



COMMERCIAL RETAIL ADVISORS, LLC

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LAND FOR SALE

LINDA VISTA & TWIN PEAKS - TUCSON, AZ



Property Description

Location: East of the SEC of Linda Vista Blvd. & Twin Peaks Rd. Tucson, AZ

Land Available: 38.92 Acres

Sales Price: Please call broker for price.

Zoning: Suburban Ranch (Pima County)

Parcel No.: 216-34-0690 and 216-34-0670

Highlights

- ◆ The site is adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ The largest single-family rental community in the Tucson Metro area, is being planned by American Homes 4 Rent on the site adjacent to the West and South of the property. This community will be 155 Acres with 441 homes.
- ◆ The 366,000 SF Tucson Premium Outlets, which includes over 50 retailers, restaurants, and a Hampton Inn Hotel, are located at the southeast corner of I-10 & Twin Peaks Rd. in Marana Center.
- ◆ HSL's luxury resort-style Encantada Twin Peaks apartment community is set to open in 2023 at I-10 & Twin Peaks Rd., in Marana Center.
- ◆ America Furniture Warehouse is building a 250,000 SF showroom and warehouse, the first of its kind in Tucson in Marana Center.
- ◆ There is a Bill Luke Automotive Dealership planned at I-10 & Twin Peaks in Marana Center.
- ◆ Mandarin, 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

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	3,901	43,365	89,332
Households:	1,128	13,854	28,558
Average HH Income:	\$94,149	\$94,550	\$93,916

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

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
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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.

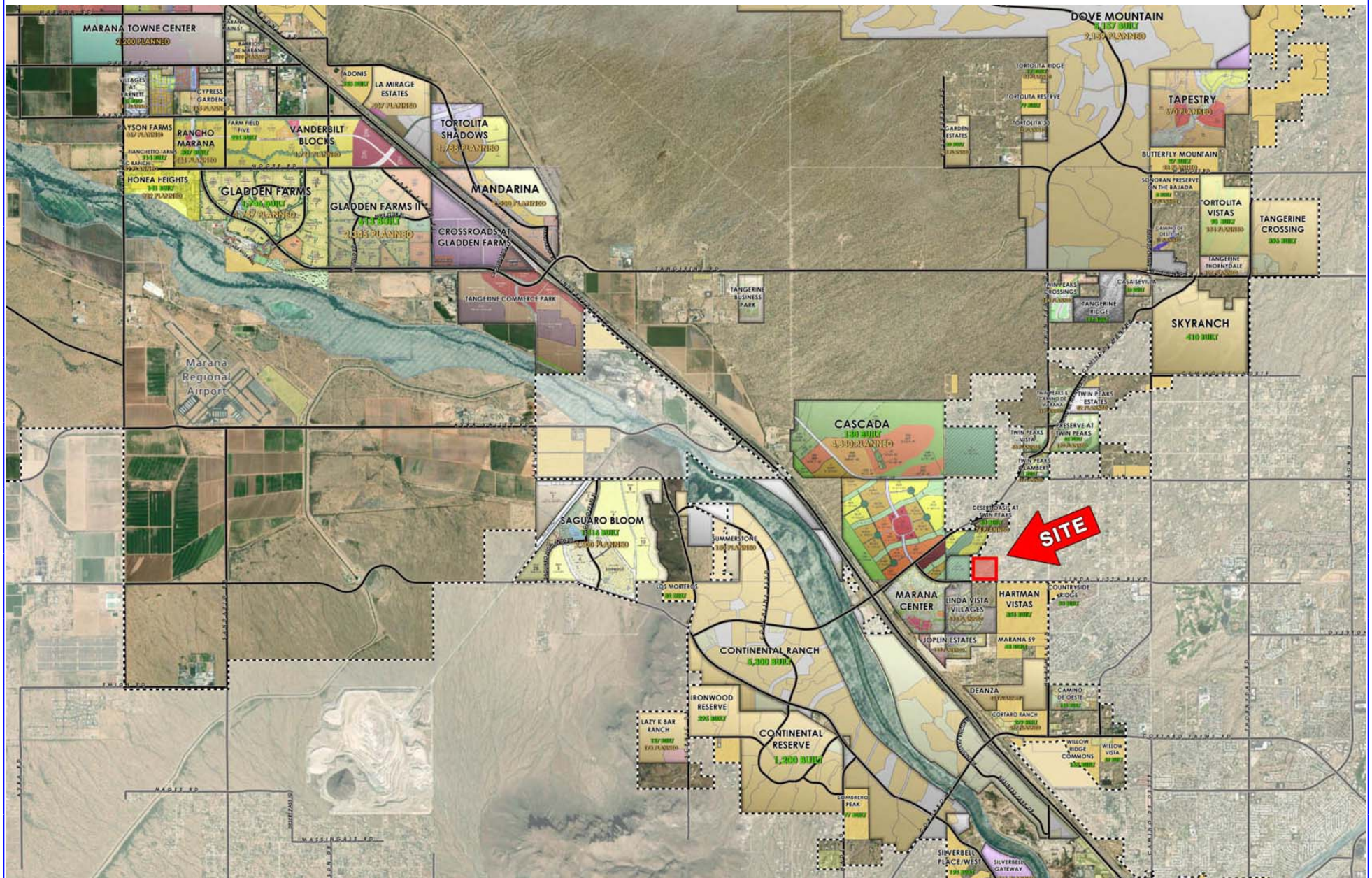
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Tucson, Arizona



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SUBDIVISION MAP



A 3D bar chart with four bars. The first bar is 3 units high, the second is 2 units high, the third is 3 units high, and the fourth is 2 units high. The bars are arranged in a row on a flat base.

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Map of Marana, Arizona Subdivisions:

- CASCADE:** 130 BUILT, 4,830 PLANNED
- SAGUARO BLOOM:** 1,816 BUILT, 2,500 PLANNED
- SUMMERSTONE:** 150 PLANNED
- LOS MORTEROS:** 32 BUILT
- CONTINENTAL RANCH:** 5,300 BUILT
- IRONWOOD RESERVE:** 295 BUILT
- LAZY K BAR RANCH:** 127 BUILT, 173 PLANNED
- CONTINENTAL RESERVE:** 1,200 BUILT
- MARANA CENTER:** 393 PLANNED
- JOPLIN ESTATES:** 133 PLANNED
- DEANZA:** 265 PLANNED
- CORTARO RANCH:** 279 BUILT, 277 PLANNED
- WILLOW RIDGE COMMONS:** 155 BUILT
- WILLOW VISTA:** 39 BUILT
- HARTMAN VISTAS:** 353 BUILT
- MARANA 59:** 53 BUILT
- CAMINO DE OESTE:** 143 BUILT
- COUNTRYSIDE RIDGE:** 93 BUILT
- LINDA VISTA VILLAGES:** 393 PLANNED
- DESERT OASIS AT TWIN PEAKS:** 63 BUILT, 74 PLANNED
- TWIN PEAKS & LAMBERT:** 1 BUILT, 32 PLANNED
- TWIN PEAKS VISTA:** 53 PLANNED
- PRESERVE AT TWIN PEAKS:** 42 BUILT, 170 PLANNED
- TWIN PEAKS & CAMINO DE MARANA:** 33 PLANNED
- TWIN PEAKS ESTATES:** 32 PLANNED

Key Features:

- Interstate 10:** Running horizontally across the middle of the map.
- Airport Blvd:** Running vertically on the left side.
- Linda Vista Blvd:** Running horizontally on the right side.
- San Pedro River:** Flowing through the center of the map.
- Red Arrow:** Points to a site near the intersection of Airport Blvd and Linda Vista Blvd.

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Tucson, Arizona

RETAIL TRADE AREA

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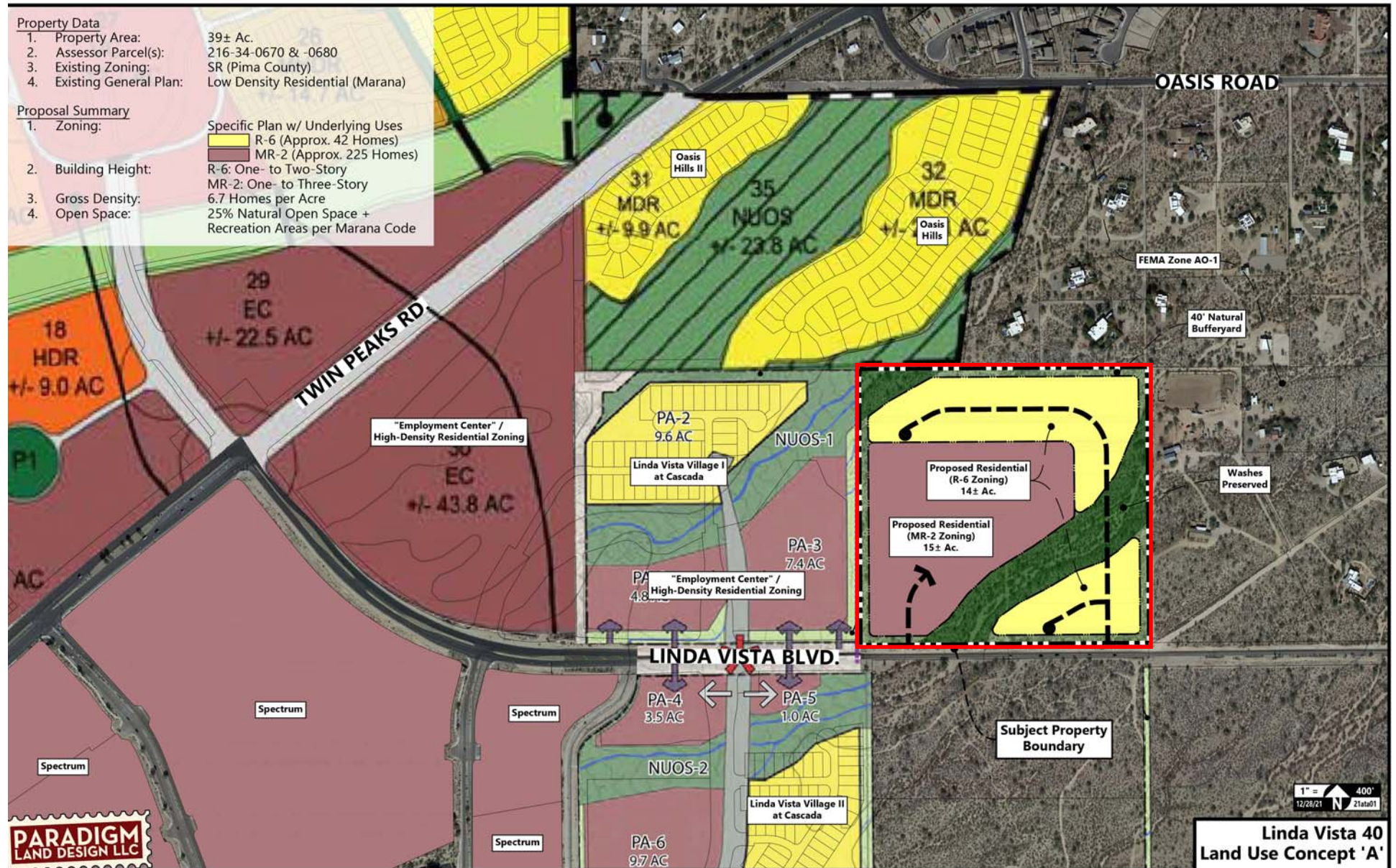
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CONCEPTUAL PLAN



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AERIAL - NORTH



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AERIAL - EAST



AERIAL - SOUTHEAST

