

For Lease

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

NAIHorizon



Property Highlights

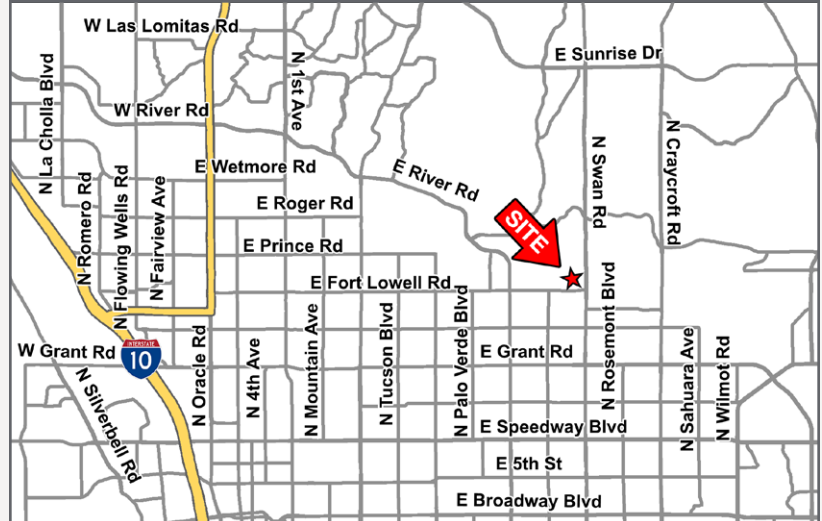
- High daytime population
- Located on Swan Road, a major north/south corridor connecting the affluent Foothills with Midtown Tucson

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



Traffic Counts

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

VPD

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Dave Dutson

520 241 1160

dave.dutson@naihonorizon.com

2900 N Swan Rd, Suite 200

Tucson, Arizona

+1 520 326 2200

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Photos

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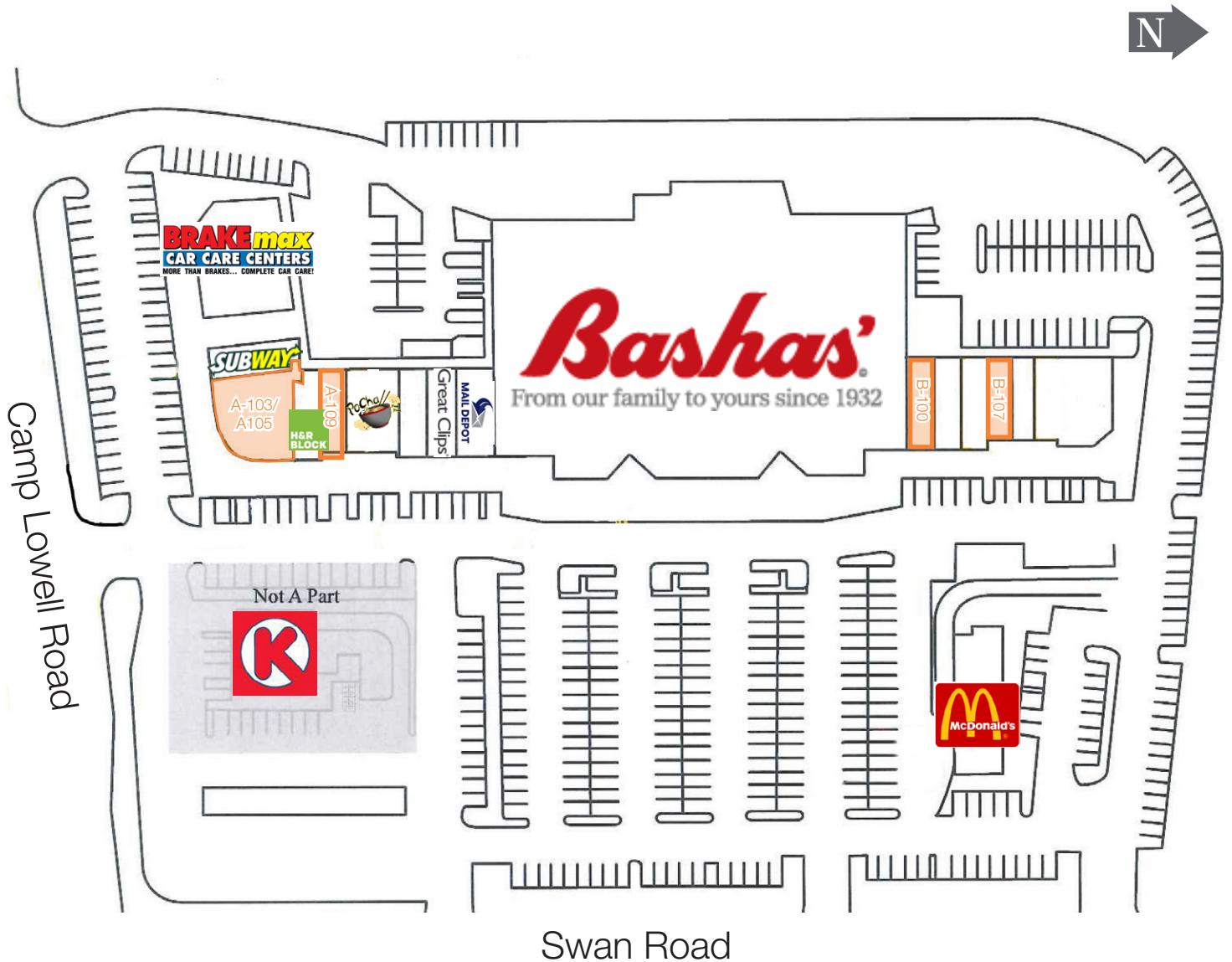
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Site Plan

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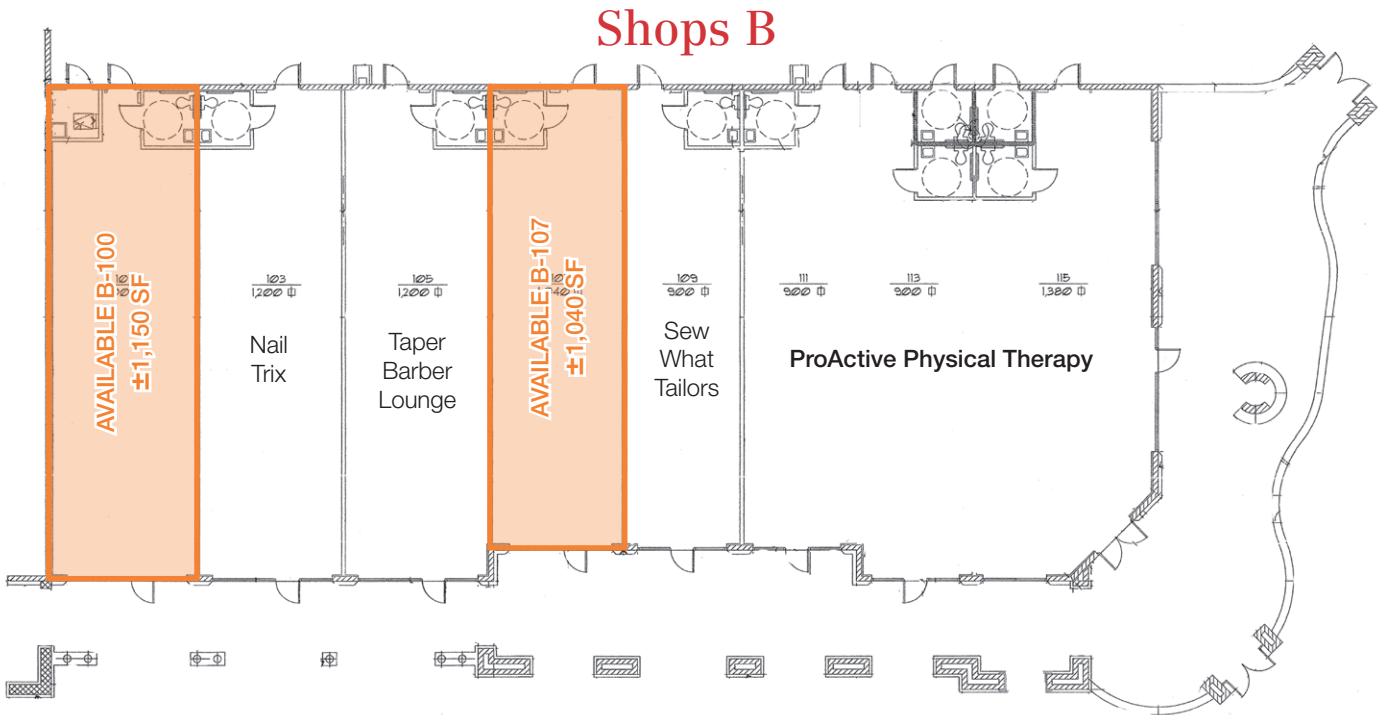
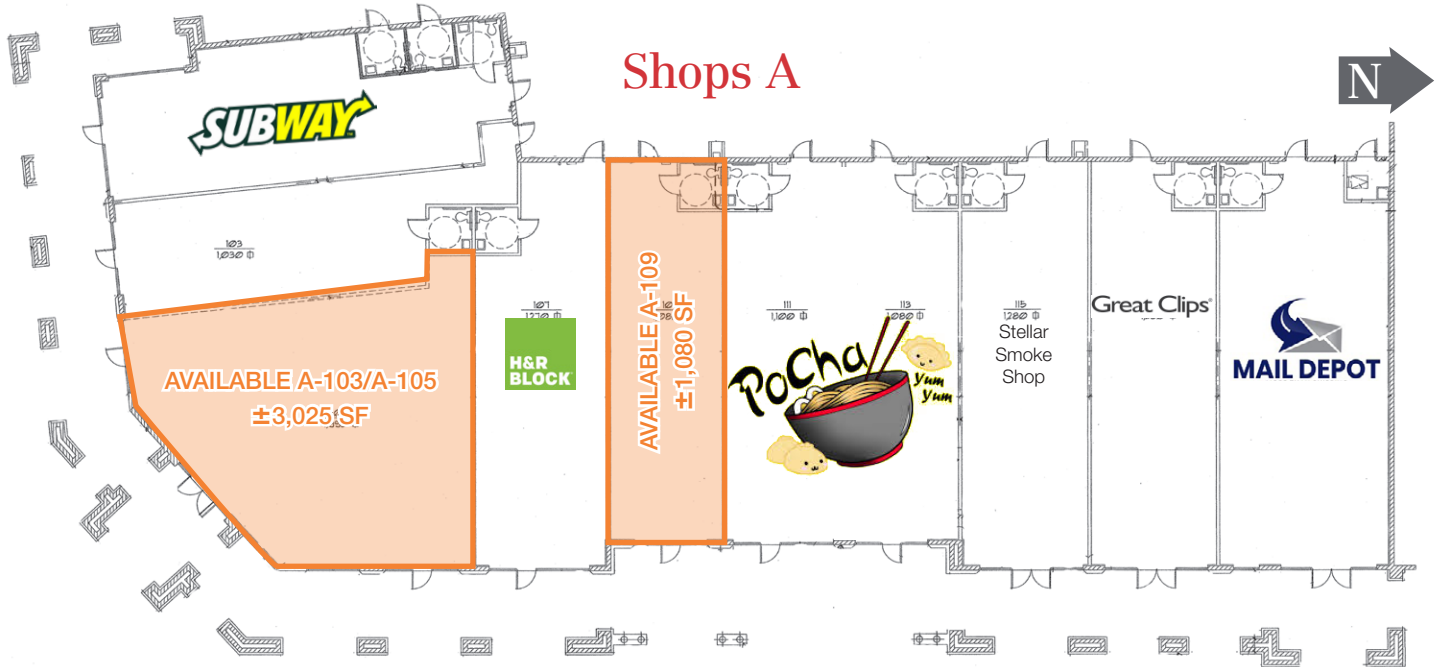
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Aerial Map

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Demographics

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