

CAMPBELL SHOPS

2502-2530 N Campbell Ave | Tucson, AZ

CUSHMAN & WAKEFIELD

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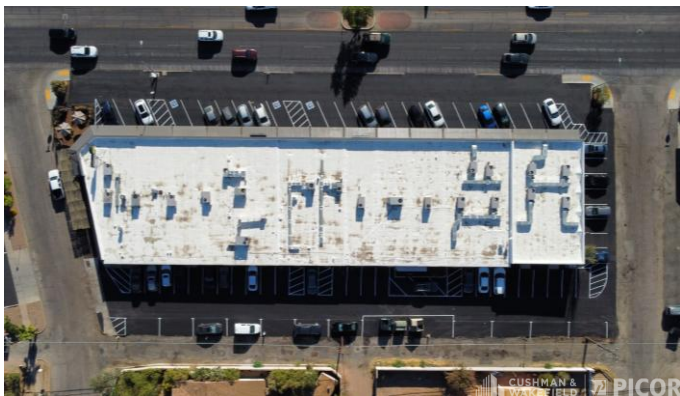
FOR LEASE



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PROPERTY DETAILS

Available	2510 N Campbell: ±2,100 SF 2530 N Campbell: ±1,322 - ±2,644 SF
Lease Rate	Contact Agent
NNN Charges	Est. \$5.33/SF
Zoning	C-1, City of Tucson
Address	2502-2530 N Campbell Ave Tucson, AZ 85719

HIGHLIGHTS

- Premier End Cap available in newly renovated property
- Significant leasing momentum with Cartel Coffee expansion, new Hair Salon and Pilates Studio coming soon
- Brand new parking lot (2025); New exterior paint (2025)
- Ideally positioned just over a mile from the lively University of Arizona, a hub for nearly over 72,000 students and faculty
- Located less than a mile from Banner University Hospital and Arizona Cancer Center
- Strong daytime demographics nearly 10,000 employees within 1 mile of site
- Excellent accessibility with generous customer parking right at the entrance and eye-catching storefronts that draw attention

TRAFFIC COUNTS

Campbell Ave	33,798 VPD (2025)
Grant Rd	33,000 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,721	\$73,274	9,971
3 Miles	142,361	\$65,638	82,586
5 Miles	278,166	\$76,259	158,262

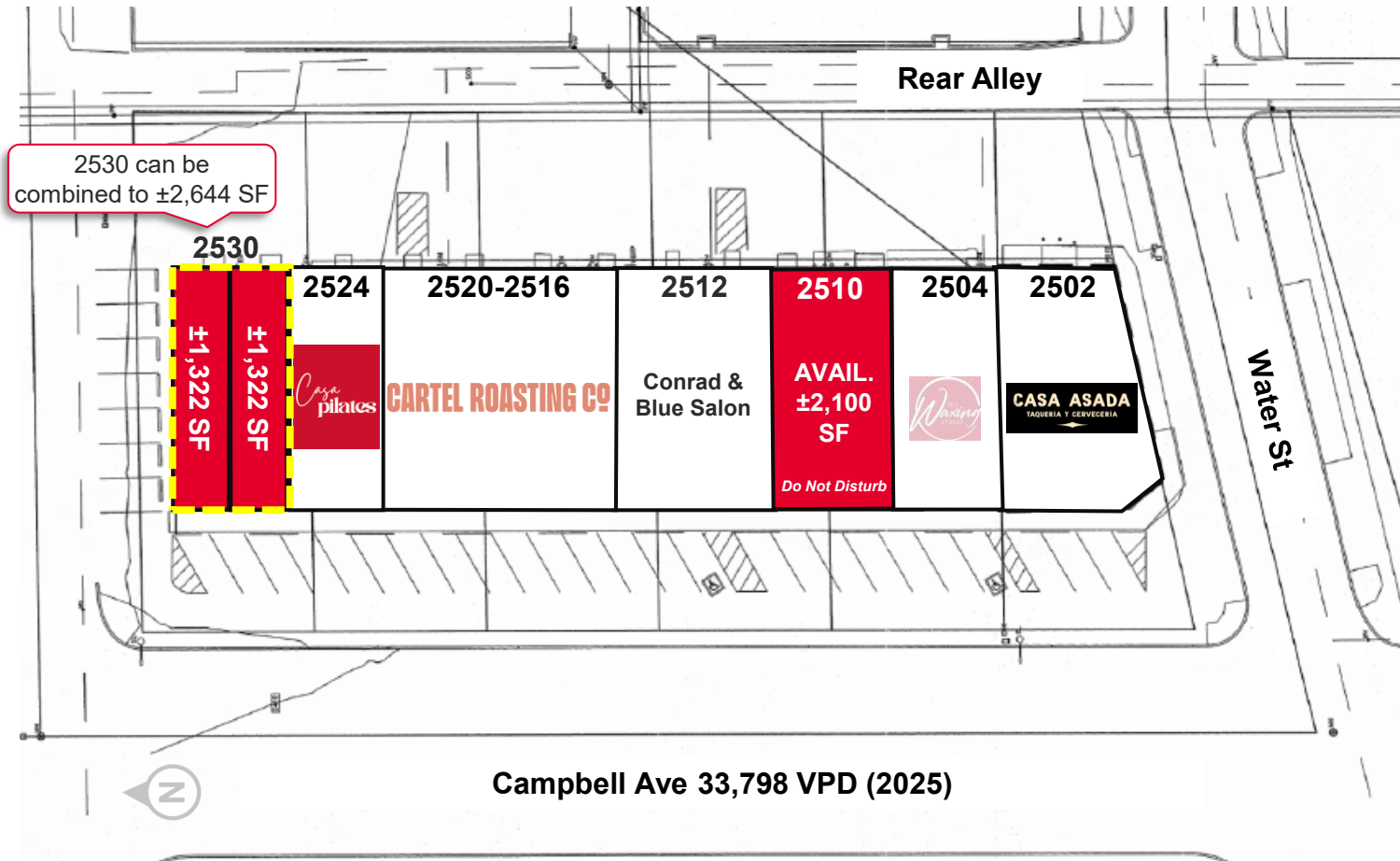
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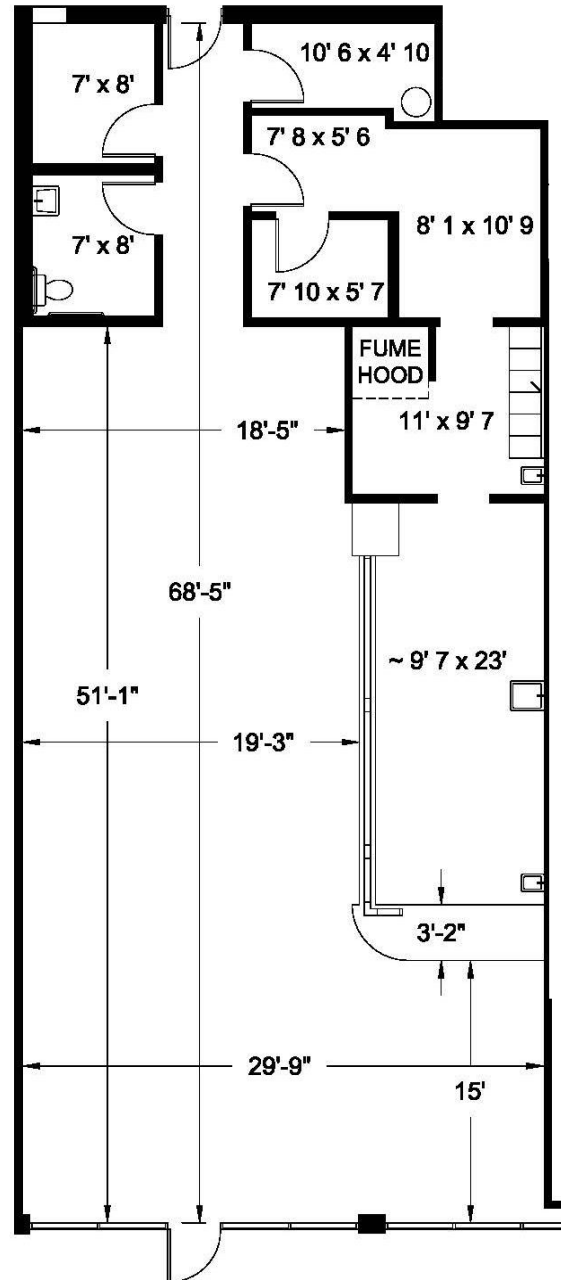
SITE PLAN



ADDRESS	TENANT	SF
2502 N Campbell	Casa Asada Tanqueria y Cerveceria	±2,498
2504 N Campbell	The Waxing Studio	±1,673
2510 N Campbell	AVAILABLE (Do Not Disturb)	±2,100 SF
2512 N Campbell	Conrad & Blue Salon	±2,688
2516 – 2520 N Campbell	Cartel Coffee	±3,918
2524 N Campbell	Casa Pilates	±2,622
2530 N Campbell	AVAILABLE	±1,322 - ±2,644 SF

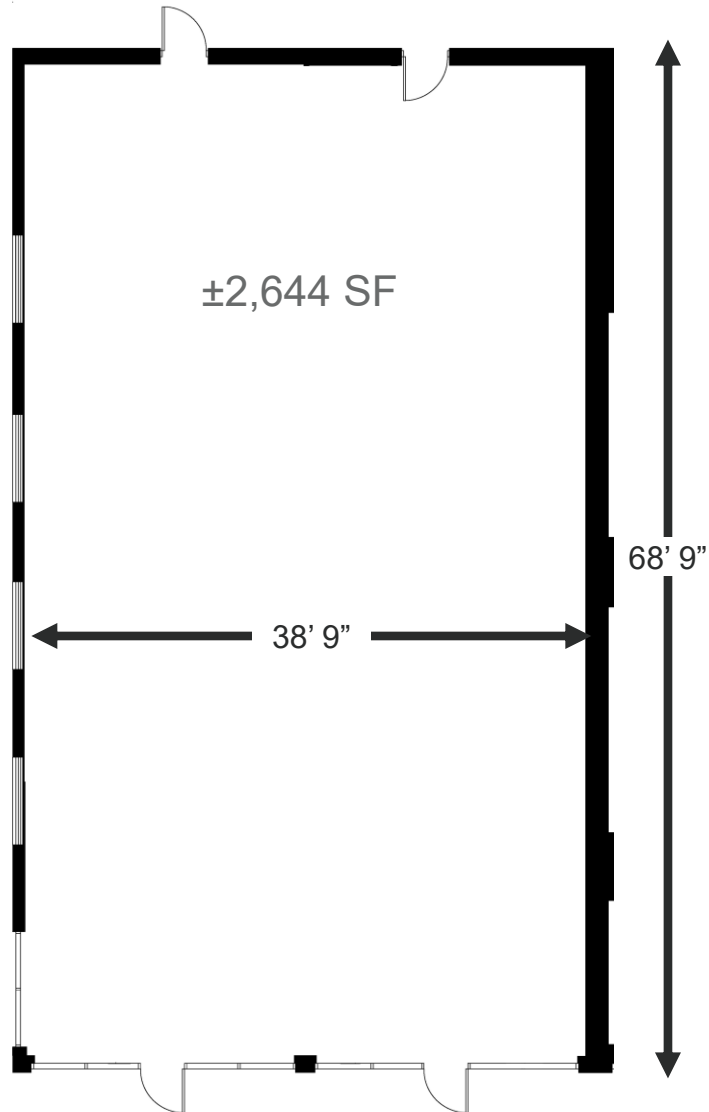
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FLOOR PLAN – 2510 N CAMPBELL AVE

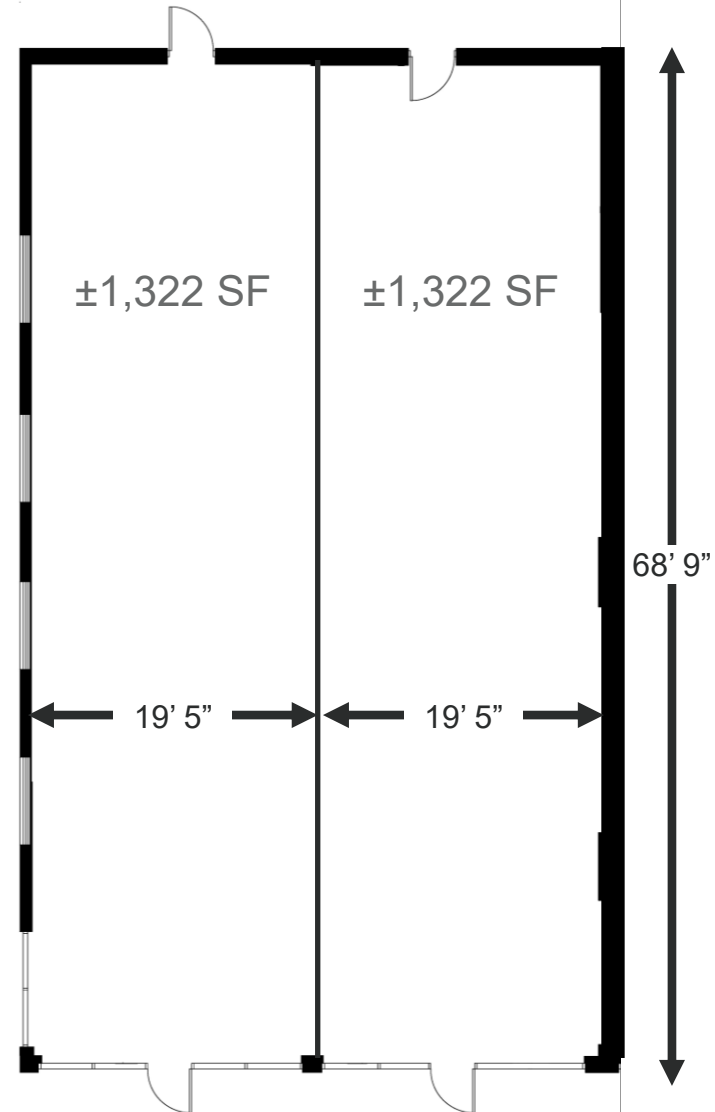


FLOOR PLAN – 2530 N CAMPBELL AVE

Option 1: ±2,644 SF (End Cap)



Option 2: ±1,322 SF
±1,322 SF (End Cap)



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AERIAL LOOKING NORTH



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AERIAL LOOKING SOUTH



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