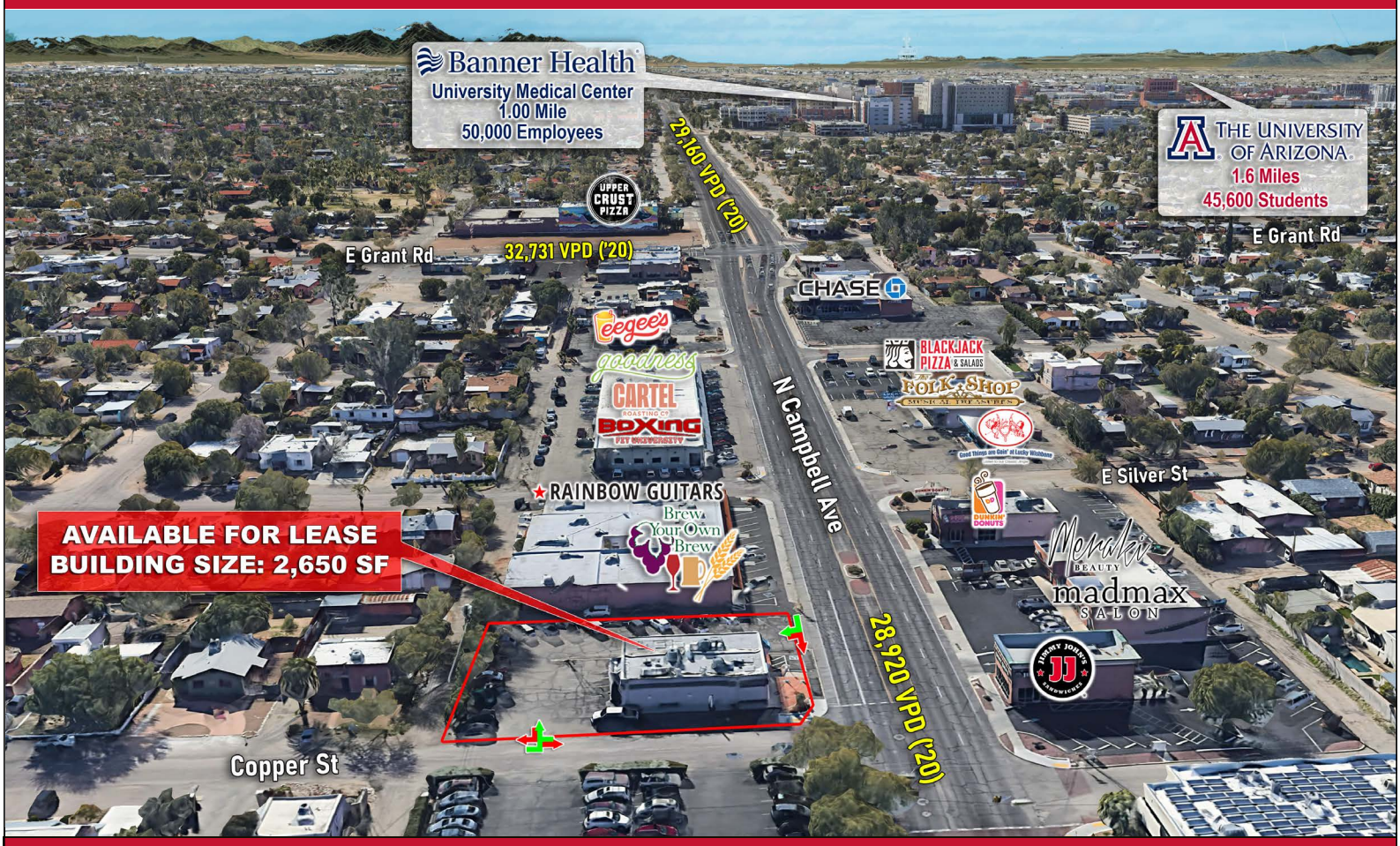
SECOND-GENERATION RESTAURANT ALONG CAMPBELL AVE | A MAJOR RETAIL ARTERY

2574 N CAMPBELL AVE | TUCSON, AZ 85719

AVAILABLE FOR LEASE: **2,650 SF ON 0.37 AC**



PROJECT HIGHLIGHTS:

- Located on Campbell Avenue – a major artery in Tucson exploding with medical and retail developments
- Close proximity to University of Arizona, Banner University Medical Center, and a host of national retailers
- Strong daytime traffic in a highly visible midtown location seen by 28,920 vehicles per day
- Strategically positioned at the edge of the Campbell-Grant neighborhood, which has strong community activity and support for local businesses

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Population	15,776	140,566	286,765
Daytime Population	18,249	172,712	339,550
Average HH Income	$67,157	$55,330	$61,603

TRAFFIC COUNTS:

N Campbell Ave: 28,920 VPD | Grant Rd: 32,731 VPD (ADOT 2020)

FOR INFORMATION CONTACT:

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Marty Olejarczyk - Partner
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC

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Property Address:	2574 N Campbell Ave Tucson, AZ 85719
Lot Size:	0.37 AC
Zoning:	C-1
Building Size:	2,560 SF
APN:	112-06-219B

BANNER EMERGENCY/URGENT CARE
±2.00 MILES (NORTH OF THE SITE)

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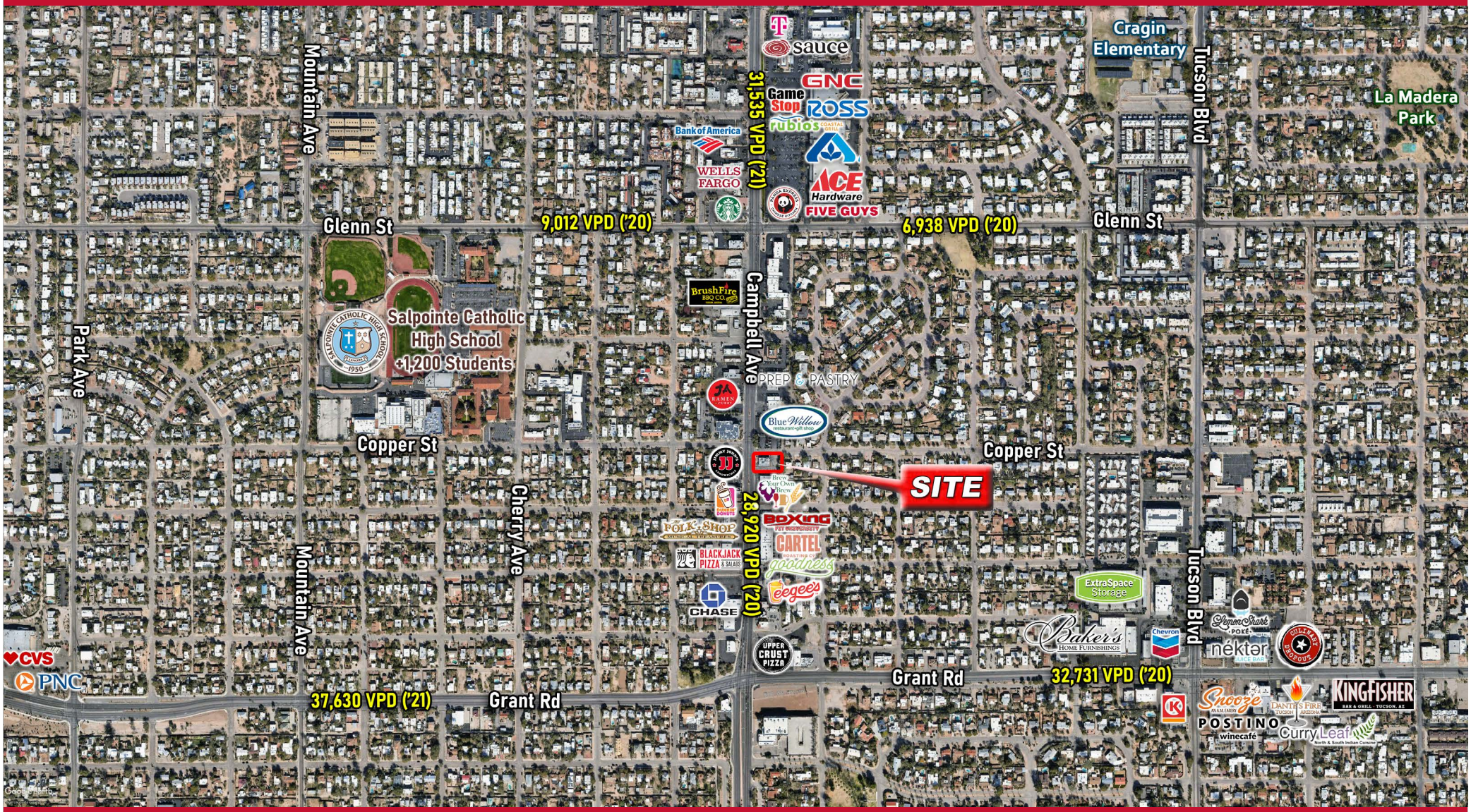

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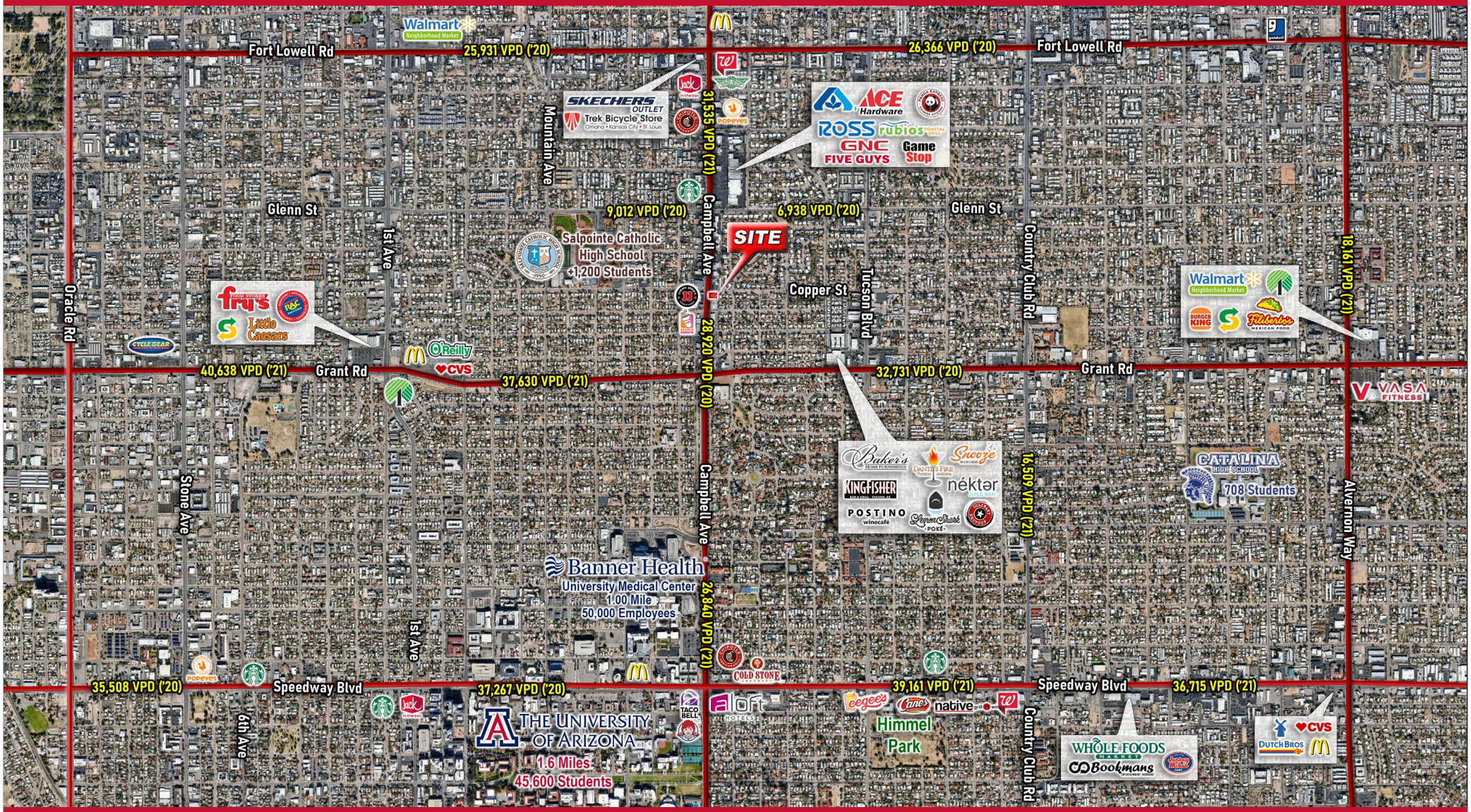

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DEMOGRAPHIC REPORT

Latitude: 32.25378
Longitude: -110.94366

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	15,491	131,520	267,246
2010 Total Population	15,306	133,857	273,063
2021 Total Population	15,776	140,566	286,765
2026 Total Population	16,031	146,625	296,917
2019-2024 Annual Rate	0.32%	0.85%	0.70%
2021 Total Daytime Population	18,249	172,712	339,550
Workers	11,589	99,223	185,497
Residents	6,660	73,489	154,053
HOUSEHOLD SUMMARY			
2000 Households	7,517	59,819	115,287
2010 Households	7,169	59,914	116,991
2021 Households	7,382	63,072	123,532
2026 Households	7,503	66,225	128,488
2021 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	30.3%	27.7%	37.6%
Renter Occupied Housing Units	57.5%	60.8%	51.3%
2021 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	$67,157	$55,330	$61,603
Average Home Value	$327,294	$303,440	$305,274
2021 POPULATION BY RACE/ETHNICITY			
Total	15,775	140,567	286,764
White Alone	75.3%	67.7%	67.1%
Black Alone	4.5%	5.5%	5.1%
American Indian Alone	2.6%	3.2%	3.1%
Asian Alone	4.7%	5.3%	4.4%
Pacific Islander Alone	0.3%	0.3%	0.2%
Some Other Race Alone	7.7%	12.8%	15.3%
Two or More Races	4.9%	5.2%	4.8%
Hispanic Origin	25.4%	35.0%	41.2%
Diversity Index	64.5	74.6	76.5
2021 POPULATION BY AGE			
Total	15,775	140,565	286,764
0 - 4	4.2%	5.1%	5.5%
5 - 9	3.7%	4.6%	5.2%
10 - 14	3.3%	4.3%	5.0%
15 - 24	23.0%	22.8%	17.3%
25 - 34	21.1%	18.6%	16.9%
35 - 44	11.1%	11.4%	11.8%
45 - 54	9.2%	9.3%	10.1%
55 - 64	10.8%	10.4%	11.6%
65 - 74	8.0%	8.0%	9.5%
75 - 84	3.6%	3.7%	4.8%
85 +	2.1%	1.7%	2.3%
18 +	86.9%	83.5%	81.5%
2021 Median Age	32.3	31.9	35.2
2021 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	10,391	88,816	192,424
Some College, No Degree	21.2%	23.0%	22.8%
Associate Degree	5.9%	7.3%	7.3%
Bachelor's Degree	28.8%	21.0%	19.4%
Graduate/Professional Degree	24.0%	17.5%	16.4%

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