

CAMPBELL AVENUE SHOPS

2502-2532 N. CAMPBELL AVENUE

Retail Space Now Available!

For Lease



Campbell Avenue Shops, located on Campbell Avenue, south of Grant Road and near the University of Arizona. Renovated in 2000, the center will be undergoing additional modernization during the coming year.

Campbell Avenue Shops boasts high traffic volume and steady pedestrian traffic, making this an attractive location for any business desiring high visibility and close proximity to the University. Tenants in the center include Patio Pools, Sarnoff Artist Materials, Dirty Dawgs and Jasmine's Market.

PROPERTY HIGHLIGHTS

| | |
|------------------|-----------------------------------|
| Lease Rate: | \$15.00/SF/NNN interior |
| | \$17.00/SF/NNN endcap |
| NNN Charges: | \$4.00/SF |
| Space Available: | |
| • 2518 | 1,306 SF Under negotiation |
| • 2520 | 1,306 SF Under negotiation |
| • 2522 | 1,346 SF |
| • 2524 | 1,346 SF |
| • 2526 | 1,347 SF |
| • 2528 | 1,347 SF (endcap) |
| Lease Term: | 3 to 5 years |
| Parking: | Front and back |



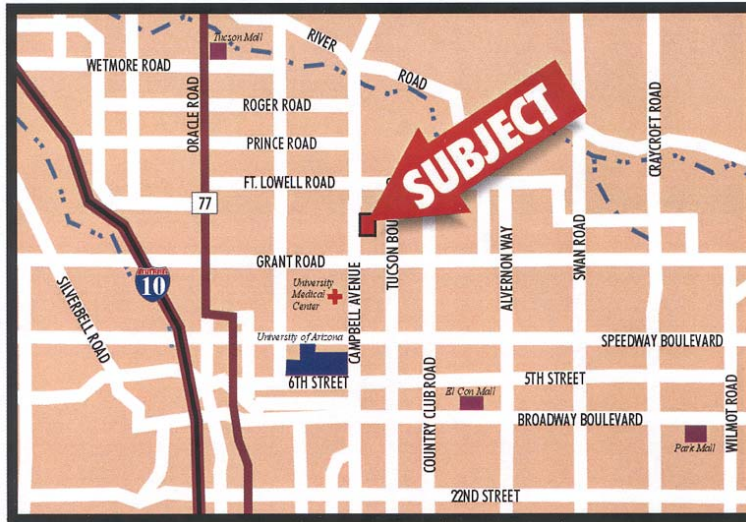
(520) 299-2610

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Facsimile: 520-299-4582 • Email: Campbellave@shenkarow.com • www.shenkarow.com

One or more of the owners of Campbell Avenue Shops is a licensed real estate salesperson in the State of Arizona. Shenkarow Realty Advisors is acting as an owner/agent.

Location Map:



DEMOGRAPHICS

| RADII | POPULATION | INCOME |
|--------|------------|----------|
| 1 Mile | 16,450 | \$45,340 |
| 2 Mile | 80,144 | \$39,878 |
| 3 Mile | 142,296 | \$39,998 |
| 4 Mile | 210,910 | \$43,163 |

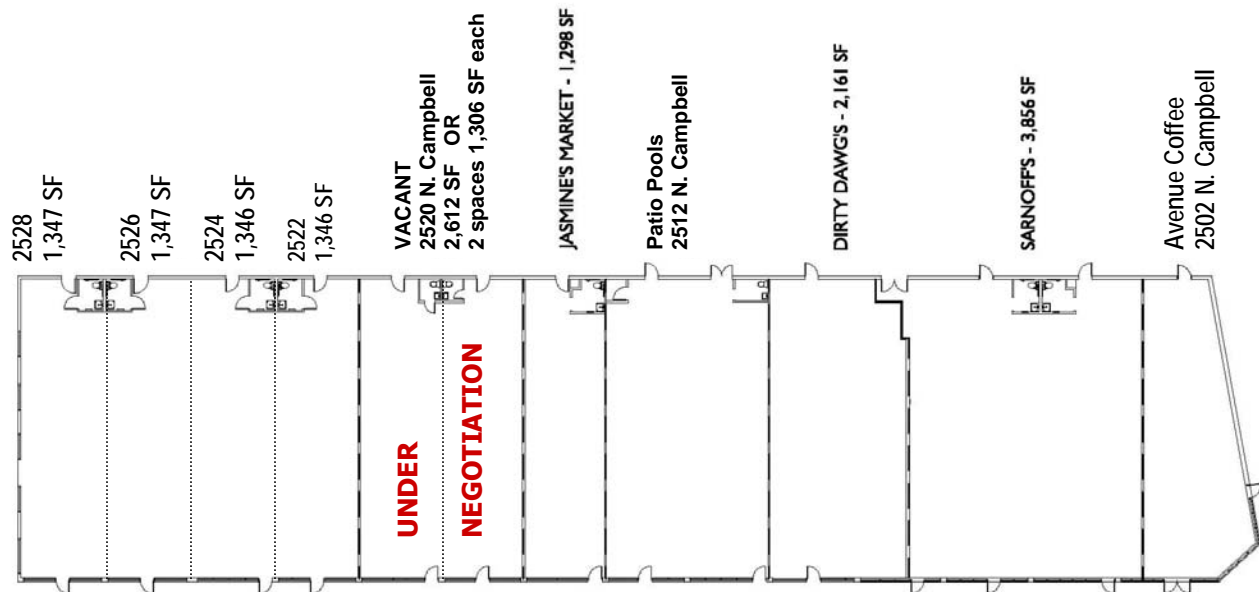
2007 Estimates

TRAFFIC COUNT: 39,741 CARS PER DAY (2006)

Source: Applied Geographic Solutions / TIGER Geography



Site Plan:



ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



01.25.08

CAMPBELL SHOPS LEASE EXHIBIT -

7330 North Oracle Road, Suite 200, Tucson, AZ 85704 • 520 877 3177 900 Pearl Street, Suite 4, Boulder, CO 80302 • 303 225 8080

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