



COMMERCIAL RETAIL ADVISORS, LLC

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COMMERCIAL DEVELOPMENT SITE



Property Description

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

Parcel Available: ± 23.61 Acres

Price: Please call broker.

Traffic Counts

Tangerine Rd.: 20,252 VPD (2023)

La Cholla Blvd.: 6,292 VPD (2023)

Total: 26,544 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 Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@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.

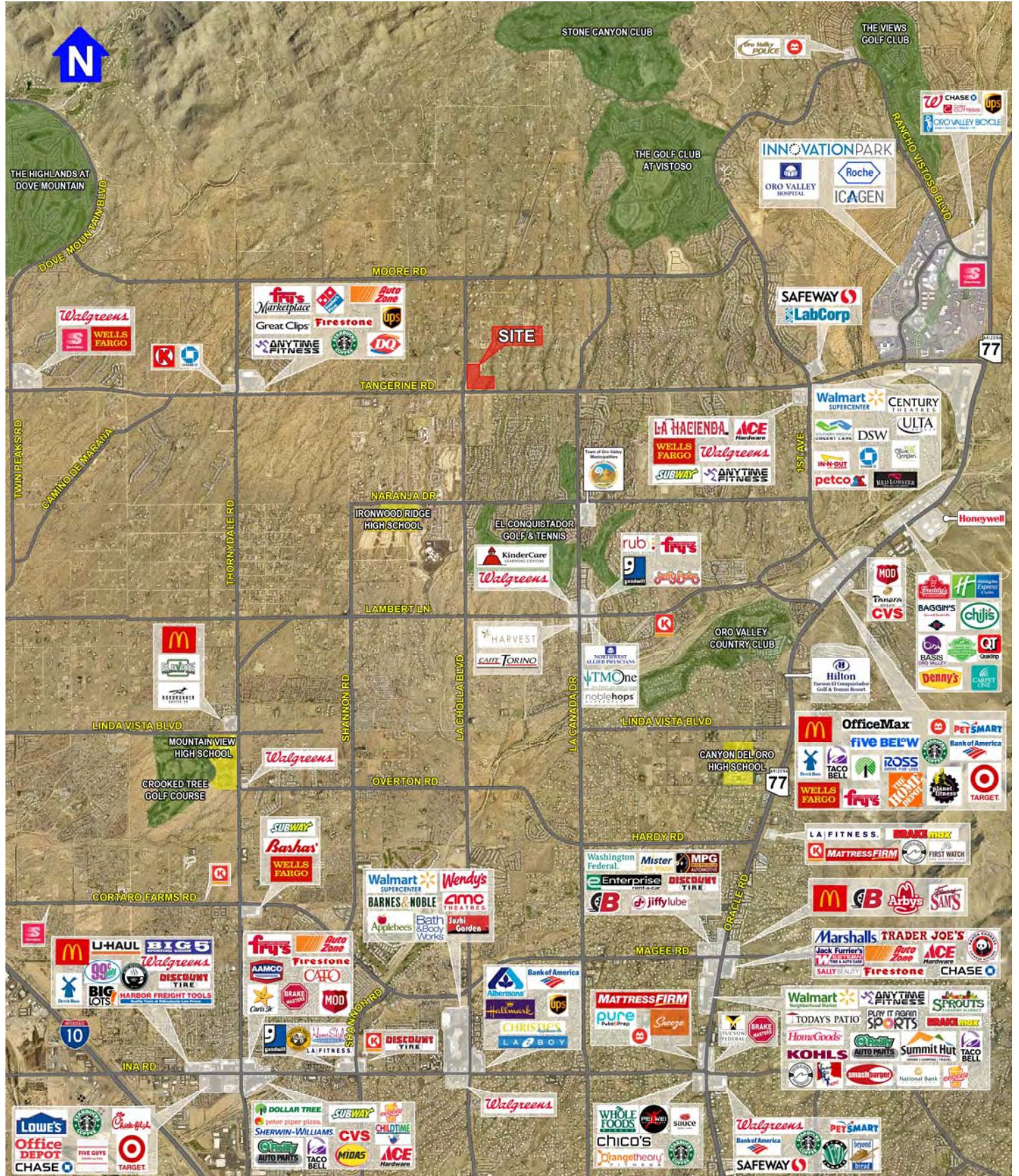
NEC Tangerine & La Cholla



NW Tucson / Oro Valley, Arizona

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TRADE AREA

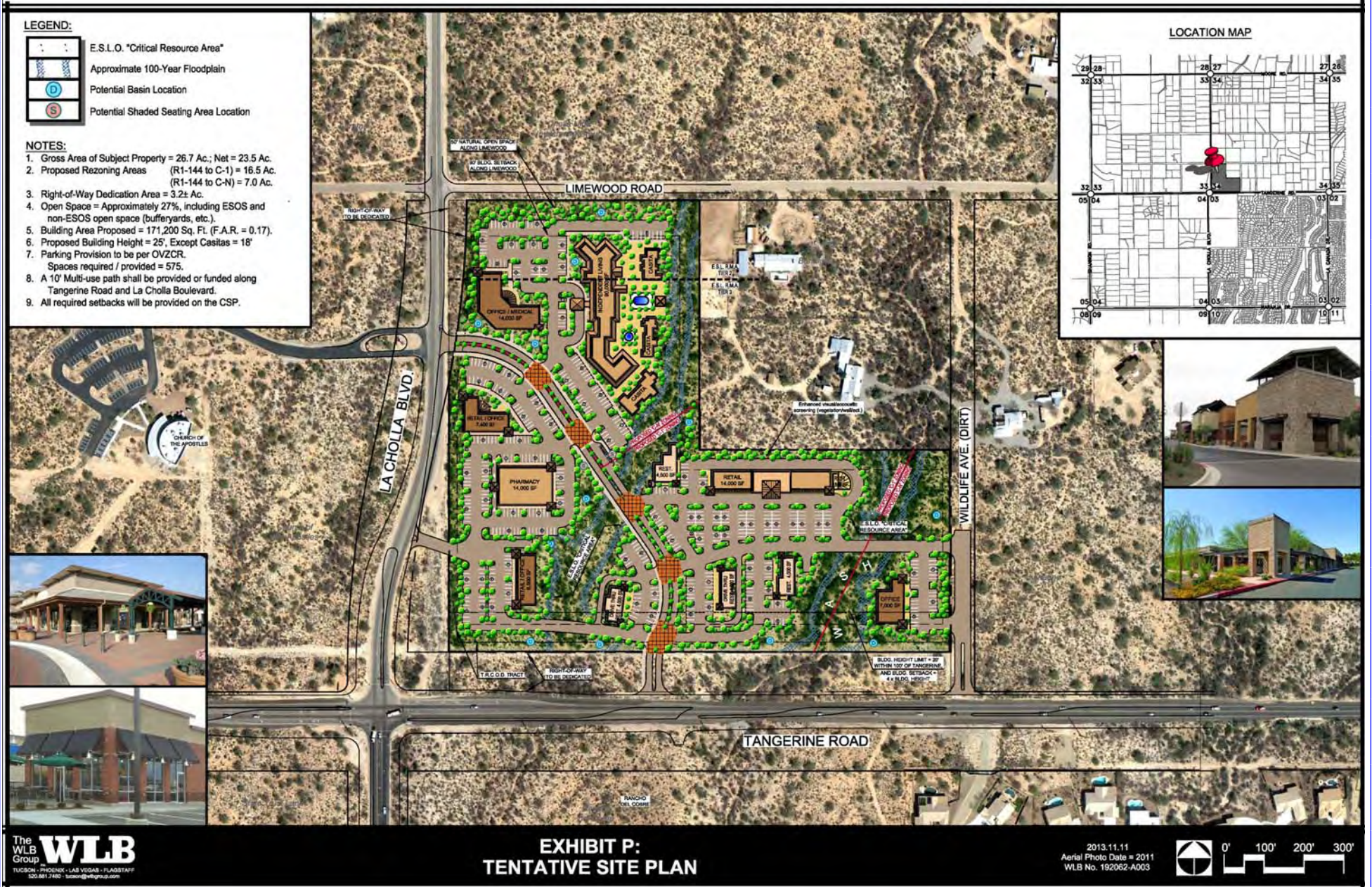


NEC Tangerine & La Cholla

Oro Valley, Arizona



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LEGEND:

- E.S.L.O. "Critical Resource Area"
- Approximate 100-Year Floodplain
- Potential Basin Location
- Potential Shaded Seating Area Location

NOTES:

1. Gross Area of Subject Property = 26.7 Ac.; Net = 23.5 Ac.
2. Proposed Rezoning Areas (R1-144 to C-1) = 16.5 Ac. (R1-144 to C-N) = 7.0 Ac.
3. Right-of-Way Dedication Area = 3.2± Ac.
4. Open Space = Approximately 27%, including ESOS and non-ESOS open space (bufferyards, etc.).
5. Building Area Proposed = 171,200 Sq. Ft. (F.A.R. = 0.17).
6. Proposed Building Height = 25', Except Casitas = 18'
7. Parking Provision to be per OVZCR. Spaces required / provided = 575.
8. A 10' Multi-use path shall be provided or funded along Tangerine Road and La Cholla Boulevard.
9. All required setbacks will be provided on the CSP.

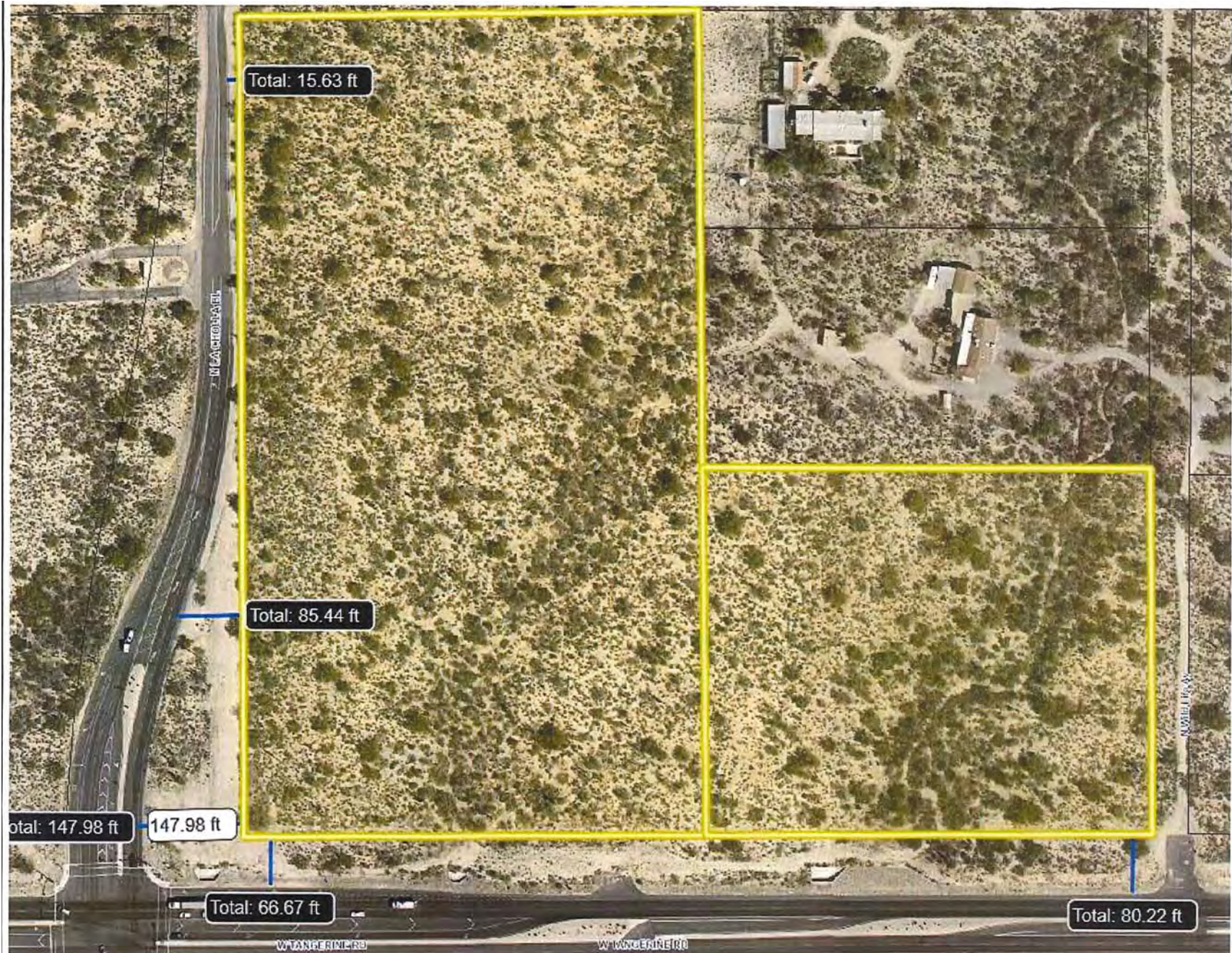


NEC Tangerine & La Cholla



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NW Tucson / Oro Valley, Arizona



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AERIAL - SOUTHEAST



AERIAL - SOUTH



NEC Tangerine & La Cholla

Oro Valley, Arizona



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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

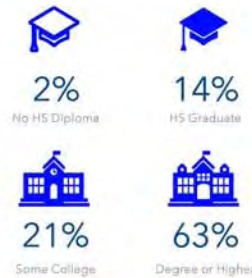
Tapestry LifeMode

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

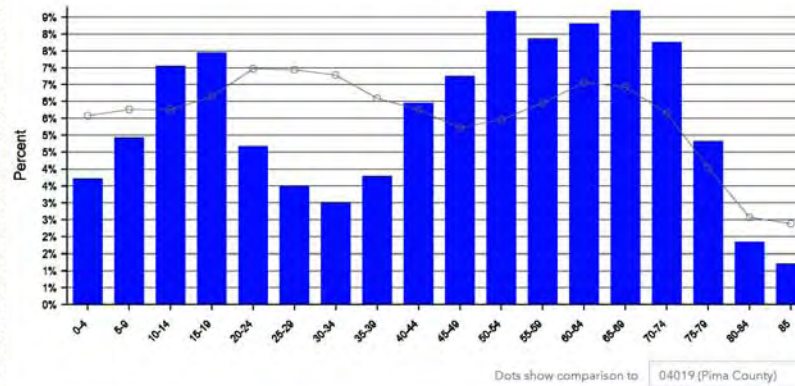
Key Facts



Education



Age Profile



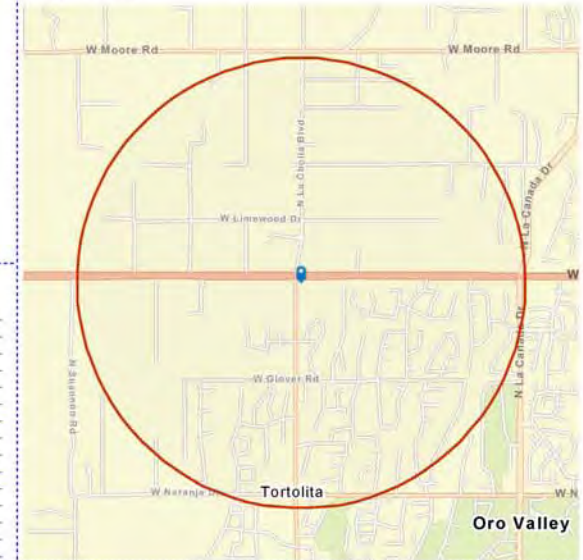
2023 Households by income (Esri)

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%

Tangerine & La Cholla:

Ring of 1 mile



Tapestry segments

	Savvy Suburbanites 1,173 households	85.7% of Households
	Exurbanites 111 households	8.1% of Households
	Silver and Gold 85 households	6.2% of Households

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

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Bars show deviation from: 04019 (Pima County)

NEC Tangerine & La Cholla

Oro Valley, Arizona



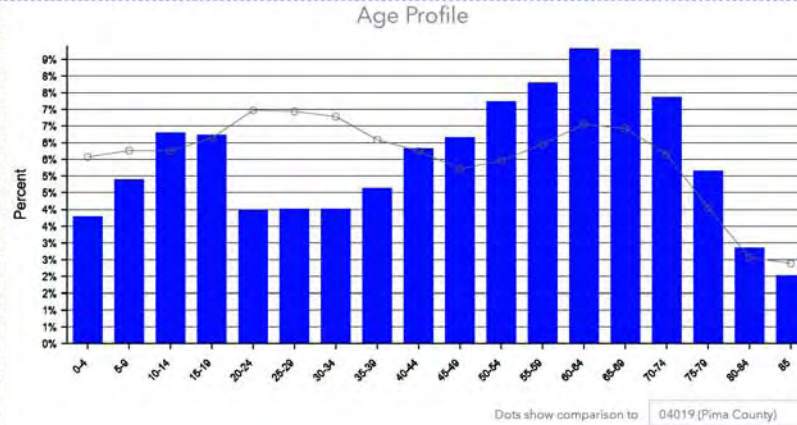
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TAPESTRY SEGMENTATION

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



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:
Ring of 3 miles



Tapestry segments

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

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

© 2023 Esri.



NEC Tangerine & La Cholla

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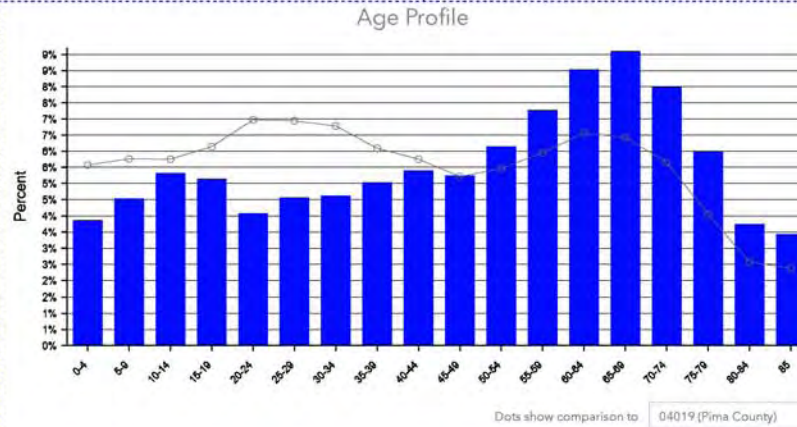
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TAPESTRY SEGMENTATION

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



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:

Ring of 5 miles



Tapestry segments

	1E Exurbanites 7,402 households	20.5% of Households	▼
	9A Silver and Gold 6,305 households	17.5% of Households	▼
	5A Comfortable Empty Nesters 3,612 households	10.0% of Households	▼

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

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