



## COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

Fax: 520-751-7465

[www.cradvisorsllc.com](http://www.cradvisorsllc.com)



# DEVELOPMENT SITE

## The Property

### Property Description

Location: Major Regional Intersection  
**SEC Of Tangerine Rd. and La Cholla Blvd.**  
Oro Valley, AZ (Northwest Tucson)

Parcel Available: ± 11.68 Acres

Price: Please call broker.

### Traffic Counts

Tangerine Rd.: 17,308 VPD (2022)

La Cholla Blvd.: 6,175 VPD (2022)

Total: 23,483 VPD

(Source: Pima Association of Governments and ADOT)

### Projected Traffic Counts

Tangerine Rd.: 34,500 - 40,800 VPD (2040)

La Cholla Blvd.: 19,700 - 24,000 VPD (2045)

(Source: Town of Oro Valley and RTA)

**For information, contact:**

**Craig Finfock, CCIM, CRX, CLS**

**Designated Broker**

[cfinfock@cradvisorsllc.com](mailto:cfinfock@cradvisorsllc.com)

### Highlights

- Commercially zoned parcel, Town of Oro Valley.
- Upscale trade area with average household incomes over \$161,500 within a 2 mile radius.
- Major employers in trade area include a Oro Valley Hospital, Roche Diagnostics, Meggitt Securaplane, ICAGEN, and Honeywell.
- Tangerine Rd. is being improved to four lanes from Oracle Rd. to I-10. This is completed from Oracle Road to Twin Peaks Rd./Dove Mountain Blvd.
- La Cholla Blvd. has recently been improved to four lanes from Overton Rd. to Tangerine Rd.

### Demographics Trade Area

2023 Estimates      3 Mile      Polygon

Population:      34,151      63,737

Households:      13,507      30,589

Average HH Income:      \$148,721      \$137,613

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.



**COMMERCIAL RETAIL ADVISORS, LLC**



# SEC Tangerine & La Cholla

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

**Bowman**

Bowman Consulting Group, LLC  
1464 N. La Cholla Blvd.  
P.O. Box 200  
Tucson, AZ 85711  
www.bowmanconsulting.com

ALTANSPS LAND TITLE SURVEY  
LA CHOLLA AND TANGERINE ROAD  
PIMA COUNTY, ARIZONA

PROJECT:



JOB NO.

091042-01-001

091042-ALTA.dwg

SHEET NO.

1

1 OF 1

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
APN 224-08-0022 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

LEGAL DESCRIPTION PER THE CORRECTION DEED, SEQUENCE NUMBER 20123530103 (NOT PROVIDED IN TITLE REPORT)

BEGINNING AT CENTER 1/4 CORNER OF SECTION 3 PER BK. 45, PG. 23, BK. 48, PG. 52, PG. 17 & 18 PLATS FOUND PK NAIL WITH TAG SAID POINT LIES S 89°55'41" W A DISTANCE OF 25.00 FEET FOUND BCSM RLS 174178;  
THENCE S 89°55'41" W A DISTANCE OF 1125.59 FEET FOUND BCSM RLS 182119;  
THENCE S 89°55'41" W A DISTANCE OF 169.93 FEET FOUND 1/2 INCH REBAR FLUSH WITH PAVEMENT 1/16 CORNER OF SECTION 3;  
THENCE S 89°55'41" W A DISTANCE OF 659.73 FEET FOUND BCSM RLS 12537;  
THENCE S 89°55'41" W A DISTANCE OF 441.82 FEET FOUND BCSM RLS 12537;  
THENCE S 89°55'41" W A DISTANCE OF 188.82 FEET;  
THENCE N 00°06'39" W A DISTANCE OF 30.00 FEET SET PK NAIL WITH TAG IN PAVEMENT;  
THENCE N 00°05'38" W A DISTANCE OF 1278.06 FEET;  
THENCE N 90°00'00" E A DISTANCE OF 45.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°05'38" W A DISTANCE OF 999.97 FEET;  
THENCE N 89°58'11" E A DISTANCE OF 715.93 FEET;  
THENCE S 00°01'09" E A DISTANCE OF 51.42 FEET;  
THENCE S 06°48'36" E A DISTANCE OF 57.34 FEET;  
THENCE S 15°06'32" W A DISTANCE OF 75.90 FEET;  
THENCE S 06°42'28" W A DISTANCE OF 88.20 FEET;  
THENCE S 01°43'31" E A DISTANCE OF 74.68 FEET;  
THENCE S 00°26'16" E A DISTANCE OF 58.58 FEET;  
THENCE S 14°44'23" W A DISTANCE OF 129.94 FEET;  
THENCE S 00°29'05" W A DISTANCE OF 117.06 FEET;  
THENCE S 88°52'50" W A DISTANCE OF 262.95 FEET;  
THENCE S 79°13'47" W A DISTANCE OF 256.21 FEET;  
THENCE S 58°12'12" W A DISTANCE OF 262.95 FEET;  
THENCE S 31°45'34" W A DISTANCE OF 170.79 FEET;  
THENCE S 37°40'04" W A DISTANCE OF 27.53 FEET TO THE TRUE POINT OF BEGINNING;  
HAVING AN AREA OF 508.243.13 SQUARE FEET, 11.668 ACRES

## REFERENCE DOCUMENTS

RECORD INFORMATION FROM CORRECTION DEED SEQ. 20123530103 (R1)  
TITLE REPORT FILE NUMBER 70017331-070-KR, FIDELITY NATIONAL TITLE AGENCY, INC., DATED JANUARY 6, 2022  
RANCHO DEL COBRE LOT 1, SEQ. 20132670162  
RANCHO DE PLATA, SEQ. 20142580496

## LEGEND

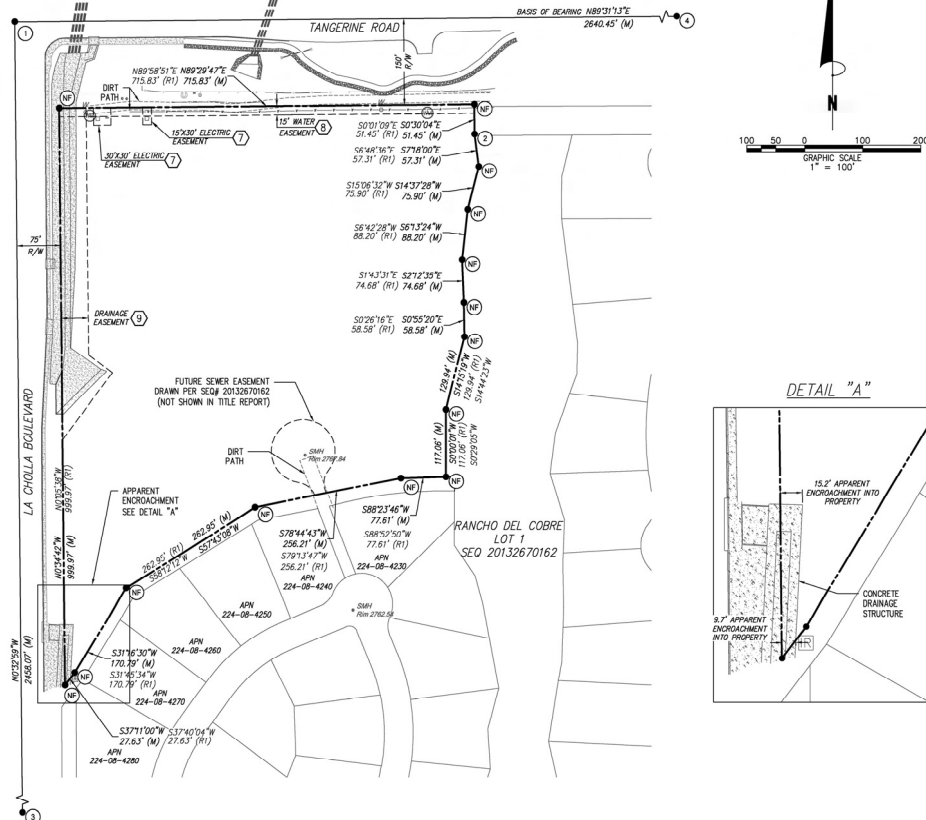
- FOUND MONUMENT AS NOTED HEREON
- BOUNDARY LINE
- SECTION LINE
- RECORD PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING COMMUNICATIONS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- RECORD DEED MEASUREMENTS
- WATER VALVE
- WATER METER
- UTILITY PEDESTAL
- CABLE BOX
- IRRIGATION METER

## FOUND MONUMENTS

- ① FOUND BCSM, RLS 28735
- ② REBAR FOUND, PLASTIC CAP NO TAG
- ③ FOUND BCSM, RLS 42285
- ④ FOUND BCSM, RLS 28735
- ⑤ NOT FOUND

## ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF LAND LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



## SCHEDULE B

### PART II-EXCEPTIONS

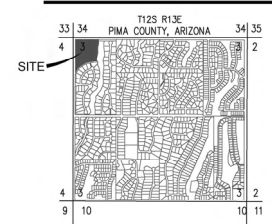
- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2021 TAXES.
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022. —NOT PLOTTABLE
- THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. —NOT PLOTTABLE
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES  
RECORDING DATE: MARCH 4, 1980  
RECORDING NO: DOCKET 6228, PAGE 640 —NOT PLOTTABLE
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: RESOLUTION NO. 1988-228  
RECORDING DATE: APRIL 28, 1989  
RECORDING NO: DOCKET 8526, PAGE 1352  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. —NOT PLOTTABLE
- MATTERS SHOWN ON RECORD OF SURVEY:  
RECORDING NO: 2012-3350873 —NOT PLOTTABLE

## SCHEDULE B

### PART II-EXCEPTIONS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES  
RECORDING DATE: NOVEMBER 25, 2013  
RECORDING NO: 2013-3290804
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: WATER UTILITY AND RELATED FACILITIES AND APPURTENANCES  
RECORDING DATE: JULY 30, 2014  
RECORDING NO: 2014-2110369
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: DRAINAGE  
RECORDING DATE: JANUARY 6, 2017  
RECORDING NO: 2017-0060156

## SECTION BREAKDOWN



## SURVEY NOTES

- I, NATHAN GARDNER (THE "SURVEYOR") IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA.
- THE SURVEY ("SURVEY") REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND IN MARCH 2022, AND THIS PLAT CORRECTLY SHOWS THE SURVEY OF 11.668 ACRES OF THE TRACTS OF LAND DESCRIBED IN EXHIBIT "A" OF THE COMMITTEE FOR TITLE INSURANCE, COMMITMENT NO. 70017331-070-KR, COMMITMENT DATE JANUARY 6, 2022, ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC.
- ALL EASEMENTS, RIGHTS OF WAY AND OTHER EXCEPTIONS AFFECTING THE PROPERTY, AS STATED IN THE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 70017331-070-KR, COMMITMENT DATE JANUARY 6, 2022, ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC. HAVE BEEN CORRECTLY PLOTTED HEREON OR INDICATED AS BEING "NOT PLOTTABLE" AND, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE PROPERTY, NOR ARE THERE OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE SURVEYOR HAS BEEN ADVISED.
- THERE IS NO VISIBLE EVIDENCE THE PROPERTY WAS USED AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL, OR CEMETERY OBSERVED DURING THIS SURVEY.
- THERE ARE NO PROTRUSIONS FROM THE PROPERTY ONTO ADJOINING PROPERTY, STREETS OR ALLEYS OR ANY EASEMENTS BURDENING THE PROPERTY BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN, NOR ANY VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS.
- THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY OBSERVED DURING THIS SURVEY.
- DISTANCE SHOWN ARE GROUND DISTANCES.
- UTILITIES SHOWN ARE BASED ON OBSERVABLE EVIDENCE, NO UNDERGROUND UTILITIES WERE OBSERVED DURING THIS SURVEY.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED DURING THIS SURVEY.
- NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THIS SURVEY.
- NO ZONING OR ZONING SETBACK REQUIREMENT REPORTS OR LETTERS WERE PROVIDED TO THE SURVEYOR.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
- REVISED STATUTE 32-151 CERTIFY, CERTIFICATION - THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- THERE WAS NOT AN EASEMENT IN TITLE REPORT AND WE DID NOT FIND A RECORDED EASEMENT FOR THE EXISTING SEWER MAINHOLE IN THE SE CORNER OF THE PARCEL. THE EASEMENT SHOWN IS "BY SEPARATE INSTRUMENT" IN THE RANCHO DEL COBRE FINAL PLAT.

## CLIENT

JLM Living LLC  
3850 Boca Savas Rd, Suite 205  
Austin, TX 78746  
(512) 664-4354

## SURVEYOR

BOWMAN CONSULTING GROUP, LTD  
7464 N. LA CHOLLA BLVD  
TUCSON, AZ 85741  
(520) 463-3200

## CERTIFICATION

To: JLM Living LLC, Fidelity National Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 13, 16 of Table A thereof. The field work was completed on March 2022.

Date of plat or map: March 17, 2022

NATHAN GARDNER, RLS 56786

03/17/2022

DATE



# SEC Tangerine & La Cholla

NW Tucson / Oro Valley, Arizona

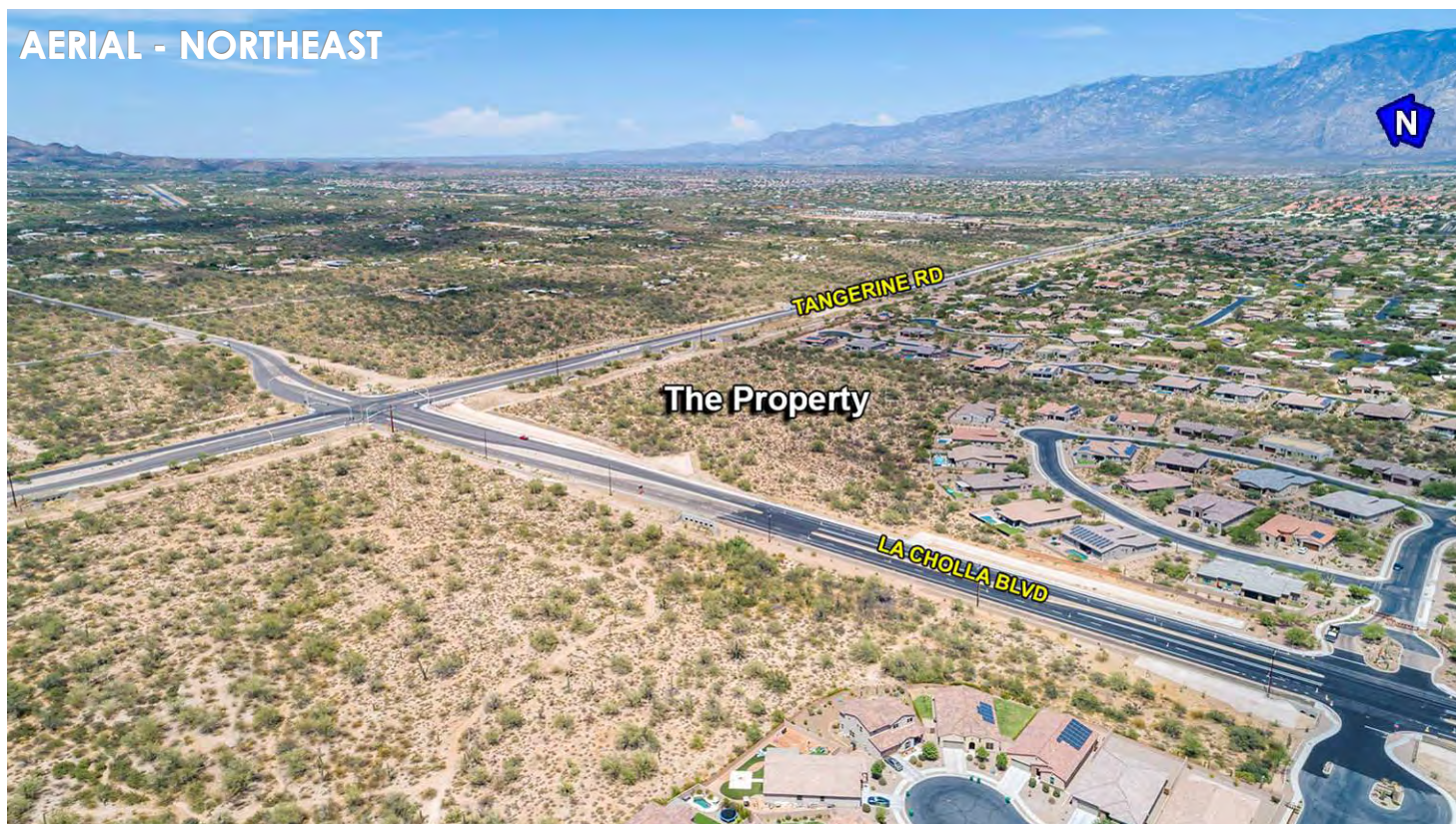


COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - NORTHWEST



AERIAL - NORTHEAST





# SEC Tangerine & La Cholla

NW Tucson / Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - SOUTHWEST



AERIAL - SOUTHEAST





# SEC Tangerine & La Cholla

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

### Tapestry LifeMode

[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	1,284	93.79%	10.00%	938
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	85	6.21%	5.80%	107
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

### Key Facts



\$483,431

Median Home Value



\$141,041

Median HH Income

3.4

Home Value to  
Income Ratio

49.4

Median Age

1,369

Households

### Education



2%

No HS Diploma



14%

HS Graduate



21%

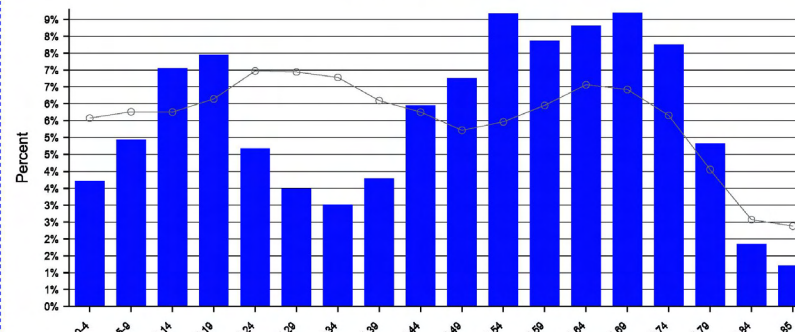
Some College



63%

Degree or Higher

### Age Profile



Dots show comparison to 04019 (Pima County)

### 2023 Households by income (Esri)

The largest group: \$200,000+ (32.1%)

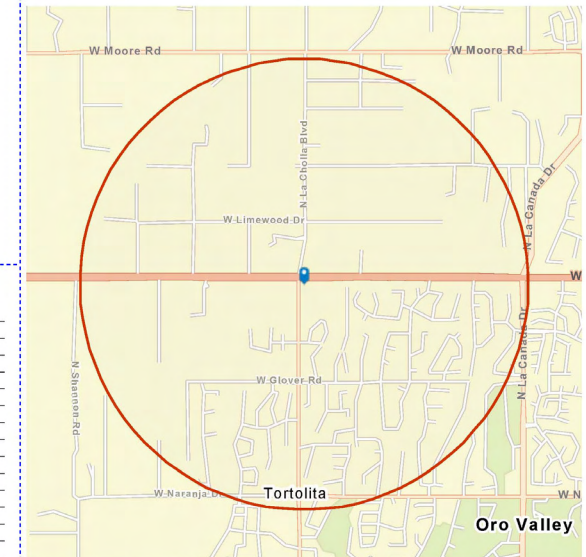
The smallest group: \$15,000 - \$24,999 (3.1%)

Indicator ▲	Value	Diff
<\$15,000	3.9%	-6.0%
\$15,000 - \$24,999	3.1%	-4.8%
\$25,000 - \$34,999	3.6%	-5.4%
\$35,000 - \$49,999	3.7%	-8.9%
\$50,000 - \$74,999	6.9%	-9.6%
\$75,000 - \$99,999	10.7%	-3.2%
\$100,000 - \$149,999	20.9%	+4.0%
\$150,000 - \$199,999	15.3%	+9.1%
\$200,000+	32.1%	+24.9%

Bars show deviation from 04019 (Pima County)

### Tangerine & La Cholla SEC.

Ring of 1 mile



### Tapestry segments

	<b>1D Savvy Suburbanites</b> 1,173 households	<b>85.7%</b> of Households	▼
	<b>1E Exurbanites</b> 111 households	<b>8.1%</b> of Households	▼
	<b>9A Silver and Gold</b> 85 households	<b>6.2%</b> of Households	▼

Source: Esri. The vintage of the data is 2023.

© 2023 Esri



# SEC Tangerine & La Cholla

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



## TAPESTRY SEGMENTATION

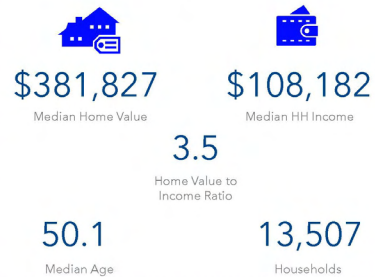
The Fabric of America's Neighborhoods

### Tapestry LifeMode

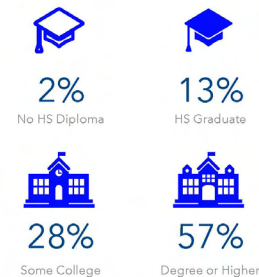
[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	8,853	65.54%	10.00%	655
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,143	8.46%	7.63%	111
GenXurban (L5)	1,621	12.00%	11.26%	107
Cozy Country Living (L6)	538	3.98%	12.06%	33
Sprouting Explorers (L7)	444	3.29%	7.20%	46
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	908	6.72%	5.80%	116
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

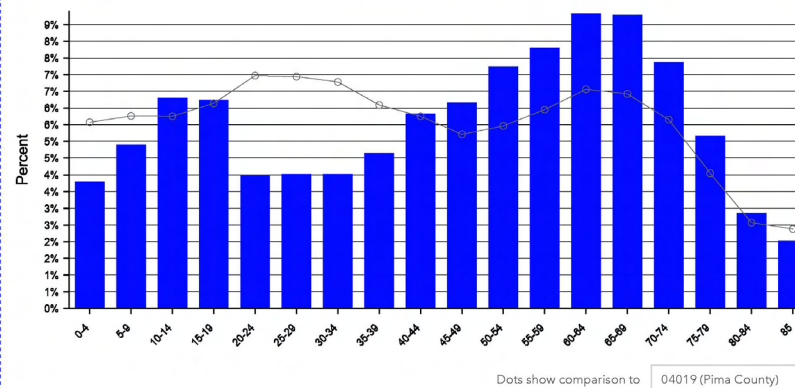
### Key Facts



### Education



### Age Profile



### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.2%)

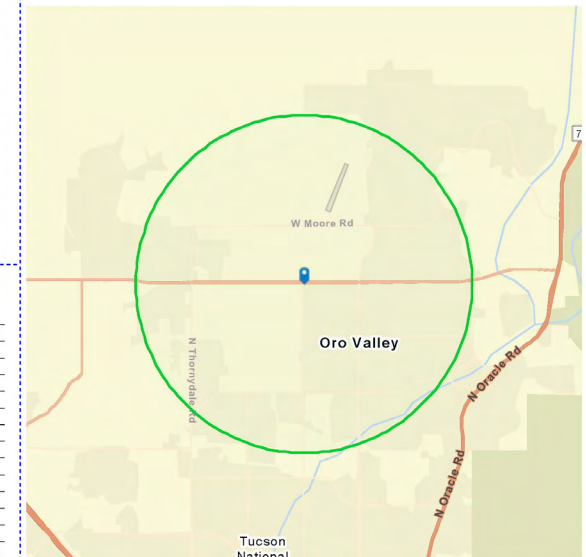
The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff
<\$15,000	3.2%	-6.7%
\$15,000 - \$24,999	2.6%	-5.3%
\$25,000 - \$34,999	4.3%	-4.7%
\$35,000 - \$49,999	6.8%	-5.8%
\$50,000 - \$74,999	11.4%	-5.1%
\$75,000 - \$99,999	16.1%	+2.2%
\$100,000 - \$149,999	23.2%	+6.3%
\$150,000 - \$199,999	14.3%	+8.1%
\$200,000+	18.0%	+10.8%

Bars show deviation from 04019 (Pima County)

### Tangerine & La Cholla SEC.

Ring of 3 miles



### Tapestry segments

	<b>1E Exurbanites</b> 6,324 households	<b>46.8%</b> of Households	▼
	<b>1D Savvy Suburbanites</b> 2,529 households	<b>18.7%</b> of Households	▼
	<b>5A Comfortable Empty Nesters</b> 1,621 households	<b>12.0%</b> of Households	▼

Source: Esri. The vintage of the data is 2023.

© 2023 Esri



# SEC Tangerine & La Cholla

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

### Tapestry LifeMode

[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	10,193	28.22%	10.00%	282
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	4,395	12.17%	7.63%	159
GenXurban (L5)	5,550	15.37%	11.26%	136
Cozy Country Living (L6)	610	1.69%	12.06%	14
Sprouting Explorers (L7)	995	2.76%	7.20%	38
Middle Ground (L8)	1,066	2.95%	10.79%	27
Senior Styles (L9)	12,409	34.36%	5.80%	592
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	896	2.48%	6.16%	40
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

### Key Facts



\$365,507

Median Home Value



\$96,112

Median HH Income

3.8

Home Value to  
Income Ratio

51.8

Median Age

36,114

Households

### Education



2%

No HS Diploma



15%

HS Graduate



30%

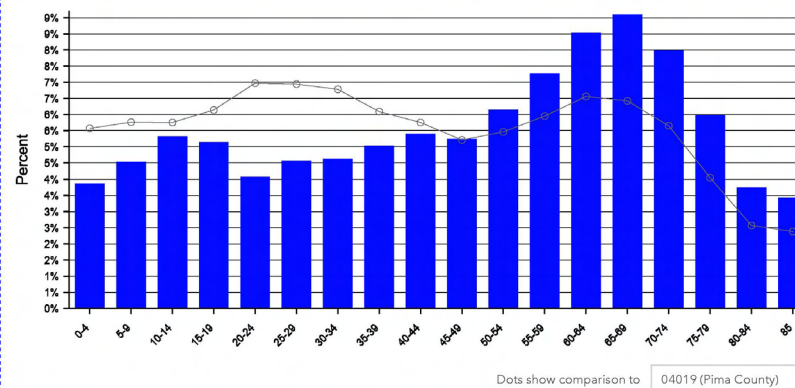
Some College



53%

Degree or Higher

### Age Profile



Dots show comparison to 04019 (Pima County)

### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.8%)

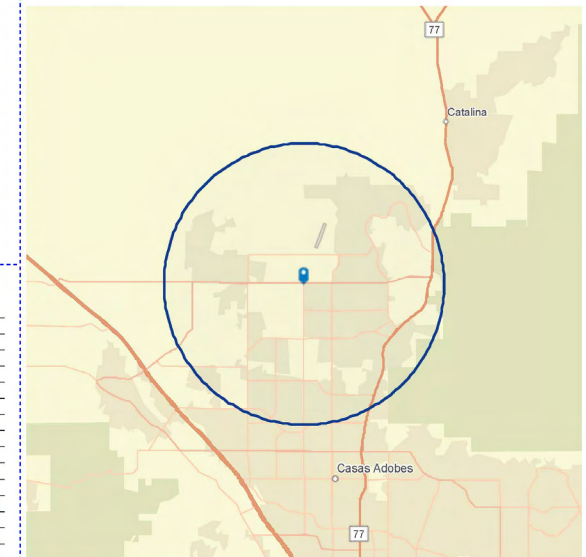
The smallest group: \$15,000 - \$24,999 (3.5%)

Indicator ▲	Value	Diff
<\$15,000	3.9%	-6.0%
\$15,000 - \$24,999	3.5%	-4.4%
\$25,000 - \$34,999	5.3%	-3.7%
\$35,000 - \$49,999	8.5%	-4.1%
\$50,000 - \$74,999	14.0%	-2.5%
\$75,000 - \$99,999	16.9%	+3.0%
\$100,000 - \$149,999	22.8%	+5.9%
\$150,000 - \$199,999	11.0%	+4.8%
\$200,000+	14.1%	+6.9%

Bars show deviation from 04019 (Pima County)

### Tangerine & La Cholla SEC.

Ring of 5 miles



### Tapestry segments

	<b>Exurbanites</b> 7,402 households	<b>20.5%</b> of Households	▼
	<b>Silver and Gold</b> 6,305 households	<b>17.5%</b> of Households	▼
	<b>Comfortable Empty Nesters</b> 3,612 households	<b>10.0%</b> of Households	▼

Source: Esri. The vintage of the data is 2023.

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