

NWC Tangerine-La Cañada Oro Valley, AZ

FOR SALE

± 5.89 Acres Retail Land | \$2,175,000

± 6.2 Acres Tech Park | \$6 to \$8 per SF

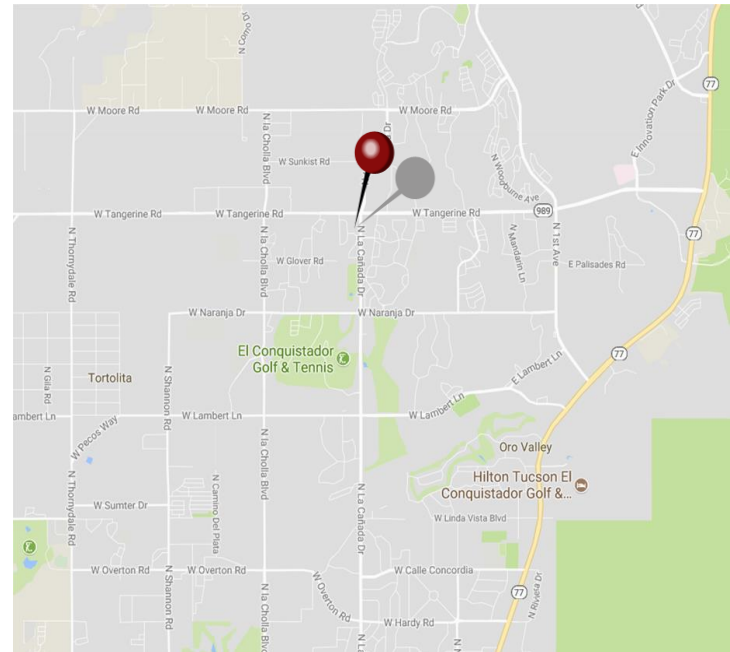


ALPHA COMMERCIAL
REAL ESTATE SERVICE LLC



PROPERTY FEATURES

- Located in the Town of Oro Valley
- High traffic counts with great exposure
- Shovel ready Development
- Development Plan approved 2009
- Up to 24,000 square feet of retail buildings
- Up to 40,450 square feet of Technical Park (TP) development
- Utilities to parcels
- Expansion of Tangerine is currently under construction
- Possible BUILD TO SUIT



Parcel	Price	Lot Size	Zoning
Tech Park	\$6-\$8/ SF	± 6.2 Acres	TP
Retail	\$2,175,000	± 5.89 Acres	C-1

For more information, please contact:

Patrick Welchert, SIOR

Cell: (520) 360-9394

pwelchert@alphacommercial.net

Alpha Commercial Real Estate Service
3661 W. El Moraga Place
Tucson, Arizona 85745

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RETAIL

- ± 5 Acres retail uses
- 24,000 SF of buildable PADs
- Lighted Intersection

TECH PARK

- ± 5.7 Acres of tech park possible
- Prestigious Oro Valley
- Ideal site for corporate presence (branding name)
- Property is already entitled
- 1 + 2 story building
- Development plans approved and maybe modified as required

Highlights

Tenure	Fee Simple
Zoning	Commercial (C-1) Technical Park (TP)
Entitlements	Preliminary building design and approved master development plan

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Site Plan



RETAIL	TECH PARK
A 4,200 SF	1 16,400 SF
B 4,800 SF	2 11,250 SF
C 9,000 SF	3 6,400 SF
D 6,000 SF	4 6,400 SF
24,000 SF	40,450 SF
TOTAL	64,450 SF



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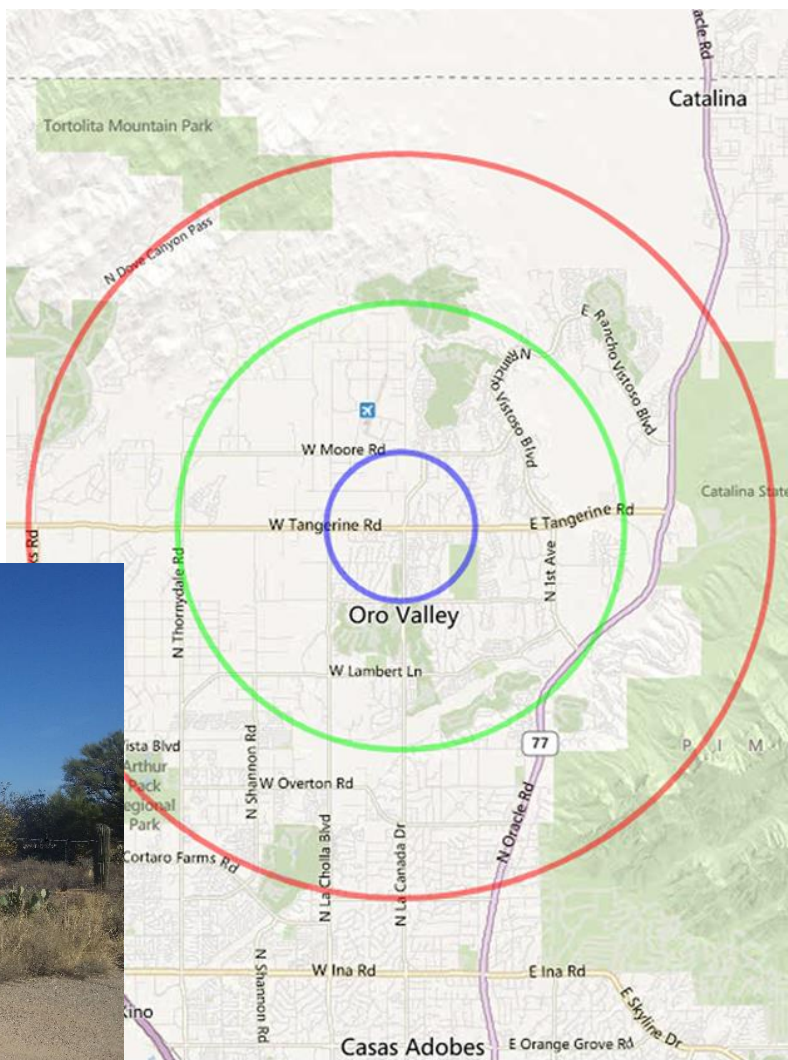
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Demographics

Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population 2010	6,985	29,965	66,711
Population 2015	8,057	33,788	73,871
Households 2010	2,361	11,305	27,070
Households 2015	2,737	12,748	30,030
Annual Population Rate 2010-15	2.90%	2.43%	2.06%
Annual Household Rate 2010-15	3.00%	2.43%	2.10%
Median Household Income	\$92,456	\$78,226	\$72,009
Average Household income	\$111,607	\$97,281	\$102,477



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