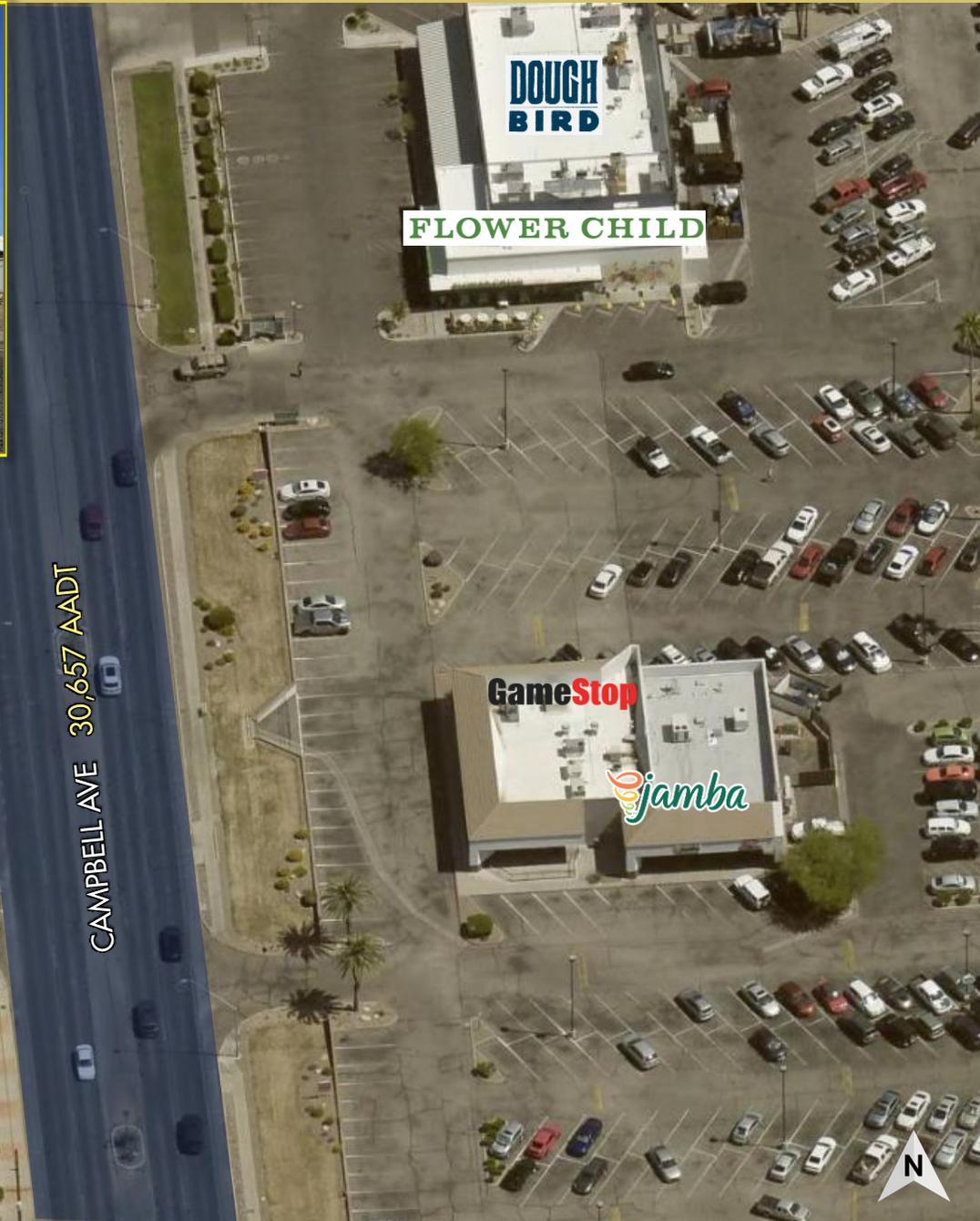
CAMPBELL AVE	30,657 AADT
FORT LOWELL RD	30,752 AADT
GLENN ST	8,944 AADT

SOURCE: Pima Association of Governments 2024

NEIGHBORING TENANTS



SUBJECT



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