



Redevelopment Opportunity
2350 North Campbell Avenue, Tucson, AZ 85719

Offering Memorandum
Exclusive Net-Lease Offering

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*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties (dba) SURMOUNT further advises all prospective purchasers that certain NNN Properties (dba) SURMOUNT related or affiliated parties, including NNN Properties LLC, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties (dba) SURMOUNT Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties (dba) SURMOUNT Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

Offering Memorandum

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Contact the Team

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Redevelopment Opportunity Investment Overview

LIST PRICE

\$2,900,000

Street	2350 North Campbell Avenue
City, State Zip	Tucson, AZ 85719
Type of Ownership	Fee Simple
Property Type	Redevelopment
Property Subtype	Restaurant - Quick Service
Year Built	2023
Estimated Lot Size	1.05 AC



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Redevelopment Opportunity

Investment Highlights

Prime Corner Redevelopment Opportunity

Former Starbucks site, 1.05 AC lot at a signalized intersection ideal for retail, QSR, or mixed-use redevelopment.

High Traffic Exposure

Located at N Campbell Ave and E Grant Rd with combined traffic counts exceeding 45,000—49,000 vehicles per day.

Infill Urban Location

Positioned in a densely populated, infill trade area with limited available land for new development.

Flexible User Potential

Suitable for owner-user, national tenant lease-up, or multi-tenant redevelopment strategy.

Dense Population Base

Over 142,000 residents within 3 miles with continued growth projected through 2030.

Major Retail Corridor

Surrounded by national retailers including Trader Joe's, Whole Foods, Starbucks, Fry's, and Walgreens.

Proximity To Key Institutions

Near University of Arizona, Banner-University Medical Center, and multiple schools driving daily traffic.

Strong Daytime & Consumer Traffic

High traffic counts and surrounding retail, medical, and education uses create consistent demand.







Redevelopment Opportunity

Location Overview

2350 North Campbell Avenue is strategically located at the signalized intersection of North Campbell Avenue and East Grant Road, two of Tucson's primary arterial corridors, with combined traffic counts exceeding 45,000 vehicles per day. The property benefits from exceptional visibility and accessibility in a dense infill location surrounded by national retailers, grocery anchors, and service-oriented businesses. Its proximity to the University of Arizona and Banner-University Medical Center drives strong daytime population and consistent consumer demand, making it one of the most active retail corridors in the market.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	16,786	137,160	268,929
2024 Population	16,955	142,064	276,382
2029 Population	17,368	146,230	284,072
Growth '20 — '24	0.20%	0.70%	0.60%
Growth '24 — '29	0.50%	0.60%	0.60%
Household Trends			
2020 Households	7,928	63,685	121,230
2024 Households	8,028	66,032	124,730
2029 Households	8,236	68,071	128,372
Growth '20 — '24	0.00%	0.80%	0.70%
Growth '24 — '29	0.50%	0.60%	0.60%
Household Income			
Average Household Income	\$68,478	\$64,253	\$72,371
Median Household Income	\$46,187	\$42,909	\$49,256









Redevelopment Opportunity

Market Overview

Tucson is a city with a deeply rooted history, a diverse and steadily growing population, a dynamic economy, and a unique blend of culture and natural splendor that set it apart in the American Southwest. The city's historical significance is tangible through well-preserved landmarks like the San Xavier del Bac Mission, a stunning Spanish mission dating back to the late 18th century. As of the 2020 US census, Tucson's population had reached approximately 550,000 residents, creating a vibrant and diverse community where Hispanic and Native American heritage hold a prominent place.

Tucson's economy reflects its adaptability and strengths in sectors like technology, education, healthcare, and aerospace and defense. The city has steadily grown into a burgeoning technology hub, attracting startups and research institutions that contribute to innovation and economic expansion. Educational institutions like the University of Arizona and Pima Community College play pivotal roles in the local economy, fostering research opportunities and providing a well-educated workforce. Tucson is home to major healthcare institutions, with Banner - University Medical Center Tucson being a significant contributor to the local economy. The aerospace and defense industry also play a vital role, with notable employers such as Raytheon Technologies, which maintains a substantial presence in the region.

Tucson's designation as a UNESCO City of Gastronomy underscores its unique culinary heritage, which beautifully fuses Native American, Mexican, and European influences. The city's natural surroundings, including the captivating Saguaro National Park and the rugged Santa Catalina Mountains, make it a haven for outdoor enthusiasts, hikers, and nature lovers.



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Get In Touch

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