

For Lease

# Shops at Camp Lowell

## NWC Camp Lowell & Swan

### Tucson, Arizona

**NAI**Horizon



## Property Highlights

- High daytime population
- Located on Swan Road, a major north/south corridor connecting the affluent Foothills with Midtown Tucson

## Availability

- Shops A:  
Suite A-119:  $\pm$  1,635 SF  
(\$21.00/SF, NNN)
- Shops B:  
Suite B-100:  $\pm$  1,150 SF  
(\$18.00/SF, NNN)  
Suite B-107:  $\pm$  1,050 SF  
(\$18.00/SF, NNN)  
Suite B-111 & 115:  $\pm$  3,305 SF  
(\$18.00/SF, NNN)

## Traffic Counts VPD

N Swan Rd 39,199

E Camp Lowell Dr 22,636



Demographics	1 Mile	3 Mile	5 Mile
2016 Estimate	9,409	91,042	263,103
2021 Projection	9,621	93,066	269,544
Average Age	42.10	40.20	39.00
2016 Avg HH Income	\$62,774	\$57,929	\$60,164

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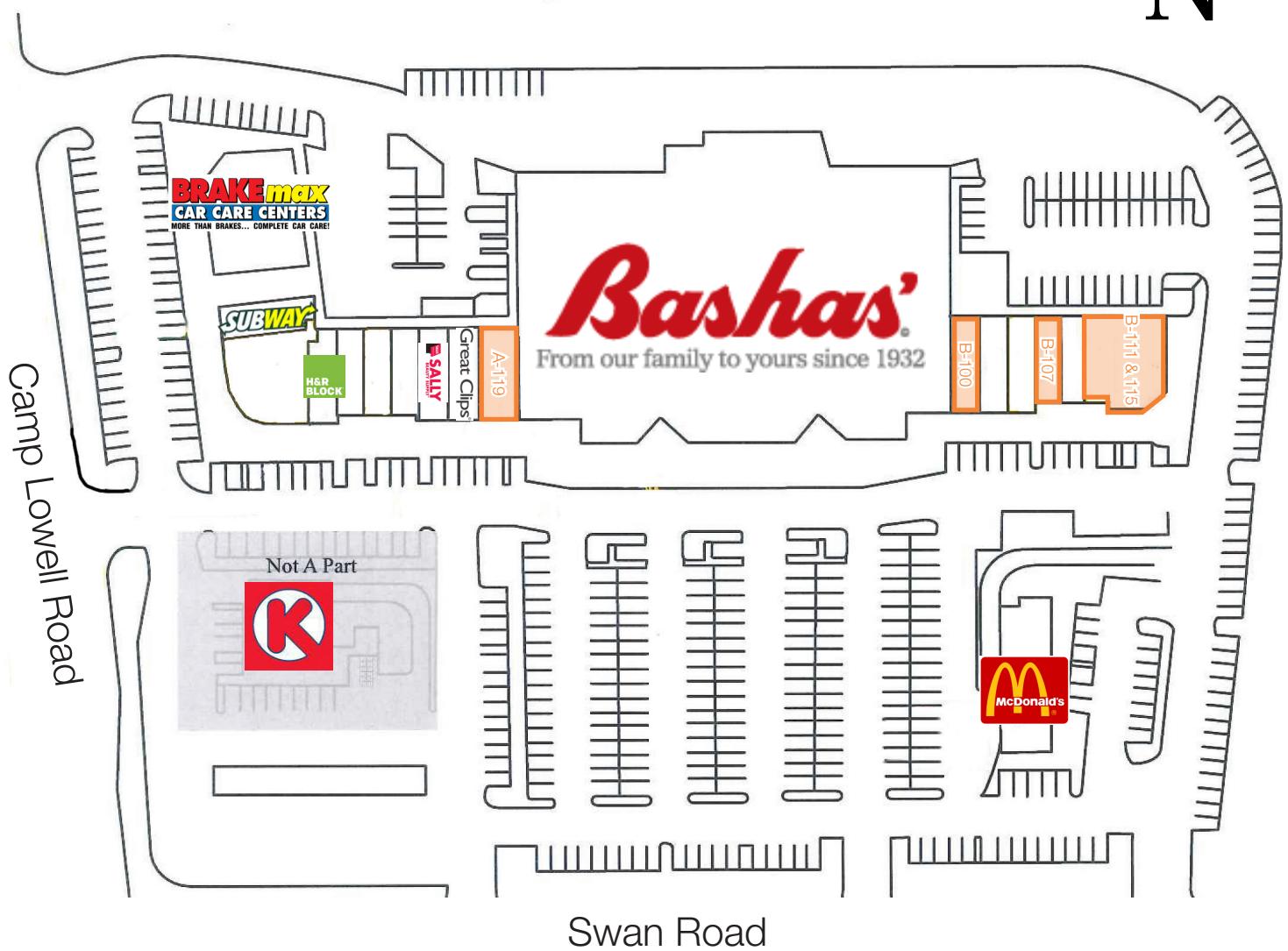
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# SITE PLAN

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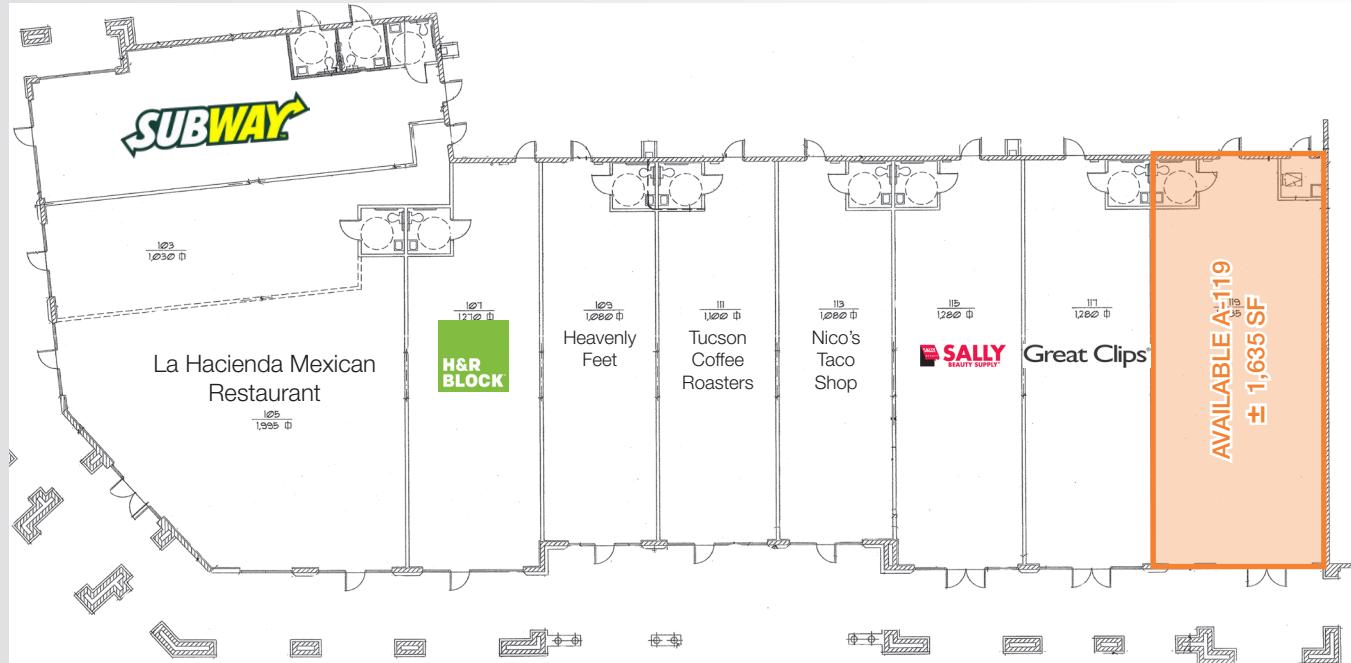
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# AVAILABILITY

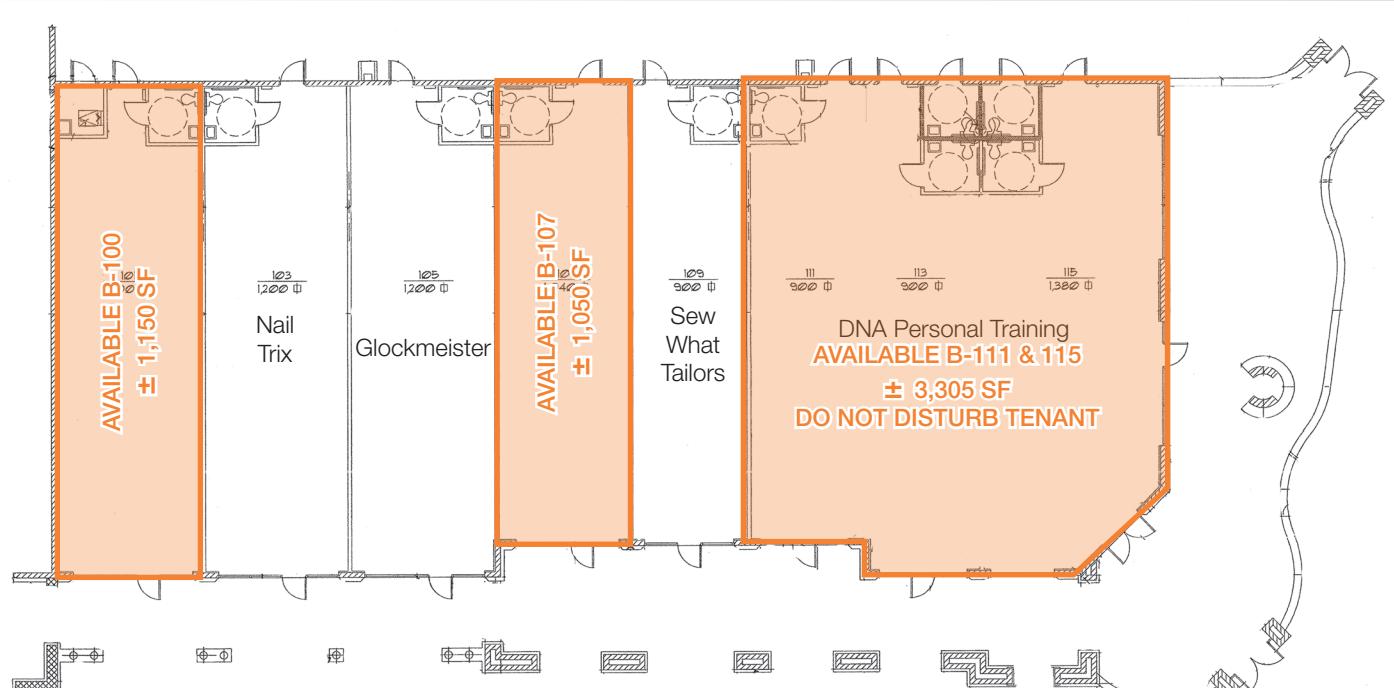
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## Shops A



## Shops B



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# DEMOGRAPHICS

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POPULATION

INCOME

HOUSING

	1 Mile	3 Mile	5 Mile
2016 Estimated Population	9,409	91,042	263,103
2021 Projected Population	9,621	93,066	269,544
2010 Census Population	9,223	89,534	254,550
Growth 2010-2016	2.02%	1.89%	3.36%
Growth 2016-2021	2.25%	2.22%	2.45%
2016 Estimated Median Age	41.40	39.30	36.60
2016 Estimated Average Age	42.10	40.20	39.00
2016 Estimated Households	4,770	44,291	118,467
2021 Projected Households	4,878	45,287	121,424
2010 Census Households	4,681	43,531	115,000
Growth 2010-2016	1.90%	1.75%	3.01%
Growth 2016-2021	2.26%	2.25%	2.50%
2016 Estimated Average Household Size	1.90	2.00	2.10
2016 Median Household Income	\$39,641	\$36,666	\$38,042
2016 Estimated Average Household Income	\$62,774	\$57,929	\$60,164
2016 Estimated Housing Units	5,302	49,589	132,270
2016 Estimated Occupied Units	4,770	44,291	118,467
2016 Estimated Owner Occupied Units	2,395	18,622	55,049
2016 Estimated Renter Occupied Units	2,375	25,669	63,418
2016 Estimated Median Housing Value	\$174,125	\$188,004	\$191,172

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