

FORMER CHASE BANK

Campbell Ave & Grant Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE



FORMER CHASE BANK

Campbell Ave & Grant Rd | Tucson, AZ



PROPERTY DETAILS

Building Size	6,208 SF
Land Size	±1.02 Acres
Sale Price	Contact agent for pricing
Tax Parcel No.	113-10-289B & 113-10-2940
Zoning	C-1 & R-1
Year Built	1971
Address	2465 N Campbell Ave, Tucson AZ 85719

HIGHLIGHTS

- Rare ±1 acre site along the Campbell Ave corridor
- ±1.4 miles from the University of Arizona with over ±69,000 students, faculty, and staff
- Strong daytime demographics nearly 10,000 employees within 1 mile of site
- Close proximity to Banner University Medical Center and Arizona Cancer Center

TRAFFIC COUNTS

Campbell Blvd	32,229 VPD (2022)
Grant Rd	32,333 VPD (2022)



DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,129	\$82,659	9,820
3 Miles	134,523	\$70,300	83,535
5 Miles	270,850	\$81,352	158,425

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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1/23/2024

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ZONING MAP



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AERIAL LOOKING NORTH



SUBJECT

Lucky Wishbone

Campbell Plaza

Albertsons ACE Hardware ROSS Dress For Less DOUGH BIRD FIVE GUYS SAUCE FLOWER CHILD

Starbucks Bank of America WELLS FARGO

FirstWatch Chop Shop

PREP & PASTRY

Blue Willow restaurant + gift shop

DUNKIN' DONUTS

CARREL Bing's BOBA-TEA

BLACKJACK PIZZA & SALADS

THE UNIVERSITY OF ARIZONA ± 1.4 miles

RAGING SAGE COFFEE



FORMER CHASE BANK

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AERIAL LOOKING SOUTH



UPPER CRUST PIZZA

STARBUCKS

RAGING SAGE COFFEE

Grant Rd

SUBJECT

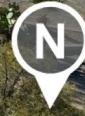
NATIONWIDE VISION

Grant Rd 32,333 VPD (2022)

Banner University Medical Center

THE UNIVERSITY OF ARIZONA

Campbell Ave 32,229 VPD (2022)



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