

For Lease

CBRE

# North on Campbell Shopping Center

NWC Campbell Ave & Prince Rd

Tucson, AZ 85719



## Property Overview

North on Campbell is an attractive retail center situated along heavily traveled Campbell Avenue and Prince Road. Excellent opportunity for a retailer or service tenant to secure a strategic location just south of the Tucson Foothills.

- Location: 1725-1821 E Prince Rd  
2601-3705 N Campbell Ave
- Rentable SF: ±700 SF to ±8,400 SF available
- Lease Rate: \$15.50 - \$25.00/SF NNN
- Triple Net: Estimated at \$4.25/SF

## Property Features

- Extensive remodel completed
- Excellent signage opportunity
- Anchor Tenant: Safeway
- Naional Tenants: A&T  
Banner Urgent Care  
Dollar Tree  
The UPS Store  
Walgreen's  
Wendy's



# North on Campbell Shopping Center

NWC Campbell Ave & Prince Rd | Tucson, AZ 85719

# For Lease

## Site Plan



Site Plan #	Space #	Tenant Name	±SF
1	3610	Jerry Bob's Restaurant	2,662
2	3603	Dollar Tree	10,776
3		Sky Dragon Chinese Cuisine	2,000
4		Sun West Credit Union	1,600
5	3621	Vacant	2,000
6	3627-35	Walgreens Pharmacy	2,400
7	3641	Vacant	1,200
8		Lavish Nail Spa	1,200
9		UPS Store	1,200
10		Olivia's Hair Salon	1,500
11	1725-31	Vacant	2,400
12	1737-43	Vacant	2,800
13	1749	Vacant	3,200
14	1761	Tropical Kingdom	8,450
15	1763	Med Cuisine Restaurant	2,300
16	1773-79	Code Ninjas	3,200
17	1785	Pima Heart	1,600
18	1791	La Baguette	1,330
19	1797-1803	Ghini's Restaurant	3,200
20	1815	Vacant	700
21	1821	AT&T	1,050
22	3673	Desert Mountain Dental	2,400
23	3675	Supercuts	1,200
24	3681	Izy's Framing Service	1,200
25	3687	Banker's Auto Title	1,440
26	3693	Vacant	1,027
27	3699	Barrio Charro Restaurant	3,500
28	3643	Wendy's Restaurant	3,200
29	3623	Data Drive	1,564
30	3611	Banner Urgent Care	3,500

**Demographics**

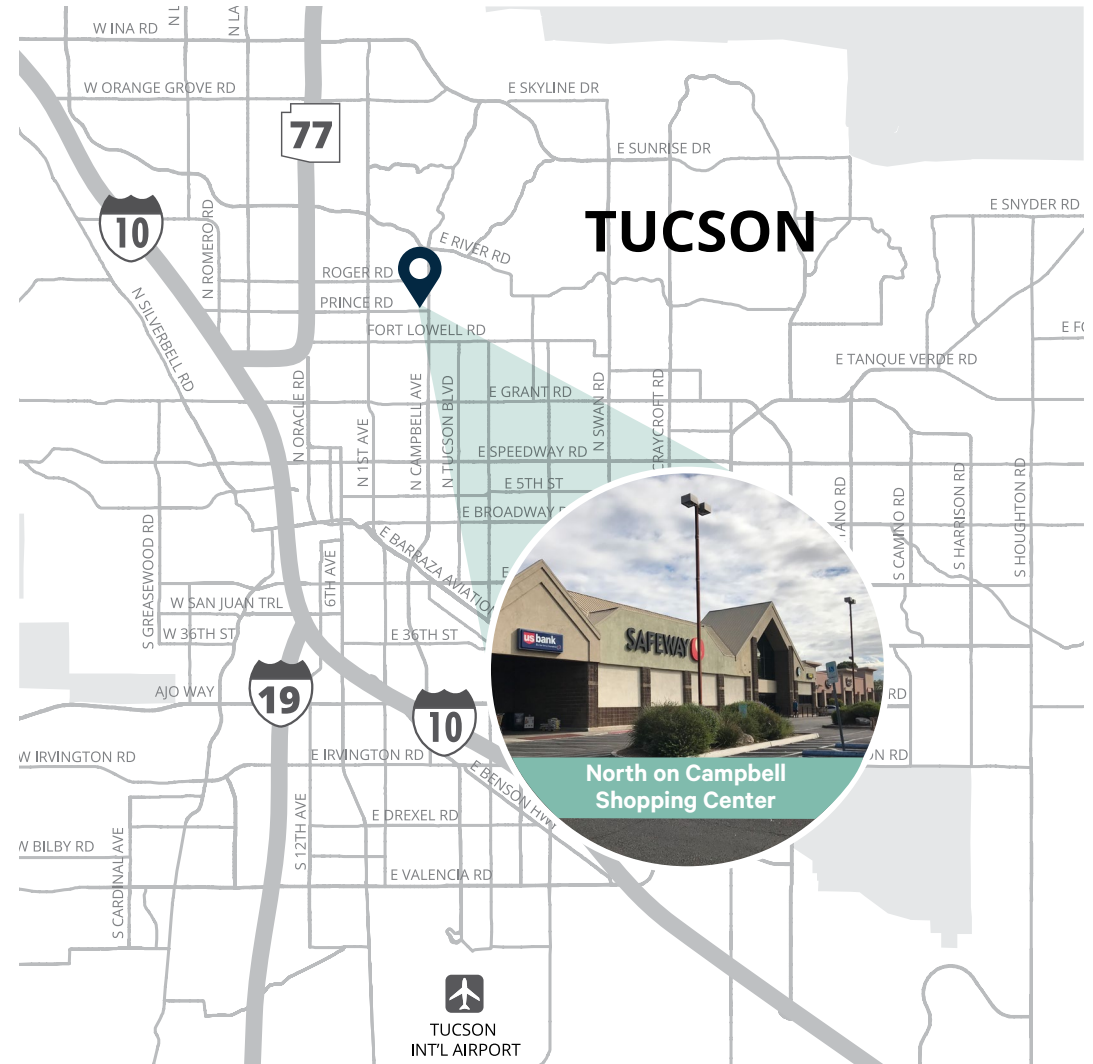
2021 Estimates	Population	Daytime Population	Households	Avg. HH Income
1 mile	17,566	18,002	8,663	\$61,348
3 mile	117,616	135,171	53,156	\$59,361
5 mile	258,915	308,171	115,928	\$68,416

Source: ESRI 2021

**Traffic Count**

Location	VPD
N Campbell Ave	34,329
E Prince Rd	13,706

Source: ADOT 2021 VPD



**Contact Us**

**Pete Villaescusa**  
 First Vice President  
 +1 520 323 5112  
 peter.villaescusa@cbre.com

**Jesse Peron**  
 Senior Associate  
 +1 520 323 5130  
 jesse.percon@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.