

CAMPBELL PLAZA

Campbell Ave & Glenn St | Tucson, AZ



FOR LEASE



- DOUGH BIRD
- sauce pizza & wine
- FLOWER CHILD
- BAJA cafe
- MY DR NOW
- jamba
- WORLD GYM
- Phenix SALON SUITES
- ROSS DRESS FOR LESS
- Albertsons
- FIVE GUYS
- PANDA EXPRESS
- ACE Hardware
- Alvernon Optical, Inc.
- merry maids
- STARBUCKS

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PROPERTY DETAILS

Available	±2,400 SF – Restaurant with Patio	CLICK TO VIEW VIRTUAL TOUR
	±1,228 SF	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
NNN Cost	\$±7.71 / SF	
Address	NEC Campbell Ave & Glenn St	

HIGHLIGHTS

Join Albertsons, Ross, World Gym, Phenix Salon Suites, Flower Child, Dough Bird, Sauce, and many other successful businesses in the heart of the Campbell Avenue Corridor.

- Located along going-home side of Campbell Ave traffic for affluent Catalina Foothills commuters
- Strong daytime population in a great midtown location
- Close proximity to University of Arizona, Banner University Medical Center and Arizona Cancer Center

TRAFFIC COUNTS

Campbell Ave.	32,721 VPD (2025)
Glenn St.	9,926 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,754	\$81,054	8,829
3 Miles	136,426	\$77,399	70,671
5 Miles	274,865	\$89,961	164,607

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6/12/2026

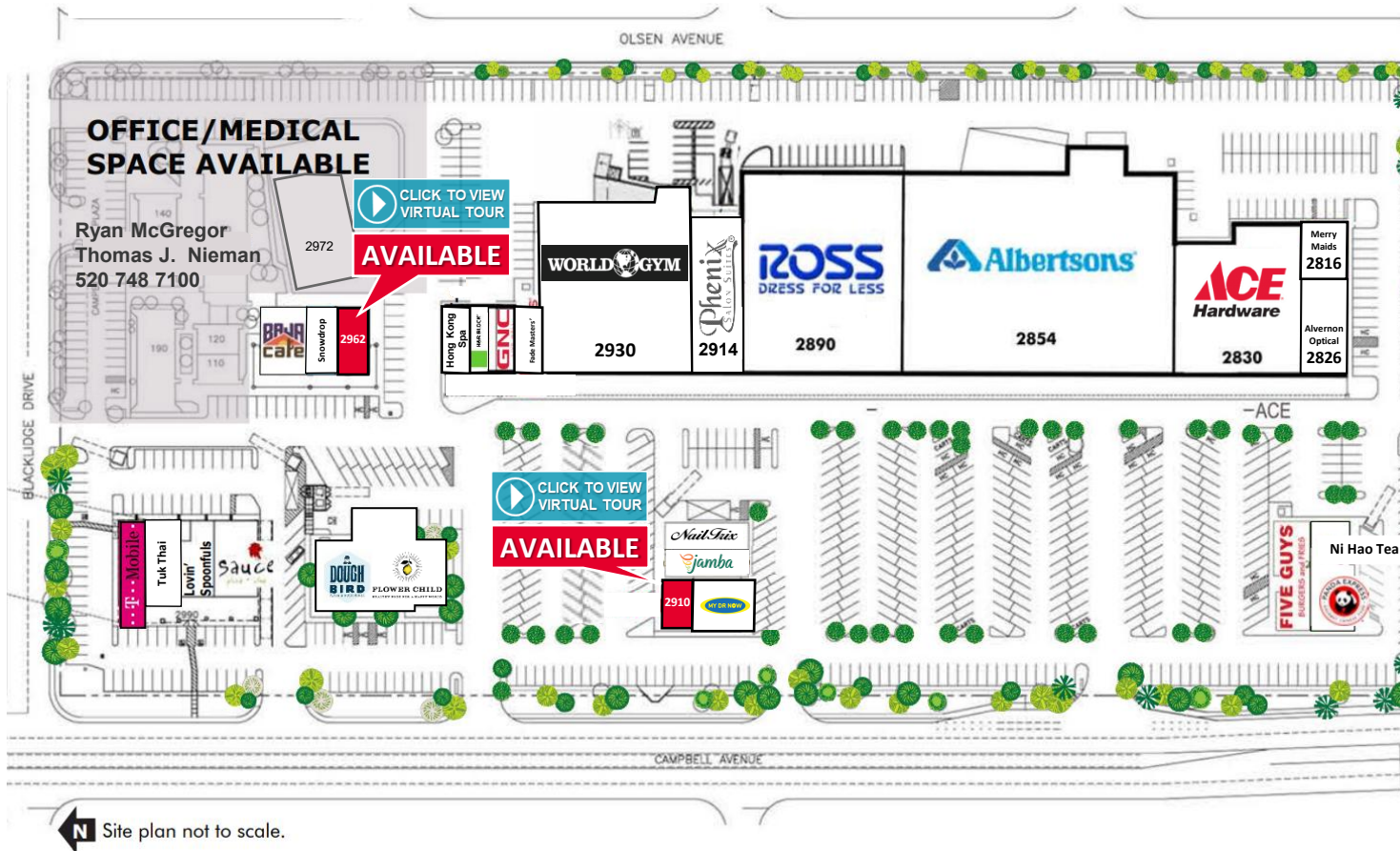
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SITE PLAN



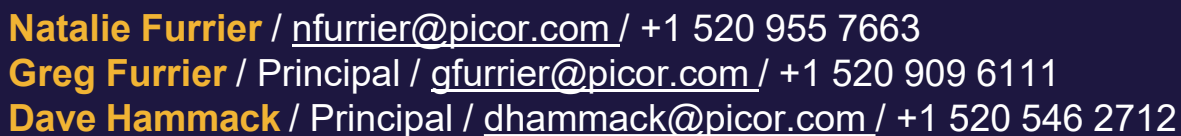
Space	Tenant	Size (SF)
2800	Panda Express & Ni Hao Tea	3,072
2802	Five Guys Burgers	3,209
2816	Merry Maids	1,545
2826	Alvernon Optical	2,838
2830	Ace Hardware	16,904
2854	Albertsons	47,450
2890	Ross	30,187
2902	Nailtrix	1,210
2904	Jamba Juice	1,200
2908	My Dr. Now	2,000
2910	AVAILABLE	1,228
2914	Phenix Salon Suites	6,265
2930	World Gym	20,388
2950	Fade Masters'	1,177
2952	GNC	1,499
2954	H & R Block	1,325
2956	Hong Kong Spa	1,000
2960	DoughBird Pizza & Flower Child	7,052
2962	AVAILABLE – Former Restaurant	2,400
2966	Snowdrop	1,200
2970	Baja Café	2,297
Building 2990		
#110	Sauce	2,987
#120	Lovin' Spoonful's	1,859
#130	Tuk Thai	2,498
#140	T-Mobile	1,436

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