



COMMERCIAL RETAIL ADVISORS, LLC

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# AVRA VALLEY BUSINESS CENTER CORNER AVAILABLE



## Property Description

**Location:** SWC of I-10 & Avra Valley Road  
7835 W. Avra Valley Road  
Tucson, AZ

**Land Available:** ±4.0 Acre Corner - PADs Available

**Sales Price:** Please call broker for price.

**Zoning:** Specific Plan (Pima County) - Allows most commercial and Industrial uses.

## Highlights

- ◆ The site is located in northwest Tucson, adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ Direct interchange frontage and access to I-10, Avra Valley Rd and the frontage road.
- ◆ **Adjacent to Saguaro Bloom, D.R. Horton's #1 residential community in Southern Arizona.**
- ◆ Pima County plans to connect Saguaro Bloom directly to Avra Valley Rd.
- ◆ Close proximity to development to the south at I-10 and Twin Peaks including **the 366,000 SF Marana Center, HSL's luxury resort-style Encantada Twin Peaks apartment community, NW Hospital's 24-Hour Emergency Center, Hampton Inn and Suites, America Furniture Warehouse's 250,000 SF showroom and warehouse, the first of its kind in Tucson, and a Bill Luke Automotive Dealership.**
- ◆ **Mandarina, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarin build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development.**
- ◆ **Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, which is currently adding a ±65,000 SF building. Additionally, there are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Walmart Supercenter.**
- ◆ **Adjacent to the highly successful master planned Gladden Farms community, as well as several other Master Planned communities.**
- ◆ **±7 minutes drive to Marana Regional Airport, ±18 minutes to Tucson, ±86 minutes to Chandler, ±96 minutes to Phoenix.**

## Demographic Highlights

2024 Estimates	3 Miles	5 Miles	7 Miles
Population:	22,261	58,025	108,128
Households:	8,206	22,526	42,171
Average HH Income:	\$128,907	\$132,201	\$124,375

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

For information, contact:  
**Craig Finrock, CCIM,CRX, CLS**  
Designated Broker  
[cfinrock@cradvisorsllc.com](mailto:cfinrock@cradvisorsllc.com)

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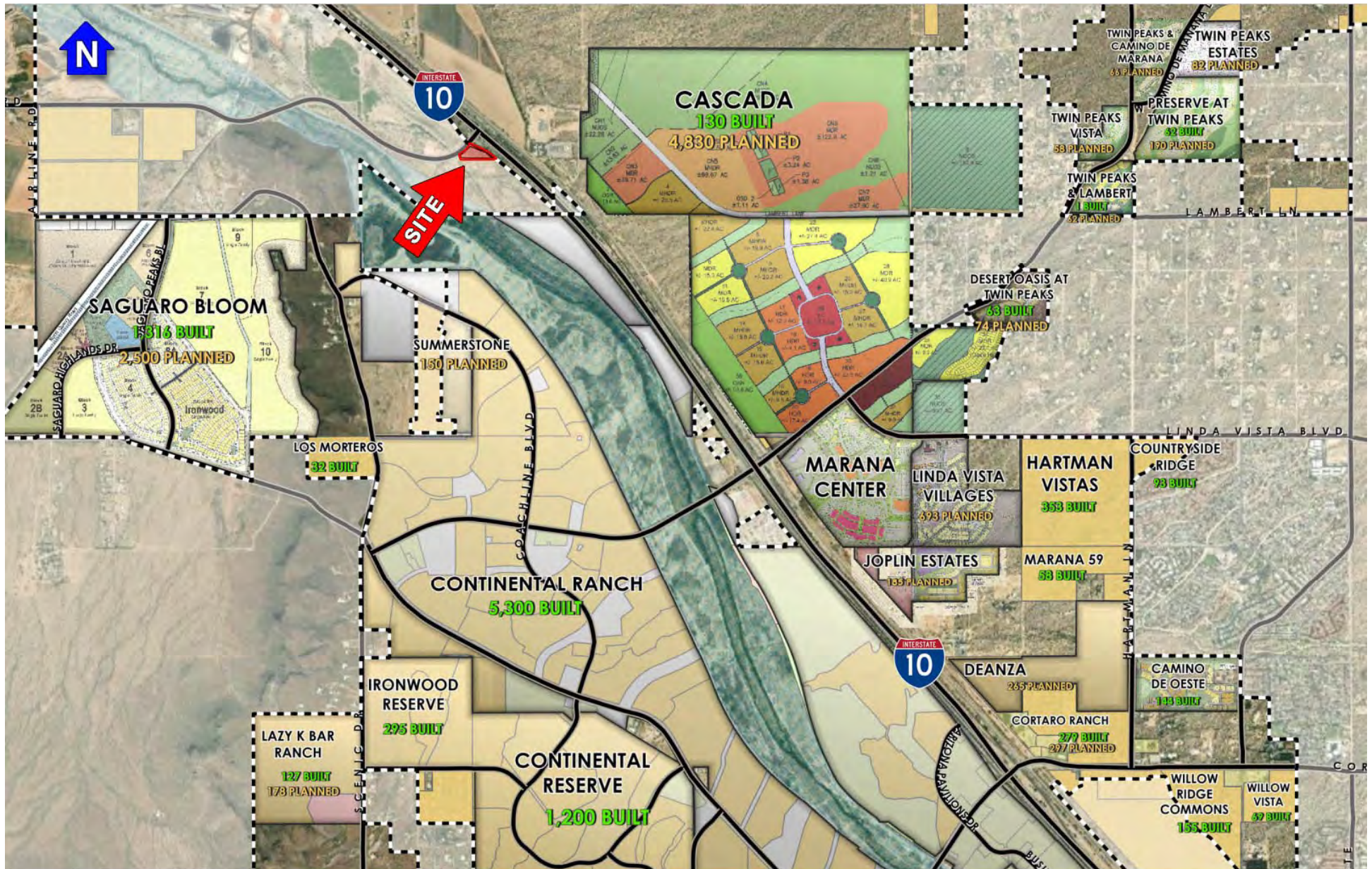
# I-10 & Avra Valley RD

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SUBDIVISION MAP

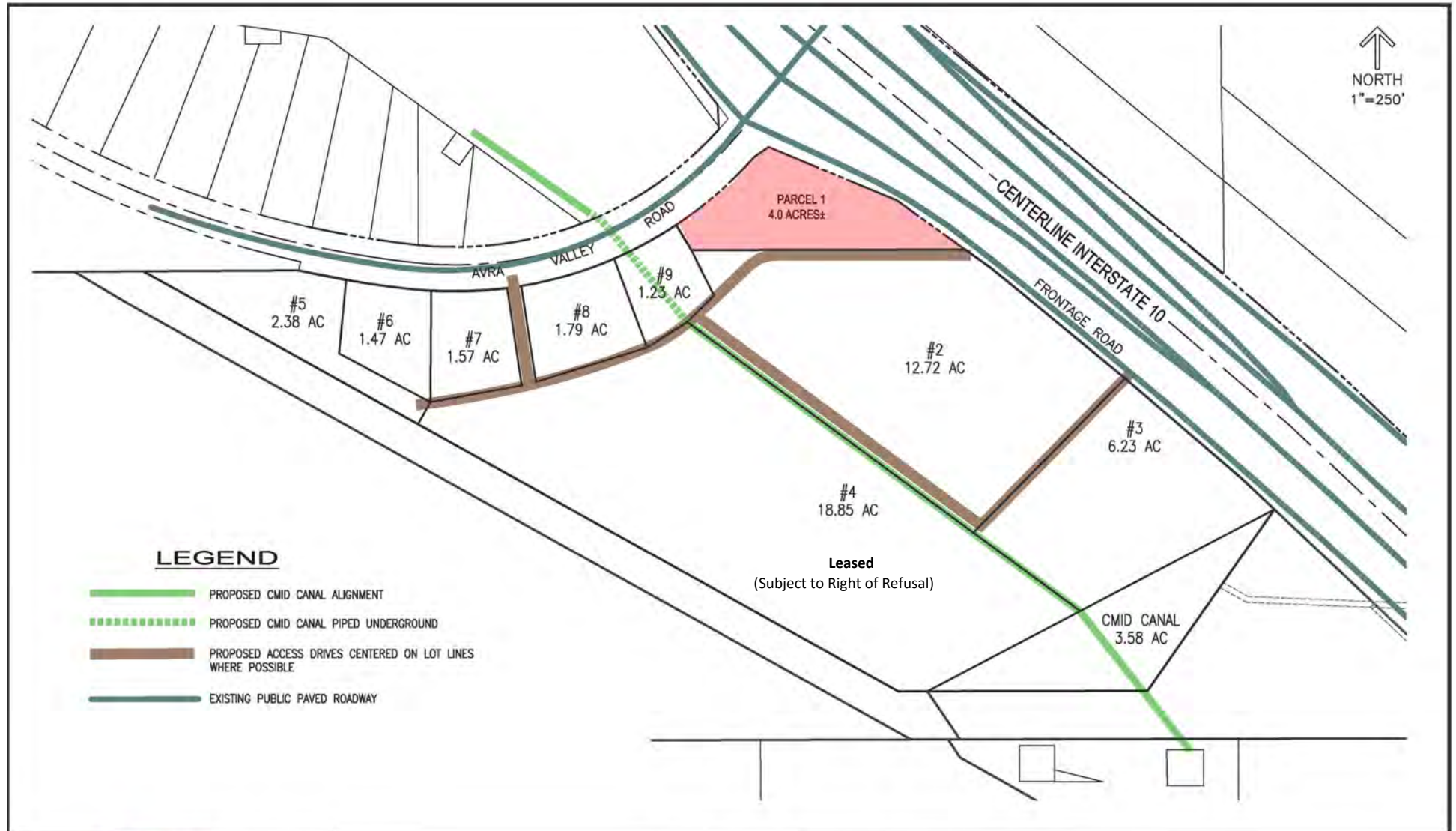


# I-10 & Avra Valley RD

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



4655 N. FLOWING WELLS RD. TUCSON, AZ 85705  
PHONE: 520.690.1669

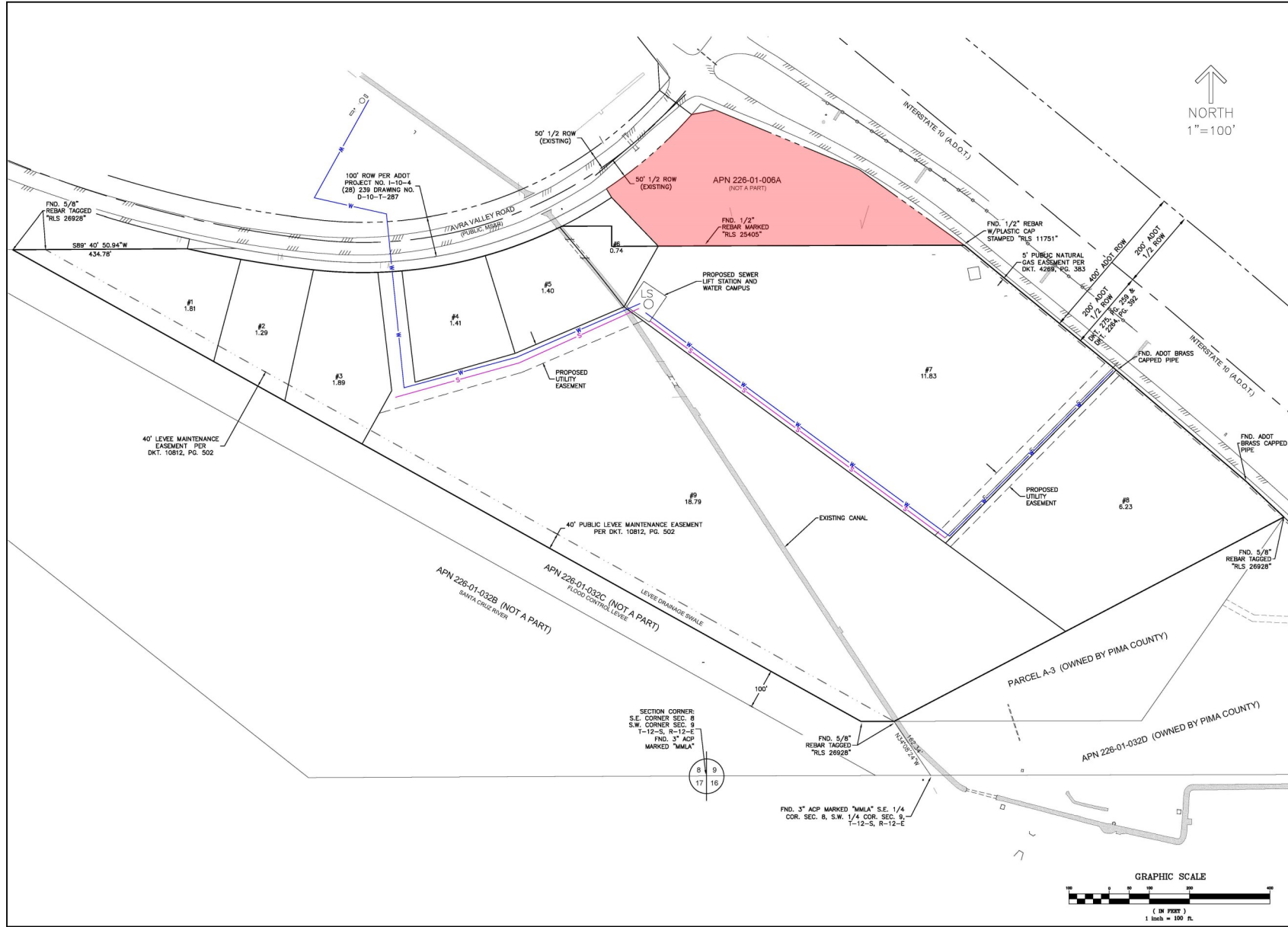
## AVRA VALLEY BUSINESS CENTER CONCEPTUAL PARCEL PLAN

# I-10 & Avra Valley RD

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



<b>OWNER</b>	
I-10 AVRA VALLEY WING & DEV. 5210 E. WILLIAMS CR. STE. 720 TUCSON, AZ 85711 PHONE: CONTACT:	
<b>ENGINEER</b>	
KAEKO 4655 N. FLOWING WELLS RD. TUCSON, AZ 85705 PHONE: 520.890.1889 x301 ROSS.LAMERSON@KAEKO.COM	
<b>PROPERTY BOUNDARY FOR AVRA VALLEY ROAD AND I - 10</b>	
APN 226-01-032A PIMA COUNTY, ARIZONA	
DRAWN BY: NEB / RR	CHECKED BY: RL
DATE: 7-19-22	SCALE: 1"=100'
PROJECT #:	LAST MODIFIED:
LAST: MODIFIED BY:	
<b>KAEKO</b>	
4655 N. FLOWING WELLS ROAD, TUCSON, AZ 85705 PHONE: 520.890.1889 FAX: 520.748.9008	
SHEET 1 OF 1	

