



COMMERCIAL RETAIL ADVISORS, LLC

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DEVELOPMENT SITE

The Property
± 8.05 Acres
(350,511 SF)

WOODBURNE AVE

RANCHO VISTOSO BLVD

Property Description

Location: North of the northeast corner of Tangerine Rd. & Rancho Vistoso Blvd.
12176 –12256 N. Rancho Vistoso Blvd.
Oro Valley, AZ

Lot Available: ± 8.05 Acres (350,511 SF)

Sales Price: \$2,200,000.00 (\$6.28/SF)

Real Estate Taxes: \$22,492.11 (2019)

Zoning: PAD - Rancho Vistoso
Allows for office, retail and residential uses
(similar to C1 zoning)

Parcel No.: 219-54-003B

PAD Available: TBD - Please Contact Broker.

Demographic Highlights

2019 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,343	34,903	55,108
Households:	1,701	15,046	23,395
Average HH Income:	\$135,358	\$120,239	\$111,499

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

Highlights

- ◆ 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 to four lanes divided and connects to Oracle Rd to the east. This intersection is the main entrance into Rancho Vistoso to the north, a 7,500 acres master planned community.
- ◆ Several major residential subdivisions are planned or under construction and will bring approximately 2,183 new homes to the area.
- ◆ 10,904 employees in 3 mile radius with Oro Valley Hospital, Ventana Medical Systems/Roche, ICAGEN, Honeywell, and Meggitt Securaplane in the immediate area.
- ◆ Future signalized intersection planned at the entrance of this site.

Traffic Count

Tangerine Rd: 18,895 VPD (2019)

Rancho Vistoso Blvd: 12,011 VPD (2019)

Total: 30,906 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS

Designated Broker

cfinfrock@cradvisorsllc.com

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.

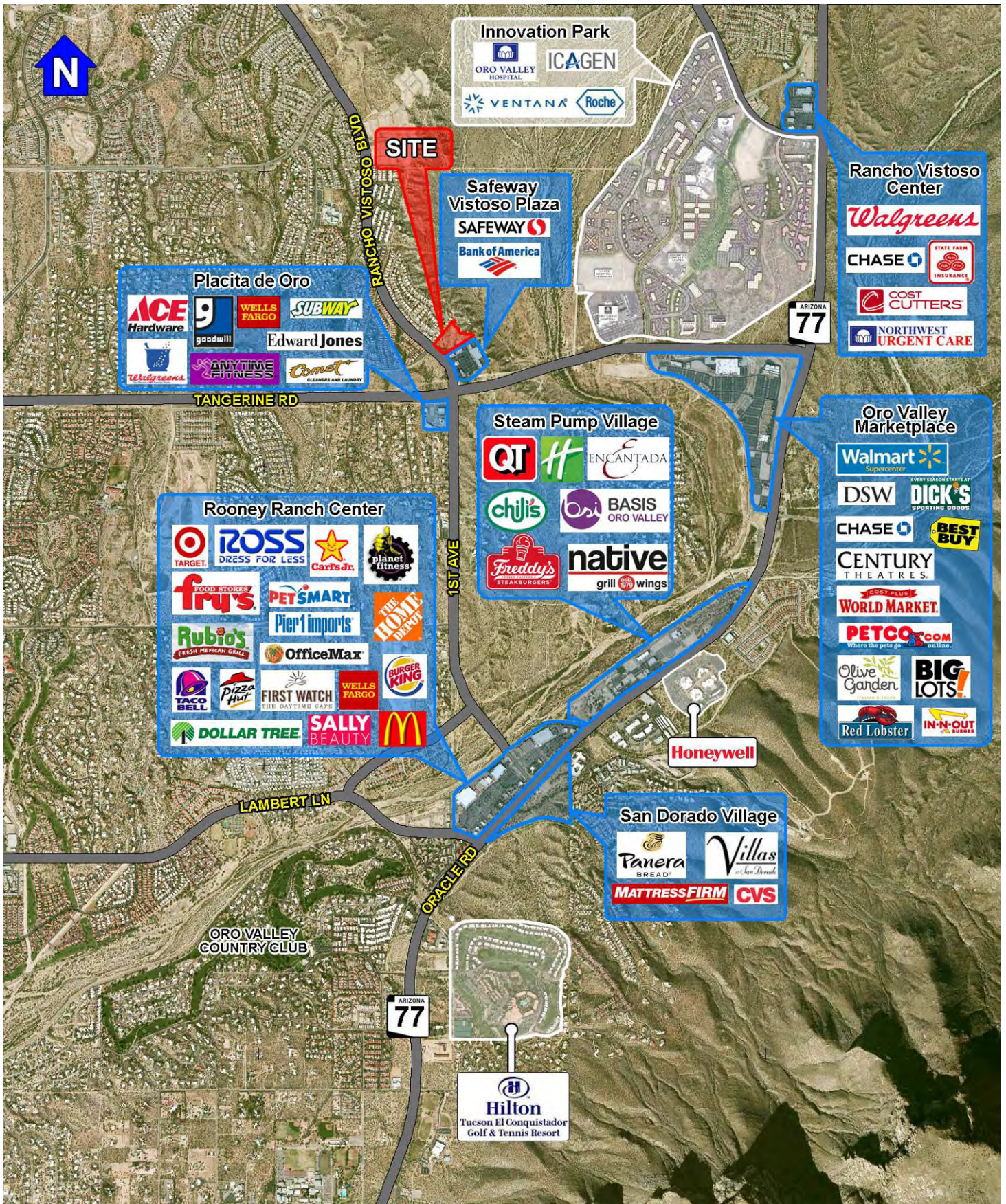
Development Site

Oro Valley, Arizona



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TRADE AREA



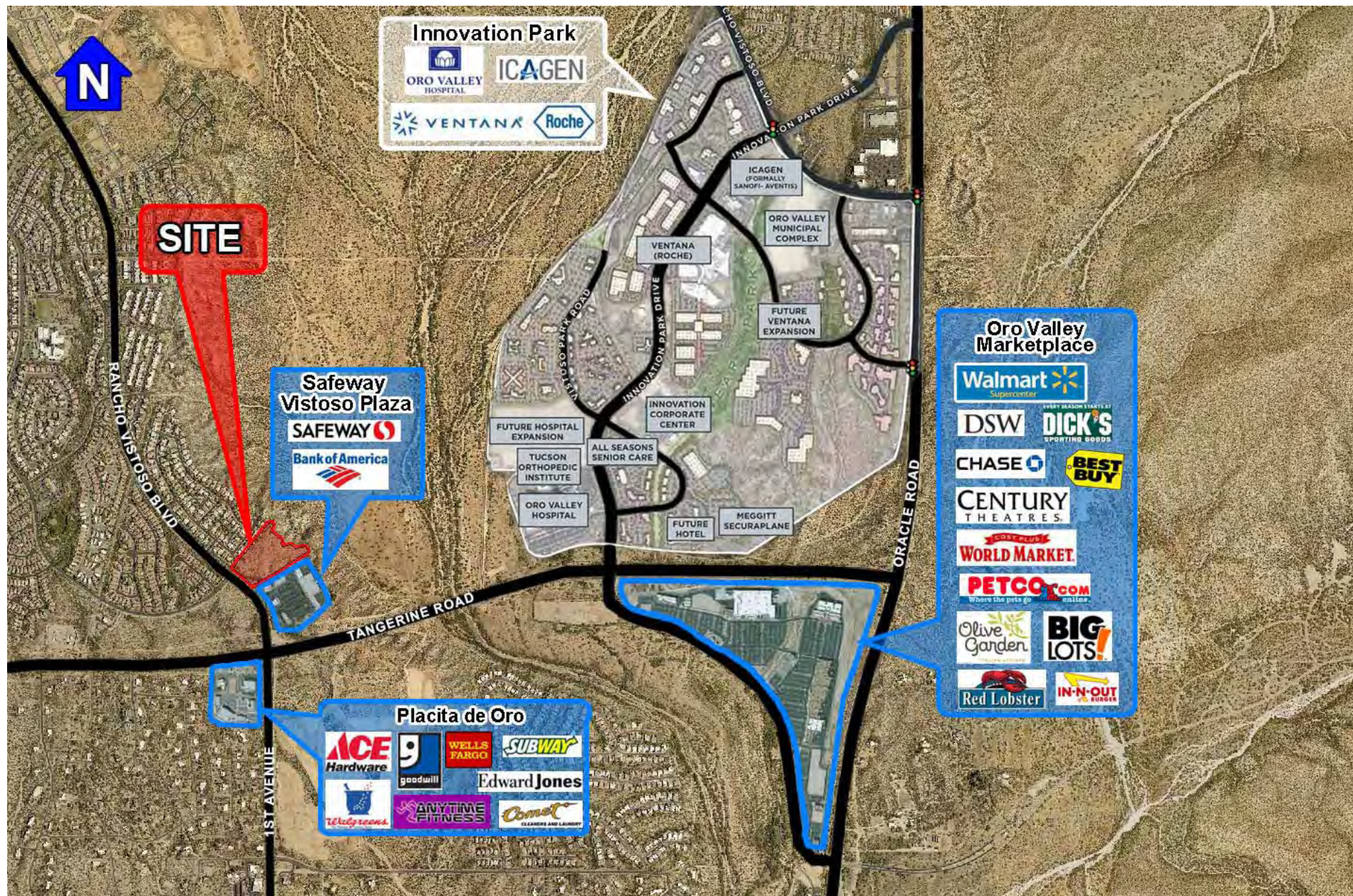
Development Site

Oro Valley, Arizona



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A E R I A L



Development Site

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AERIAL - NORTH



Development Site

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AERIAL - SOUTHEAST



AERIAL - SOUTHWEST