



COMMERCIAL RETAIL ADVISORS, LLC

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COMMERCIAL DEVELOPMENT SITE



Property Description

Location: Major Regional Intersection
NEC Of Tangerine Rd. and La Cholla Blvd.
Oro Valley, AZ (Northwest Tucson)

Parcel Available: ± 23.61 Acres

Price: Please call broker.

Traffic Counts

Tangerine Rd.: 20,252 VPD (2023)

La Cholla Blvd.: 6,292 VPD (2023)

Total: 26,544 VPD

(Source: Pima Association of Governments and ADOT)

Projected Traffic Counts

Tangerine Rd.: 34,500 - 40,800 VPD (2040)

La Cholla Blvd.: 19,700 - 24,000 VPD (2045)

(Source: Town of Oro Valley and RTA)

For information, contact:

Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

Highlights

- Commercially zoned parcel, Town of Oro Valley.
- Upscale trade area with average household incomes over \$161,500 within a 2 mile radius.
- Major employers in trade area include a Oro Valley Hospital, Roche Diagnostics, Meggitt Securaplane, ICAGEN, and Honeywell.
- Tangerine Rd. is being improved to four lanes from Oracle Rd. to I-10. This is completed from Oracle Road to Twin Peaks Rd./Dove Mountain Blvd.
- La Cholla Blvd. has recently been improved to four lanes from Overton Rd. to Tangerine Rd.

Demographics Trade Area

2023 Estimates	3 Mile	Polygon
Population:	34,151	63,737
Households:	13,507	30,589
Average HH Income:	\$148,721	\$137,613

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

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.

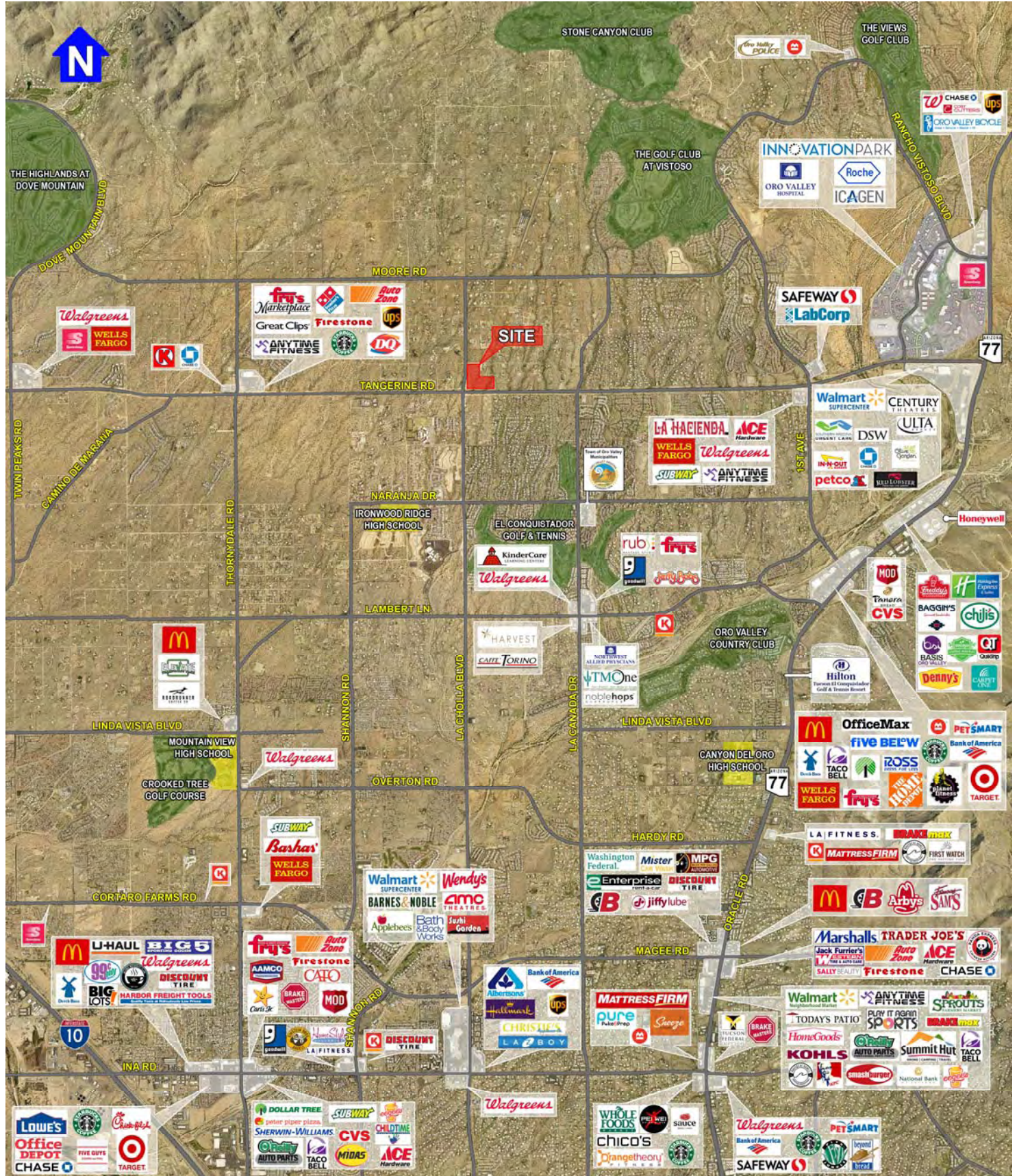
NEC Tangerine & La Cholla



NW Tucson / Oro Valley, Arizona

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TRADE AREA

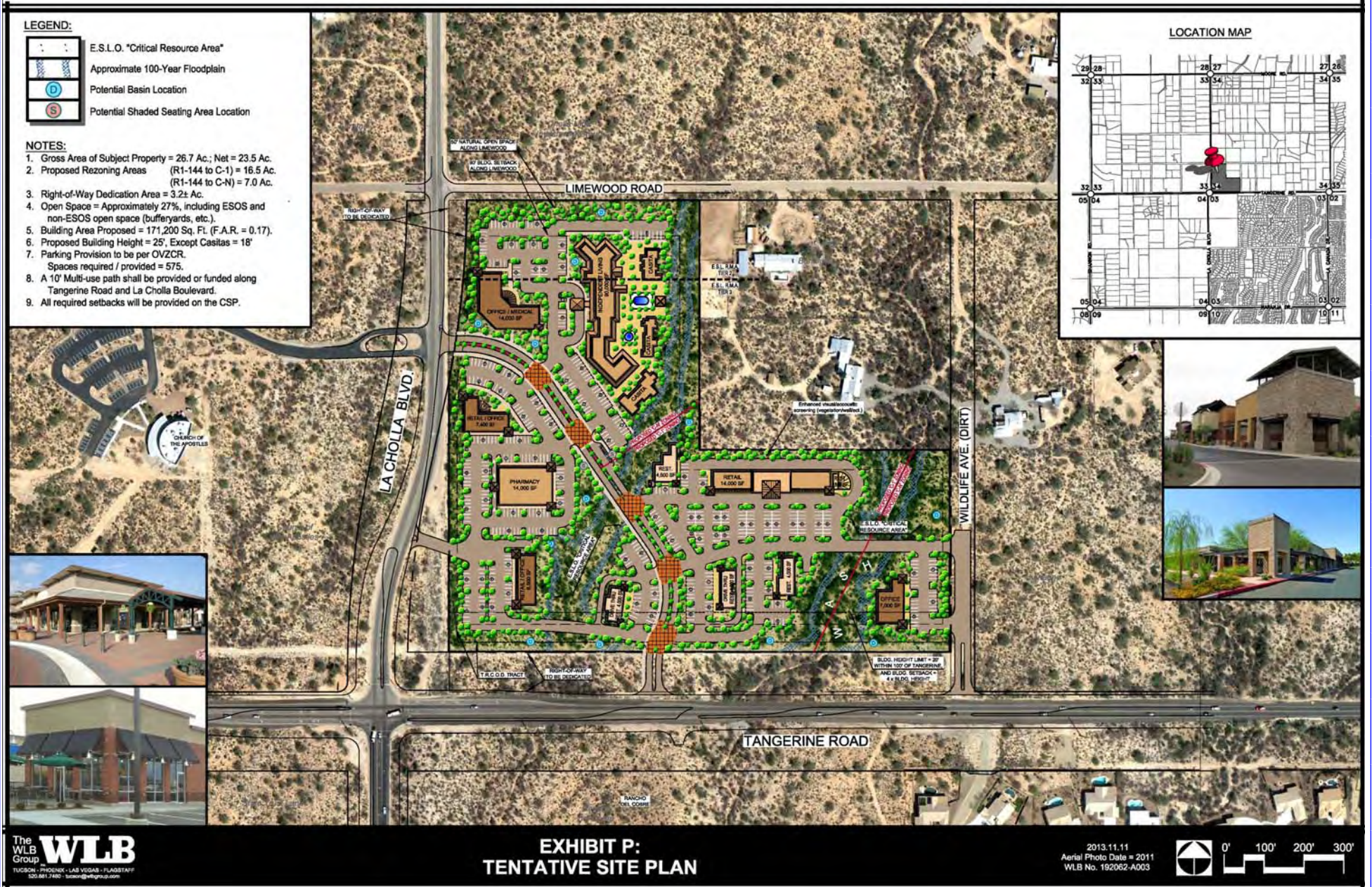


NEC Tangerine & La Cholla

Oro Valley, Arizona



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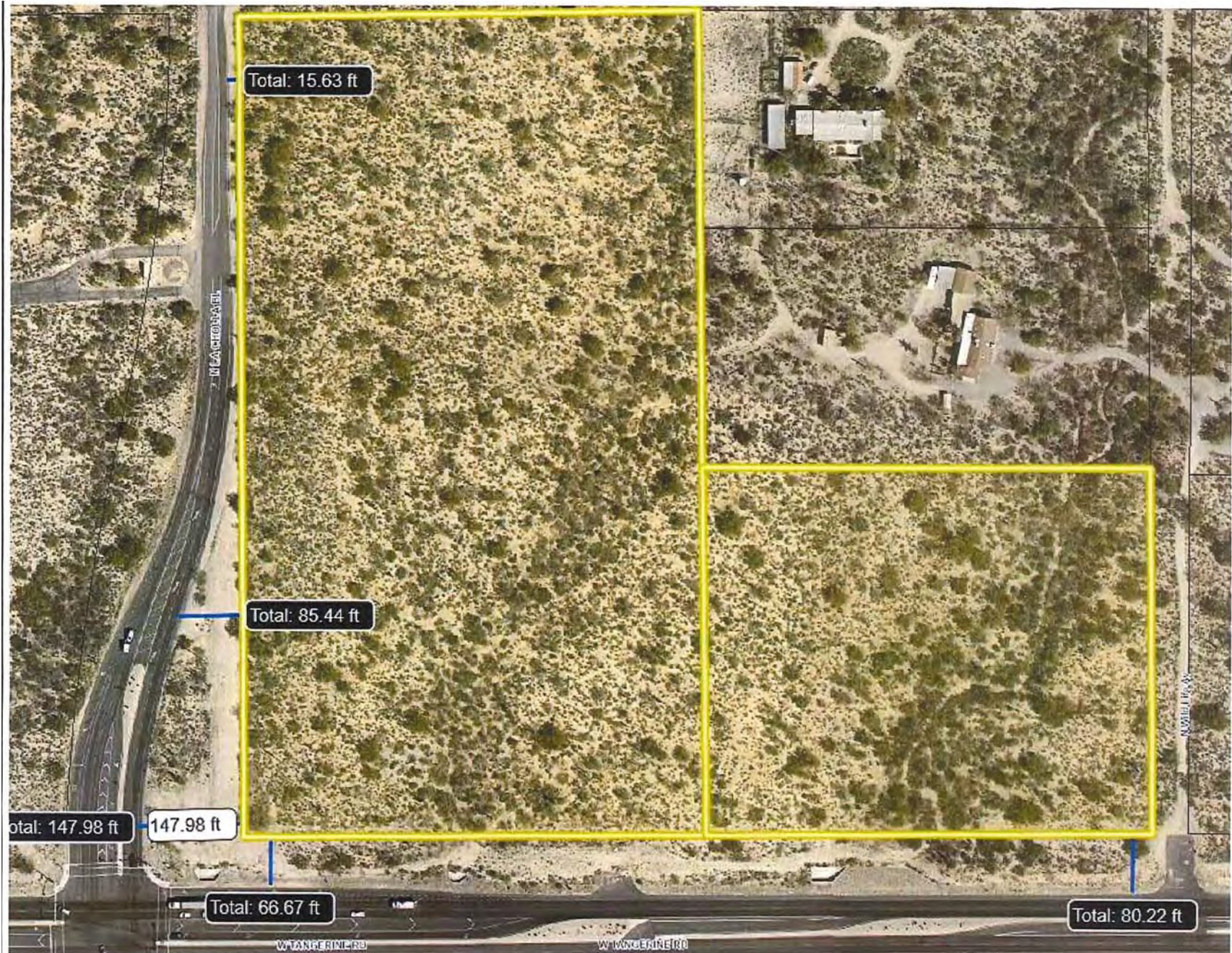


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AERIAL - SOUTHEAST



AERIAL - SOUTH

