

VISTOSO MARKETPLACE | SHOPS & PADS AVAILABLE

NWC TANGERINE RD & RANCHO VISTOSO BLVD • ORO VALLEY, AZ
SPROUTS ANCHORED SHOPPING CENTER DEVELOPMENT



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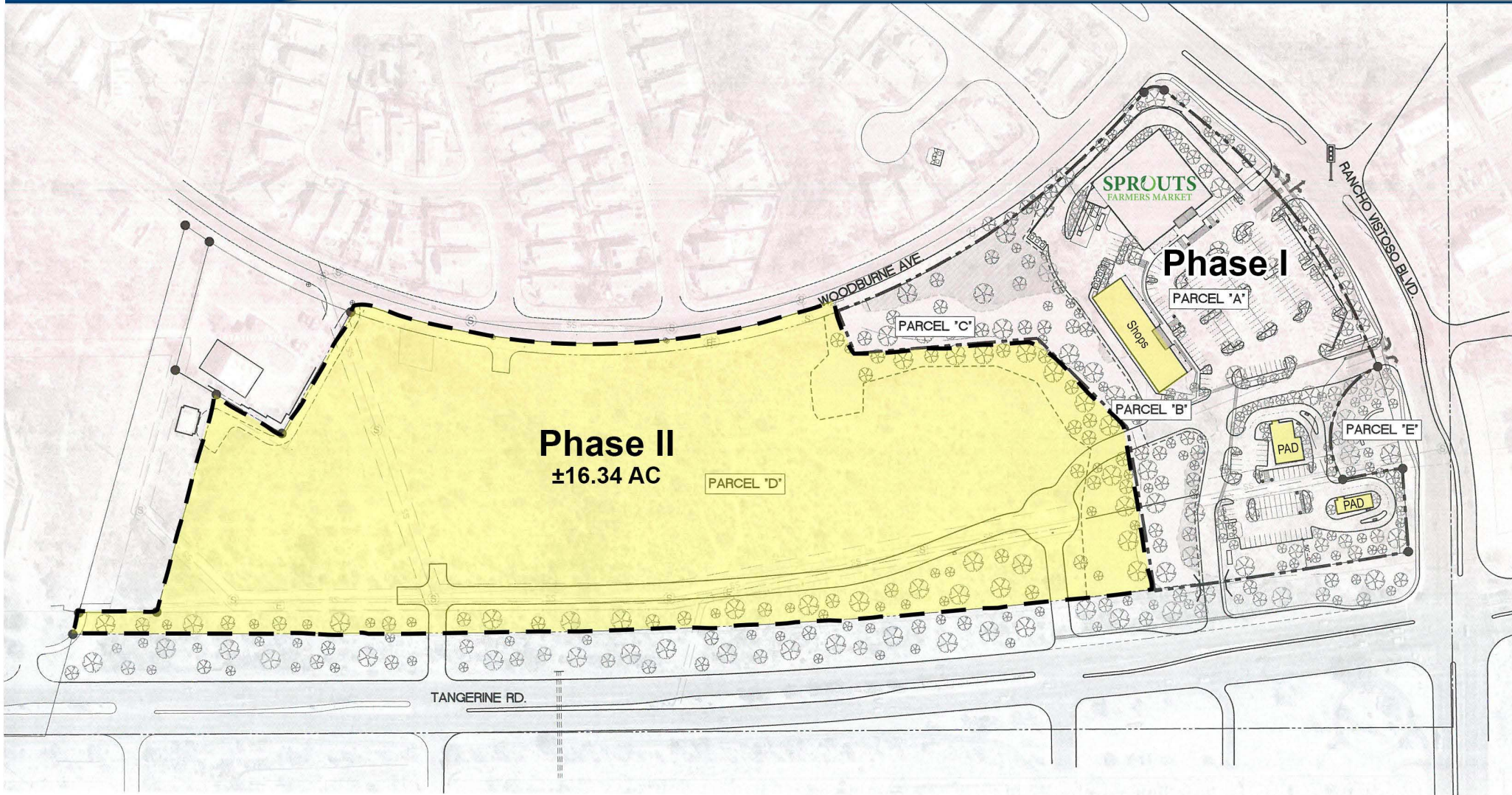
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2028 DELIVERY

OVERALL SITE PLAN



PARCEL "A" 289,687 S.F.
PARCEL "B" 80,695 S.F.
PARCEL "C" 86,716 S.F.
PARCEL "D" 711,606 S.F.

PARCEL "A" + "B" 370,382 S.F.
PARCEL "C" + "D" 798,322 S.F.

OVERALL SITE PLAN - SCHEME 14.3A
SCALE: 1"=80'-0"



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TANGERINE RD

PHASE II
± 16.34 AC

PAD 2

PAD 1

PATIO

SHOPS AVAILABLE
±12,000 SF

SPROUTS
FARMERS MARKET

RANCHO VISTOSO BLVD

WOODBURNE AVE



New Proposed
Traffic Light

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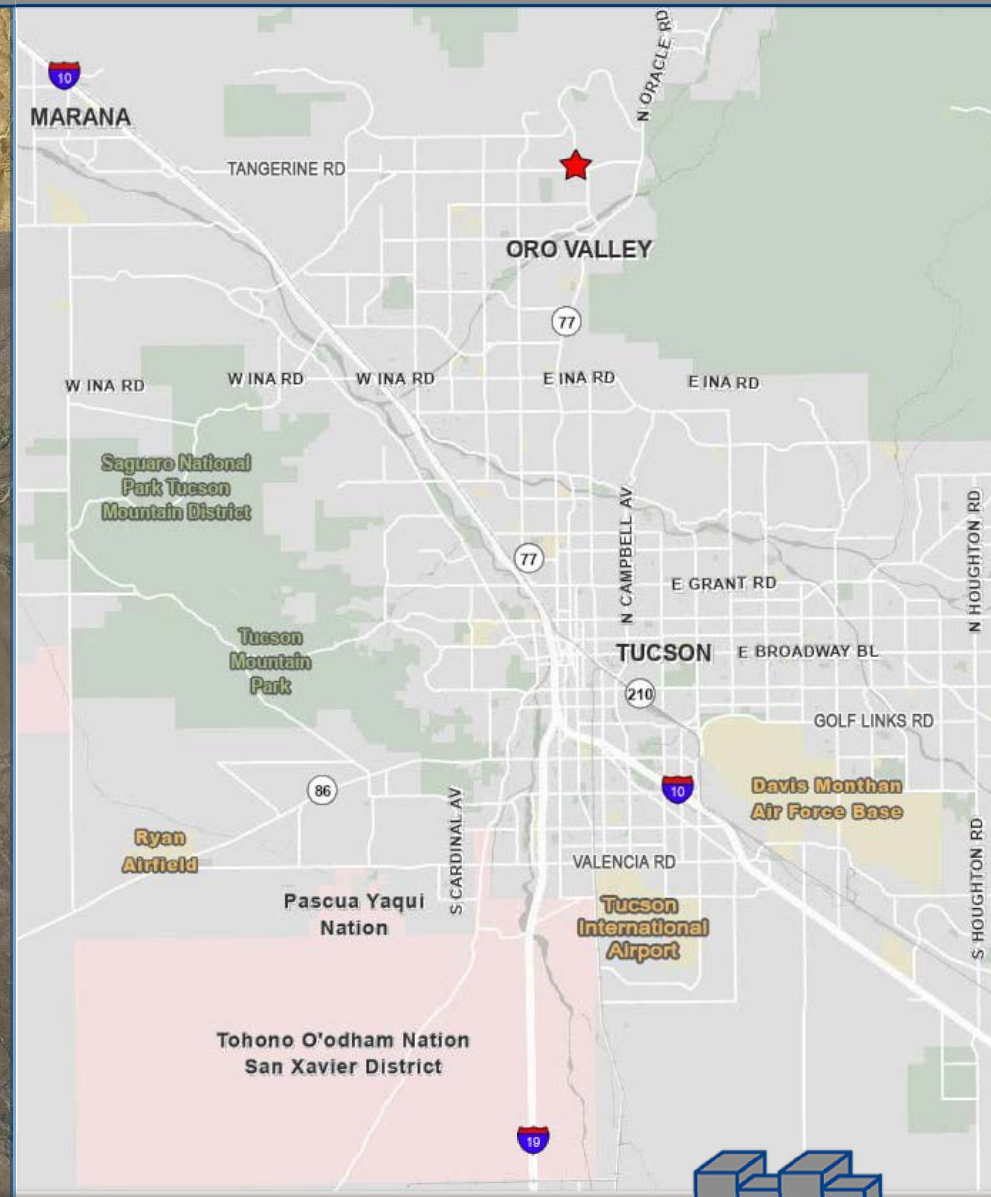
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TRADE AERIAL & LOCATION



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PROPERTY INFORMATION

LOCATION:

**12101 N. Woodburne Avenue
NWC of Tangerine Rd & Rancho Vistoso BLVD
Oro Valley, AZ**

PHASE I:

**± 9.04 AC Sprouts Anchored Shopping Center
Development**

- PADS AVAILABLE: Corner PADS available for ground lease or BTS
- SHOPS AVAILABLE: 1,200 SF and up, end cap with Patio

PHASE II:

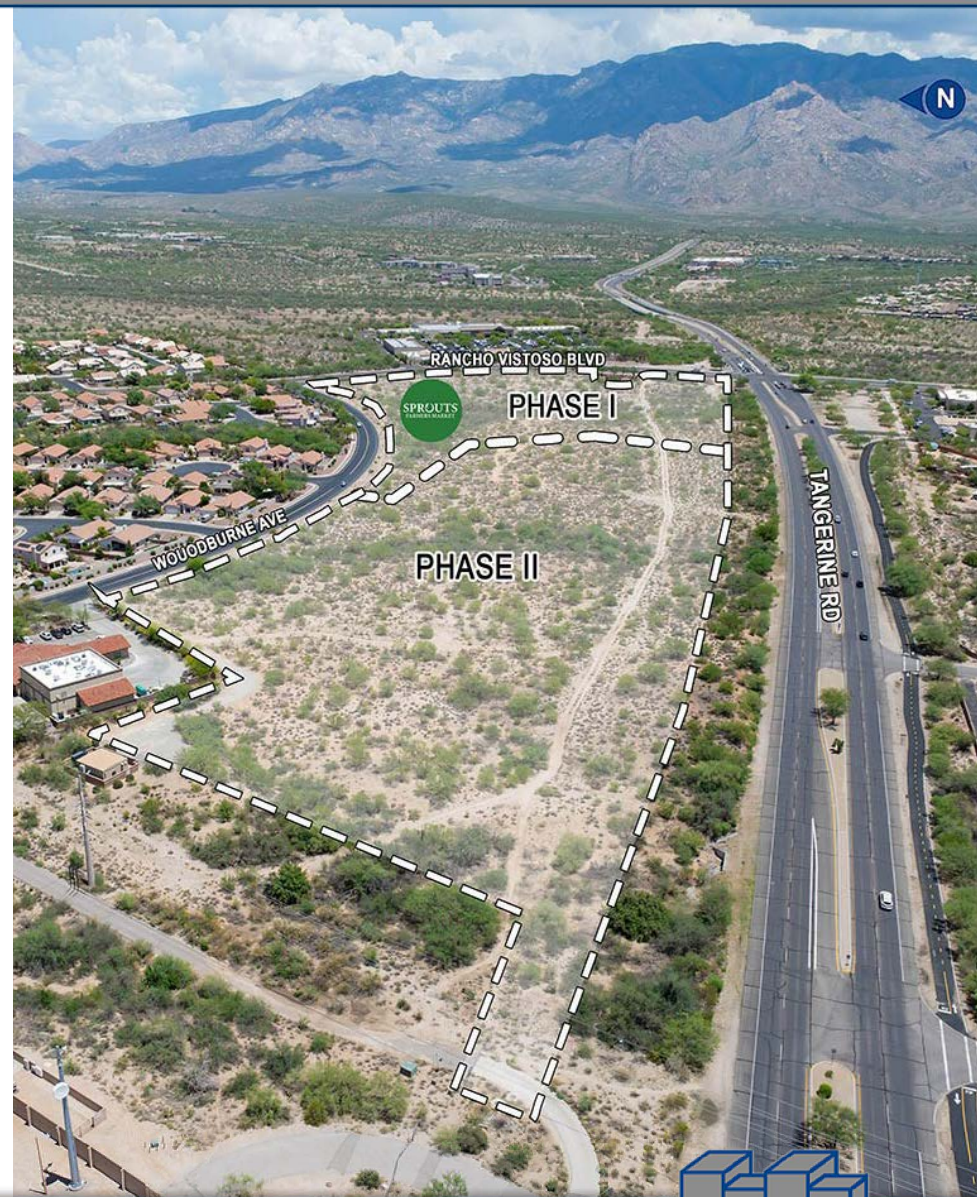
± 16.34 AC Future Development

PRICING:

Please call broker for price.

HIGHLIGHTS

- Sprouts Anchored Shopping Center planned for opening 1st Quarter of 2028.
- Tangerine Rd, a major growth corridor of Oro Valley, is being widened to four lanes from Oracle Rd. to I-10 and Marana on Tucson's northwest side.
- Rancho Vistoso Blvd. turns into 1st Ave at Tangerine Rd. It has been widened and improved with medians and four lanes through Rancho Vistoso.
- This intersection is the main entrance into Rancho Vistoso to the north, a 7,500-acre completed master planned community.
- Several new major residential subdivisions are planned or under construction and will bring approximately 2,183 new homes to the immediate vicinity.
- 10,644 employees in a 3-mile radius with Oro Valley Hospital, Ventana Medical Systems (Roche Pharmaceuticals), ICAGEN, Meggitt Securaplane Technologies, Honeywell Aerospace, and Sigma Technologies in the immediate area.
- Successful Safeway Center is located on the northeast corner and a successful Walgreens/Ace Hardware Center is located on the southwest corner of the intersection.



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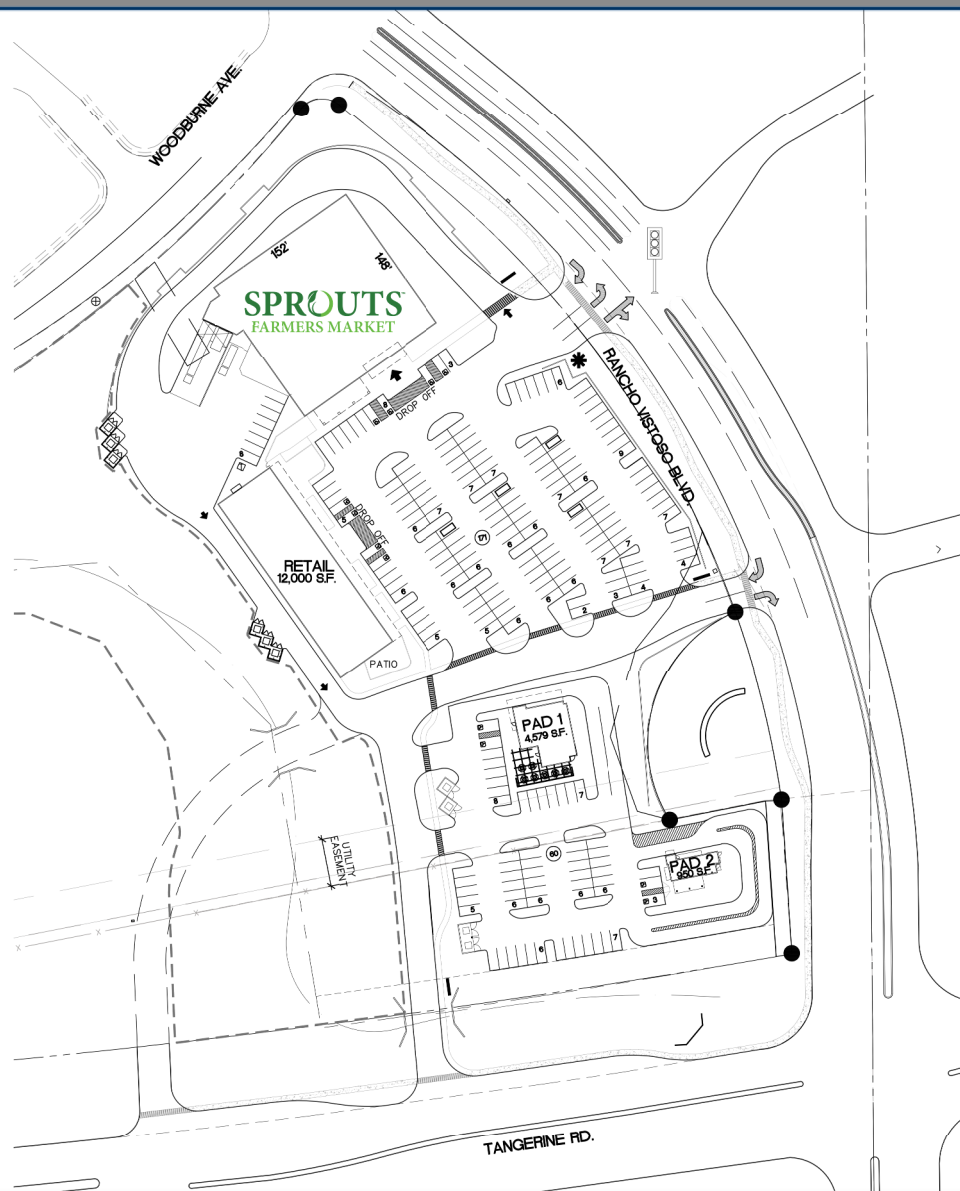
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CONCEPTUAL SITE PLAN | PHASE I

SITE DATA

ZONING:	PAD
NET SITE AREA:	393,997 S.F. (9.04 AC)
NATURAL AREA:	
EXISTING	77,591 S.F.
REMOVED	17,393 S.F.
ADDED	32,591 S.F.
TOTAL	92,717 S.F.
BUILDING AREA:	
NORTH PARCEL	
MARKET	23,182 S.F.
RETAIL	12,000 S.F.
TOTAL	35,182 S.F.
SOUTH PARCEL	
PAD 1	4,579 S.F.
PAD 2	950 S.F.
TOTAL	5,529 S.F.
TOTAL AREA	
NORTH PARCEL	35,182 S.F.
SOUTH PARCEL	5,529 S.F.
TOTAL	40,711 S.F.
TOTAL PARKING PROVIDED:	
NORTH PARCEL	171 SPACES
SOUTH PARCEL	60 SPACES
TOTAL	231 SPACES



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SHOPS ELEVATIONS



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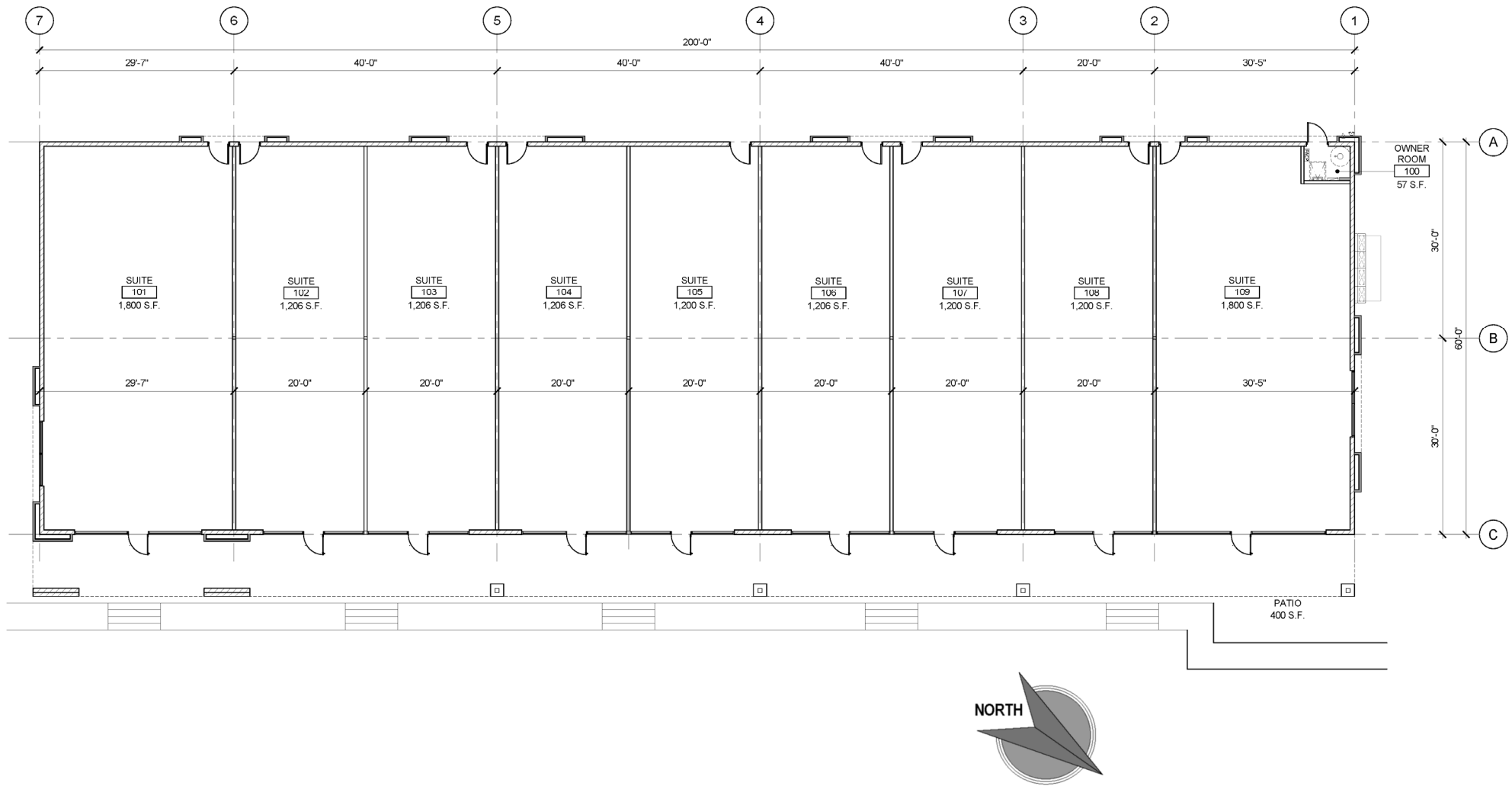
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MID 2027 DELIVERY

SHOPS FLOOR PLAN



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9.29.2025

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AERIAL - NORTHWEST



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AERIAL - SOUTHWEST



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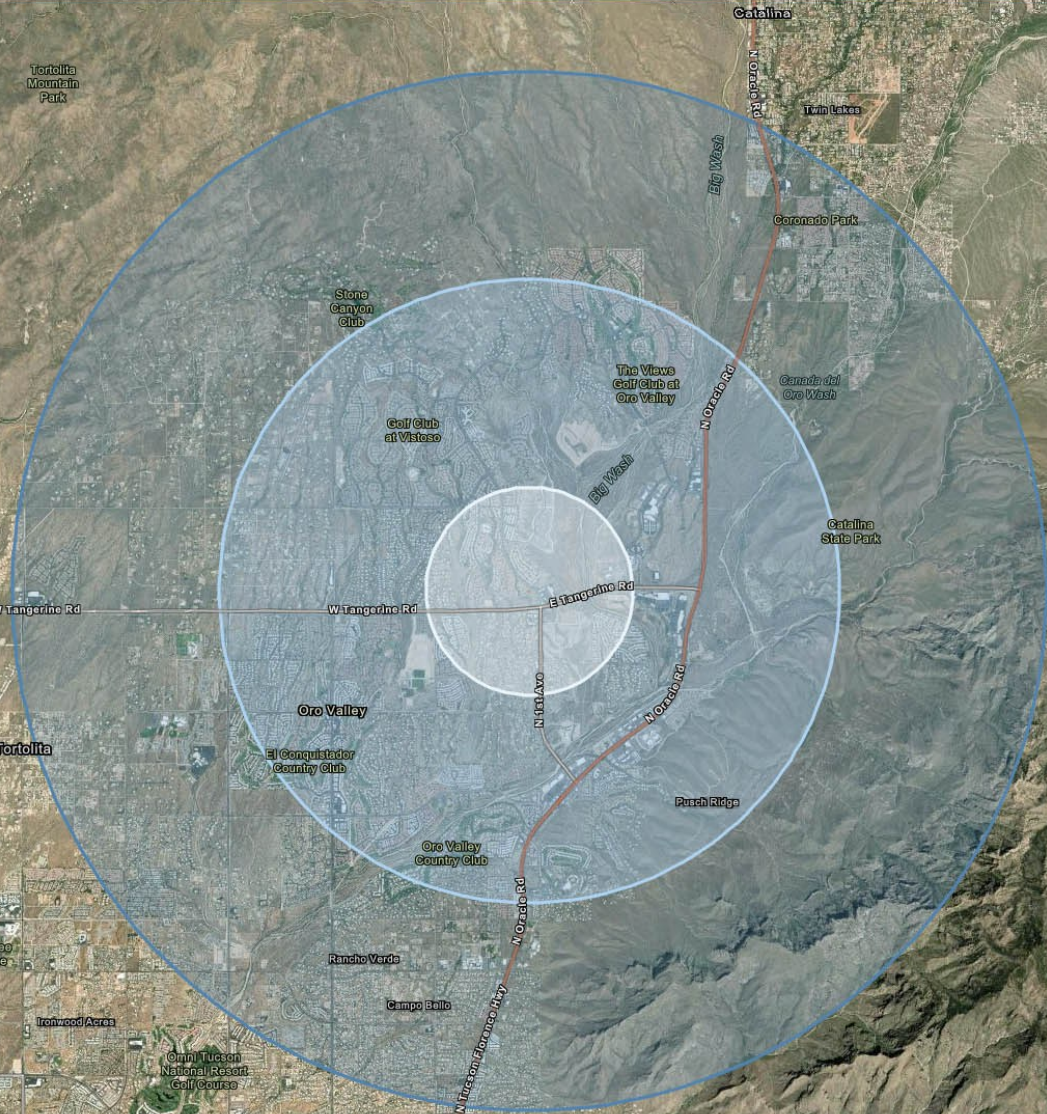
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DEMOGRAPHIC HIGHLIGHTS

RADIUS

2026 Estimates	1 Mile	3 Miles	5 Miles
Population:	5,254	37,722	59,322
Median Age	55.1	56.7	55.1
Households:	2,490	19,141	29,197
Average HH Income:	\$173,623	\$168,728	\$165,028
Total # of Businesses	123	968	1,409
Total # of Employees	984	10,644	14,448

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)



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DEMOGRAPHIC HIGHLIGHTS

DRIVE TIME

2026 Estimates	5 Mins	10 Mins	15 Mins
Population:	14,415	49,771	97,011
Median Age	55.1	55.9	52.8
Households:	6,805	24,844	47,347
Average HH Income:	\$179,488	\$163,458	\$157,673
Total # of Businesses	308	1,225	2,868
Total # of Employees	2,996	12,941	27,944

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

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TUCSON, AZ OVERVIEW



Tucson, AZ is one of the fastest growing cities in the US. Located between Phoenix and the U.S./Mexico border, Tucson is situated along two key Interstates, the major east/west Interstate 10 and the north/south Interstate 19. Also contributing to it's place as a major trade route, Tucson is home to one of the only inland Ports of Entry in the U.S.

Tucson has a population of 550,000 and with surrounding towns Oro Valley, Marana, and Sahuarita, the MSA is over 1,050,000. Surrounded by five mountain ranges and at an elevation of about 2,600 feet, this picturesque Sonoran Desert city has a complete appeal of beauty, weather, and lifestyle going for it. As discussed in this overview, Tucson is well positioned for growth for the foreseeable future.

The University of Arizona is located in Tucson and has an enrollment of about 53,000 students. In 2023 US News included the UofA in its annual edition of Best Colleges and Universities with a ranking of #97.

Tucson is the home of Davis-Monthan Air Force Base, Raytheon Missile Systems, and emerging biosciences and optics industries. The mining industry is one of Tucson's base industries, evidenced by the fact that Caterpillar, Inc. moved a complete division to Tucson in 2019.

The list of major employers in Tucson 2024 include*:

#	Employer	# of Employees
1	Raytheon Missile Systems	13,000
2	University of Arizona	11,251
3	Davis-Monthan Air Force Base	10,868
4	Tucson Unified School District	7,770
5	Banner – University Medical Center	7,000
6	Pima County	6,800
7	Carondelet Health Network	4,600
8	TMC Healthcare	4,300
9	City of Tucson	3,956
10	Freeport-McMoRan Copper & Gold	3,500
11	Walmart	3,200
12	Tohono O'odham Nation	2,700
13	Caterpillar Inc.	2,400
14	Carondelet Health Network	2,500
15	Pima Community College	2,360
16	GEICO	2,500
17	Asarco, LLC	2,000
18	La Frontera Arizona	2,000
19	Intuit	2,000
20	Ventana Medical Systems (Roche Group)	1,500
21	Tucson Electric Power	1,500
22	Safeway/Albertsons	1,500
23	Amphitheater Public Schools	1,445
24	Southern Arizona VA Health Care System	1,425
25	IBM	1,200



*Sources: Tucson Metro Chamber, tucsonchamber.org, Pima County Economic Development www.pima.gov/2229/Economic-Development, Davis-Monthan Air Force Base Public Affairs, www.dm.af.mil/About-Us/Library/Community-Relations, University of Arizona human Resources, <https://hr.arizona.edu>, Raytheon Technologies' official reports www.rtx.com, Davis Monthan Air Force Base Public Affairs, www.dm.af.mil, City of Tucson, www.tucsonaz.gov/Home, and Pima County official websites, Tohono O'odham Nation.

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