



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

SANDERS PLAZA OFFICE SPACE FOR LEASE



Property Description

Location: 13549 N. Sanders Road
Marana, AZ

Space Available: 4,380 SF (Divisible)

Lease Rate: \$12.00 - \$14.00/SF/YR

Triple Net Expenses: \$4.00/SF/YR (estimated)

Zoning: Zone A - Small Lot (Marana)
(Office Use)

PADs Available: 1 - 5 Acres - (Ground Lease or BTS)

Price: Call Broker for PAD Prices

Highlights

- ◆ One of the fastest growing underserved markets in Arizona.
- ◆ 1.6 Miles to Interstate 10, 0.5 miles from the Marana Town Center.
- ◆ Fully improved office or medical space.
- ◆ Hard Corner location.
- ◆ Ample Parking.
- ◆ Ideal uses: doctor office, dental office, or office space.

Demographic Highlights

2021 Estimates	3 Mile	5 Miles	7 Miles
Population:	11,273	13,816	21,962
Households:	3,570	4,462	7,663
Average HH Income:	\$92,995	\$89,300	\$84,852

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

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.

Sanders Plaza

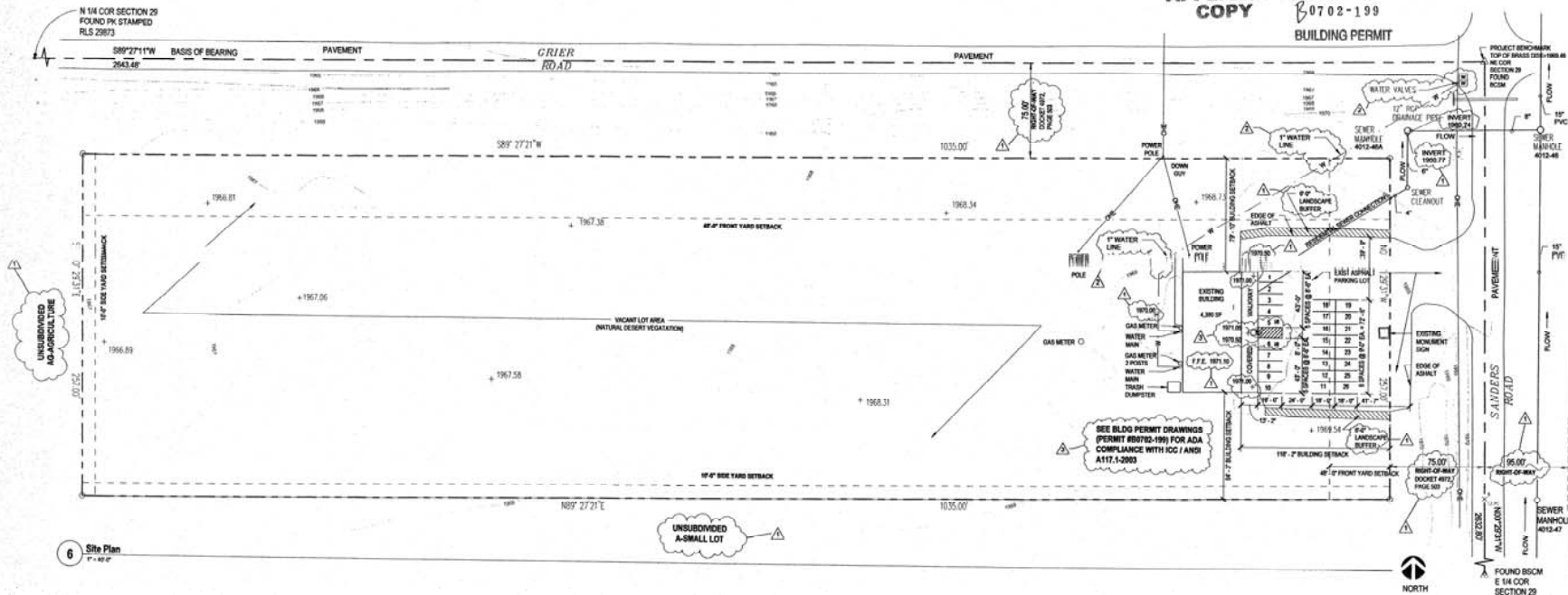
Marana, Arizona

SITE PLAN

COMMERCIAL RETAIL ADVISORS, LLC



APPLICANT TOWN OF MARANA
 B0702-199
 BUILDING PERMIT



DATE: 02/19/07

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JOB NO. 0675

PHASE: 00

DRAWN BY: BS

CHECKED BY: DK

REVISIONS:

1	Plan Review	3-29-07
2	Plan Review	4-18-07
3	Plan Review	4-27-07

SHEET TITLE:
 SITE PLAN

GENERAL NOTES

- THIS SURVEY PERFORMED IN ACCORDANCE WITH TITLE GUARANTY AGENCY OF ARIZONA FILE NO. 10300741-DM, DATED JULY 25, 2009 AT 7:30 AM.
- BASIS OF BEARING: CENTERLINE OF GRIER ROAD S89°27'11"W
- BASIS OF ELEVATION: TOP OF BRASS DISK AT INTERSECTION OF GRIER ROAD AND SANDERS ROAD ROAD. ELEVATION = 1969.46. (BASIS OF ELEVATION IS BASED ON NAVD 83)
- FEMA FLOOD ZONE DESIGNATION: ZONE "X" AS DESIGNATED BY LOMR 02-09-1039P-040073. EFFECTIVE DATE 8/19/04 WHICH SUPERSEDES FEMA FLOOD MAP 04010C0208K ZONE "X" IS DEFINED AS "AREA" DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN.
- ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
- DEVELOPER WILL CONVEYANT TO HOLD TOWN OF MARANA, IT SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

SITE CALCULATIONS / INFORMATION

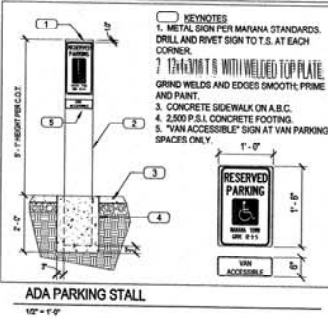
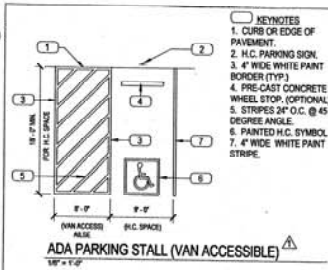
GROSS AREA:	255,395 SQ. FT. / 6.11 ACRES (GROSS AREA OF DEVELOPMENT)
EXISTING ZONING:	ZONE A - SMALL LOT ZONE
LAND USE:	COMMERCIAL
BUILDING AREA:	4,390 SQ.FT. COMMERCIAL OFFICE SPACE
PARKING:	EXISTING PARKING PROVIDED: 24 STALLS 2 STALLS (HANDICAP) 26 STALLS TOTAL PROVIDED
	PARKING REQUIRED: 4,390 SQ.FT. OF FLOOR (BUSINESS OFFICES) (4390/100) = 44.00 - 15 STALLS 15 STALLS TOTAL REQUIRED
BUILDING AREA:	4,390 SQ.FT. (92'-10" x 47'-2") = 4,390
% LOT COVERAGE:	1.6% (4,390/265,995 = 0.016 = 1.6%)
BUILDING HEIGHT:	18'-0"
FRONT SETBACKS:	48'-0" (40'-0" + (18'-0" - 10'-0") = (40'-0" + 8'-0") = 48'-0"
REAR SETBACKS:	48'-0" (40'-0" + (18'-0" - 10'-0") = (40'-0" + 8'-0") = 48'-0"
SIDE SETBACKS:	10'-0"

FOR ADDITIONAL EXISTING SITE INFORMATION SEE THE ATTACHED ALTAIRCSM LAND TITLE SURVEY DRAWINGS (DATED DECEMBER 2006)

EASEMENT INFORMATION

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Thomas Hum and Josephine Hum, husband and wife.
 Purpose: Irrigation Ditch
 Recorded: February 15, 1972, Docket 4188, Page 310
 Affects: The Eastern portion of that parcel described in Docket 2473, Page 303. That document has two parcels described, one of which is the land described herein, so it is unclear which parcel the irrigation ditch affects.



Portion of Section 29, Township 11 South, Range 11 East, Gila & Salt River Meridian, Town of Marana, Pima County, Arizona

LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 29, Township 11 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

BEGINNING at the Northeast corner of said Section 29;

THENCE West, along the North line thereof, 1110 feet;

THENCE South, parallel with the East line thereof, 332 feet;

THENCE Easterly and parallel with the North line of said Northeast quarter, a distance of 1110 feet to a point on the East line thereof;

THENCE Northerly along said East line of said Northeast quarter, a distance of 332 feet to the PLACE OF BEGINNING.

EXCEPT the North 75.00 feet and the East 75.00 feet thereof, as conveyed to Pima County for the rights of way of Grier and Sanders Roads in the Deed recorded in Docket 4972, Page 553.

TITLE BLOCK INFORMATION

NAME OF DEVELOPMENT: MITCHELL PROPERTY

PARCEL / LOT NUMBER: PARCEL 02144005A, RECORDED IN BOOK 12818, PAGE 5215

SCALE: 1" = 40'-0"

CONTOUR INTERVAL: 1'-0" INTERVAL

PREPARATION DATE: DECEMBER 2006

TOWN OF MARANA CASE NUMBER: SPR-06140

RELATED CASE FILE NUMBERS: NONE

OWNER/DEVELOPER: JERALD & CHARLOTTE MITCHELL
 GREY MARANA, LLC
 8240 N. VENUS CT
 TUCSON, AZ 85704
 (520) 349-4976

Building Division
 Approved as shown and subject to the provisions of the Arizona Building Code and applicable rules and regulations of the Town of Marana.

5/2/07
 Date

APPROVALS

By: *Ann Sulko* P.E. 5-2-07
 MARANA SUBDIVISION ENGINEER DATE

By: *John Will Asper* 5-2-07
 MARANA PLANNING DIRECTOR DATE

Case No. SPR-06140

PROJECT:
 MITCHELL PROPERTY

ADDRESS:
 13549 N. SANDERS ROAD
 MARANA, AZ

OWNER:
 GREY MARANA, LLC
 8240 N. VENUS CT
 TUCSON, AZ 85704

APPROVALS:

OWNER: _____ Date: _____

USER: _____ Date: _____



the architecture company
 at The Silverbell Ranch
 2525 N. Silverbell Road
 Tucson, Arizona 85745
 (520) 822-4555
 (520) 822-6997 fax

A0.0
 SHEET OF

0675 - MITCHELL PROPERTY

Sanders Plaza

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

FLOOR PLAN

