

# THE AVE

3150 N. CAMPBELL AVE. | TUCSON, AZ 85719  
Campbell Retail Project on Hedrick South of Fort Lowell Rd.



MULTI TENANT RETAIL/RESTAURANT – AVAILABLE FOR LEASE



Owner/Agent

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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.



# AVAILABILITY

Retail (In line) Ste 102-104:  $\pm$  4,230 SF (Divisible)

Restaurant (End Cap) Ste 105:  $\pm$  1,200 SF (West)

Whole Building:  $\pm$  8,530 SF

Lease Rate: Call for pricing

NNN: \$10/SF (2024 estimate)

# PROPERTY FEATURES

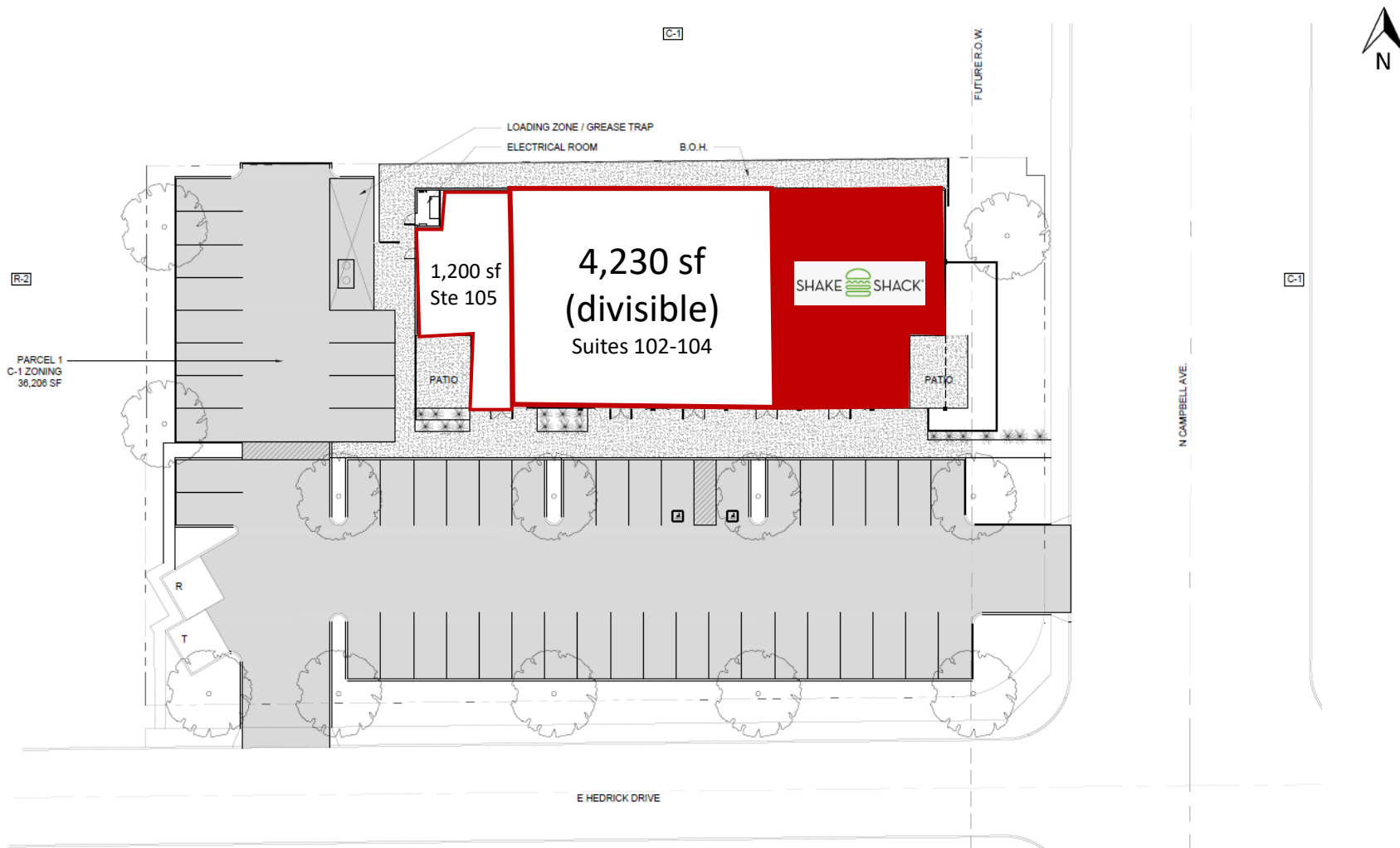
Zoning: C-1

# PROPERTY HIGHLIGHTS

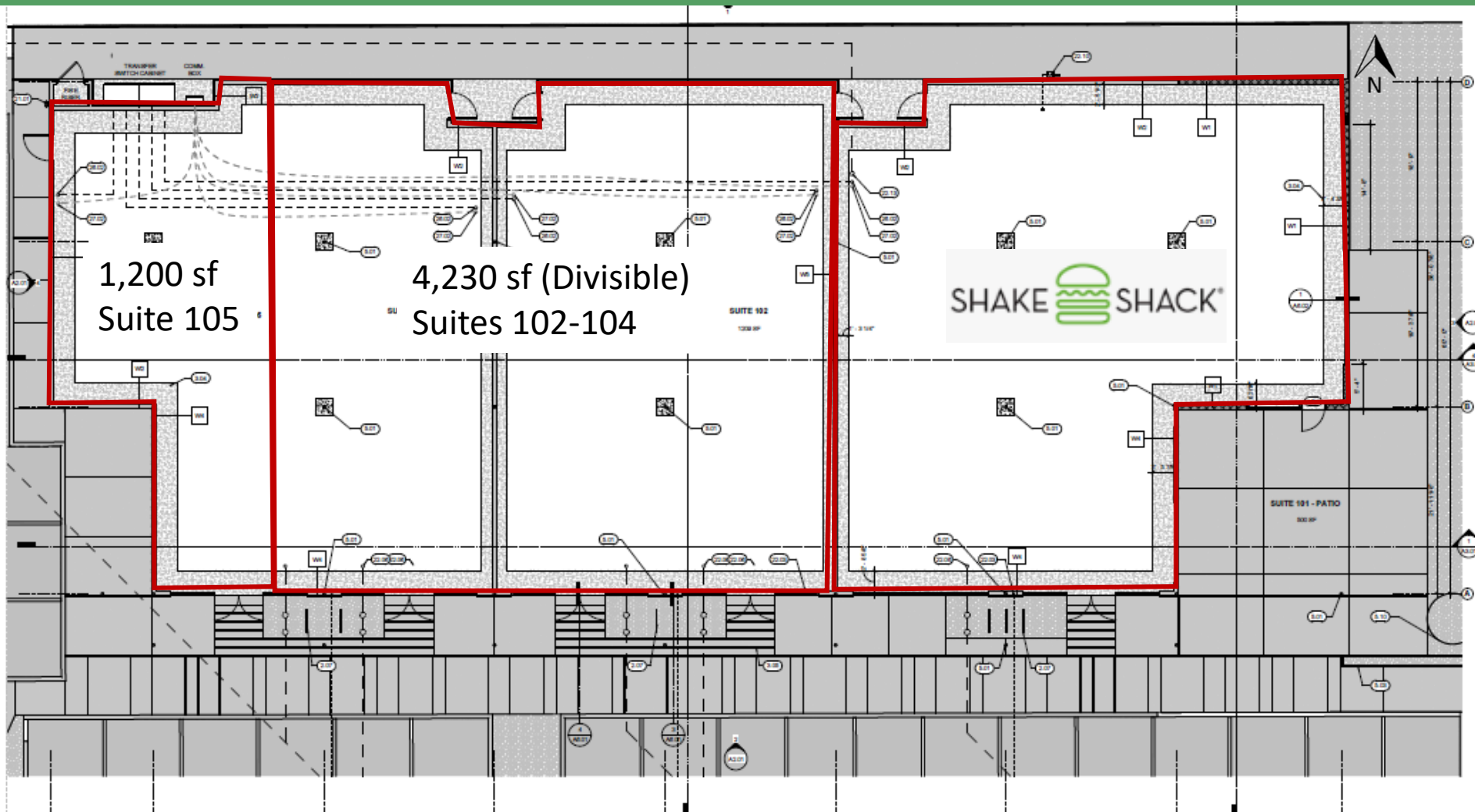
- Below the SW corner of Fort Lowell and Campbell, strong traffic counts and major arterial roadways
- Hard street visibility from Campbell
- Proximity to U of A, Banner University Medical Center, and the Catalina Foothills.
- 32,841 (traffic count on Campbell Ave, 2023)



# SITE PLAN



# FLOOR PLAN



RESTAURANT/RETAIL SPACE AVAILABLE FOR LEASE



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# DEMOGRAPHICS (2021)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,204	128,554	258,085
Pop Density (Per Sq Mile)	5,011	4,627	3,287
Area (Sq Mi)	3.23	27.78	78.51

