

HIGH VISIBILITY CORNER | SAM HUGHES PLACE

1,425 SF Retail Space for Lease | U of A Trade Area
SEC Campbell Ave / 6th Street, Tucson



Exclusively represented by

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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 projected income or expenses, tenant and financial data**, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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AVAILABLE

SUITE 140 ±1,425 (per owner)
(Do not disturb tenant)

LEASE RATE \$27.00 SF/NNN

HIGHLIGHTS

- Join a strong tenant mix including Trident Pizza Pub, Cheba Hut, Spa Solai, Carbon Health, The Hundreds Barber Lounge.
- Located in the affluent Sam Hughes neighborhood and within walking distance to many residential and university housing developments.
- Located directly across the street from the U of A campus with over 64,000 students, faculty, and staff

DEMOGRAPHICS (2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	18,930	137,445	298,804
Avg Household Income	\$86,989	\$70,188	\$70,922
Total Employees	11,982	77,972	165,502

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

CAMPBELL AVENUE	39,860 AADT
6TH STREET	18,594 AADT

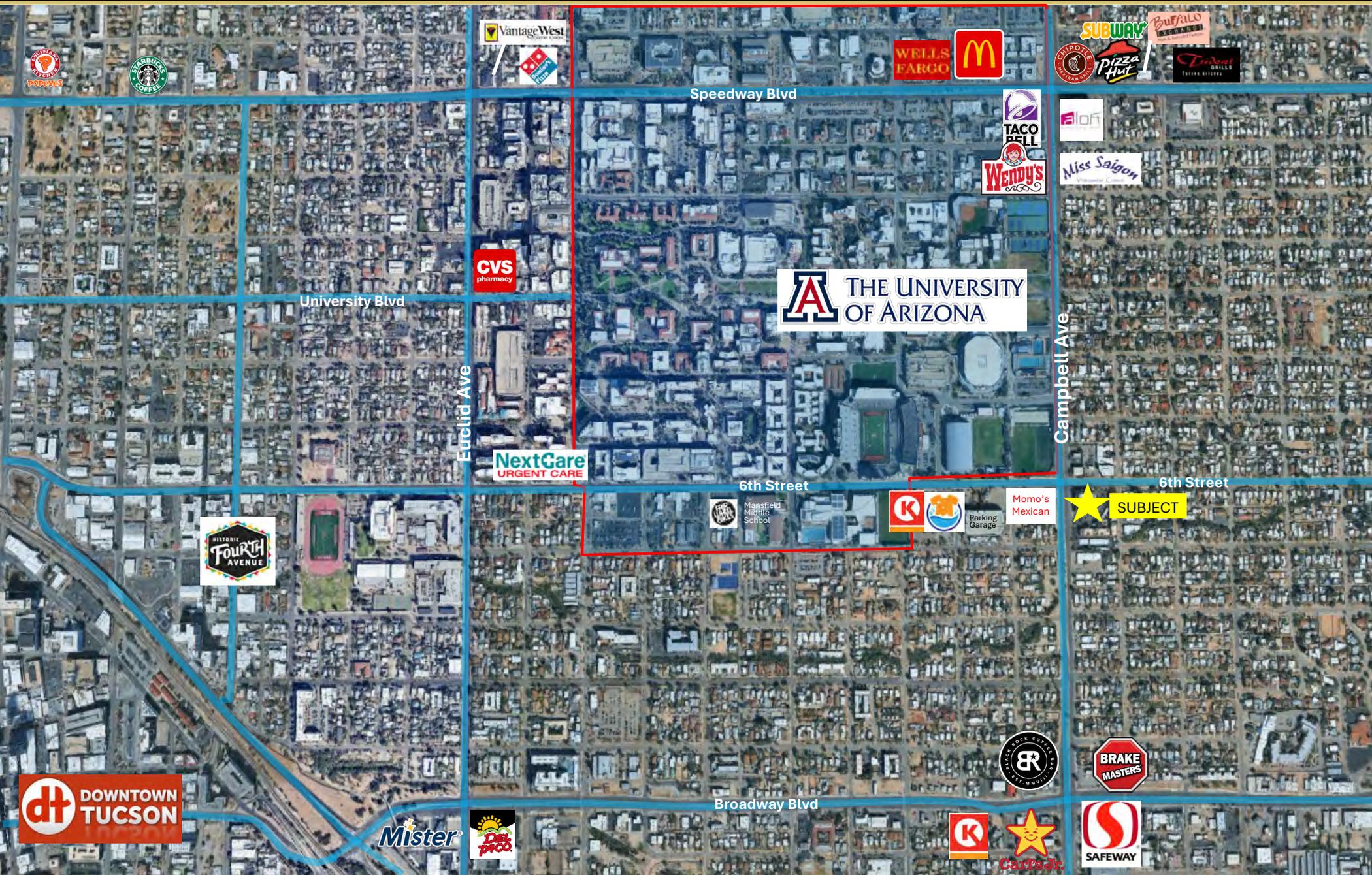
SOURCE: REGIS SITES USA 2025



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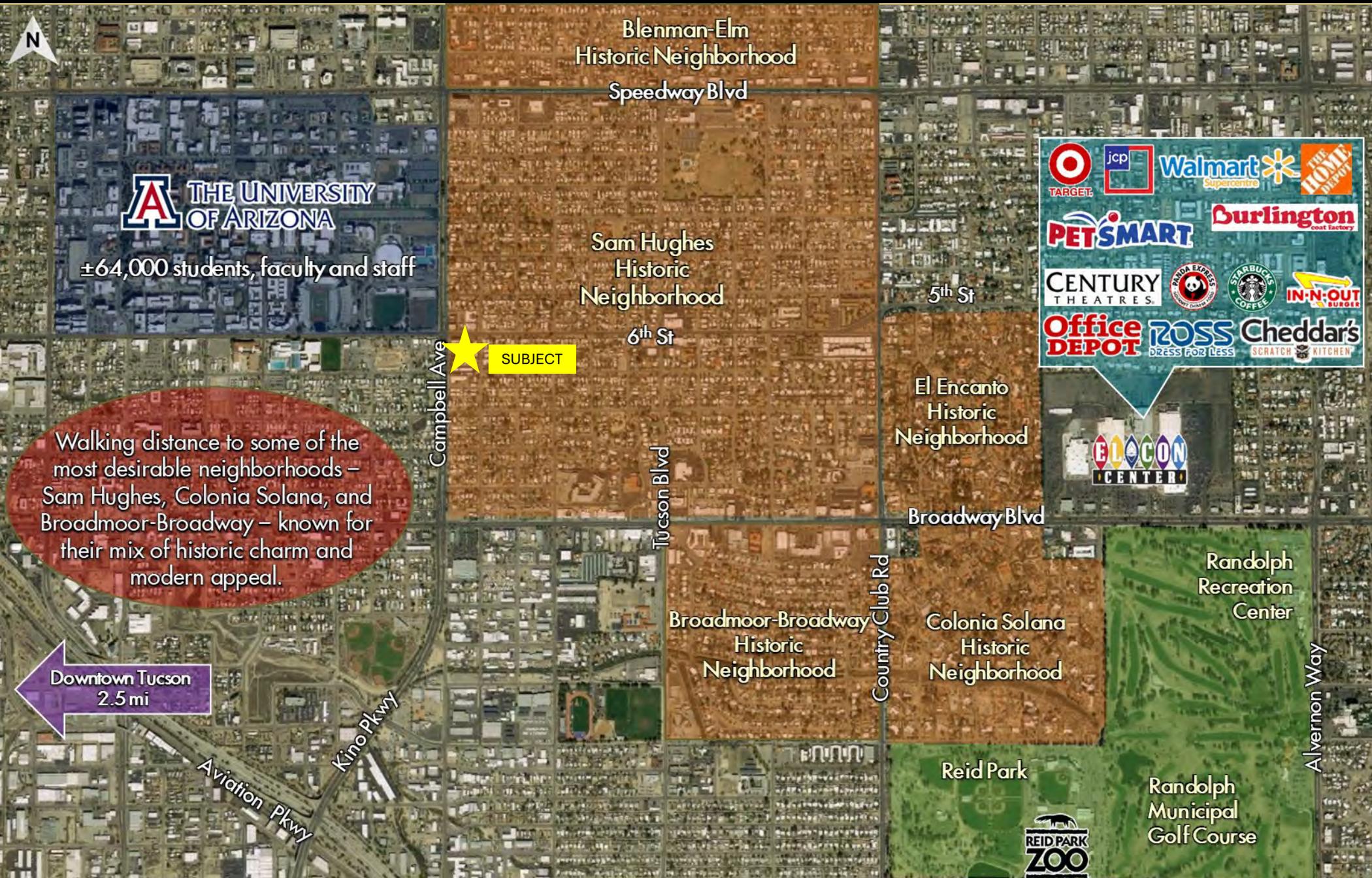
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THE UNIVERSITY OF ARIZONA

±64,000 students, faculty and staff

Blenman-Elm
Historic Neighborhood
Speedway Blvd

Sam Hughes
Historic
Neighborhood
6th St

5th St

El Encanto
Historic
Neighborhood

Broadway Blvd

Broadmoor-Broadway
Historic
Neighborhood
Country Club Rd

Colonia Solana
Historic
Neighborhood

Randolph
Recreation
Center

Reid Park

Randolph
Municipal
Golf Course



SUBJECT

Campbell Ave

Tucson Blvd

Alvernon Way

Walking distance to some of the most desirable neighborhoods – Sam Hughes, Colonia Solana, and Broadmoor-Broadway – known for their mix of historic charm and modern appeal.

Downtown Tucson
2.5 mi

Aviation Pkwy

Kino Pkwy

Target | jcp | Walmart Supercentre | THE HOME DEPOT | PETSMART | Burlington Coat Factory | CENTURY THEATRES | PANDA EXPRESS | STARBUCKS COFFEE | IN-N-OUT BURGER | Office DEPOT | ROSS DRESS FOR LESS | Cheddar's SCRATCH KITCHEN

