COMMERCIAL RETAIL ADVISORS, LLC

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NEW ORO VALLEY SHOPPING CENTER

ANCHOR | IN-LINE SPACE & PAD AVAILABLE

Property Description

Location: Major Regional Intersection
SEC Of Tangerine Rd. and La Cholla Blvd.
Oro Valley, AZ

Traffic Counts

Tangerine Rd.:	15,139 VPD (2017)
La Cholla Blvd.:	5,904 VPD (2018)
Total:	21,043 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.
- Upscale trade area with average household incomes over $129,000 within a 2 mile radius.
- Major employers in trade area include a Oro Valley Hospital, Ventana Medical Systems/Roche, 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. and from Oracle Rd. to La Cholla Blvd.
- La Cholla Blvd. is being improved to four lanes from Overton Rd. to Tangerine Rd (estimated to be completed in 2020).
- Estimated 1st Quarter 2021 completion..

Demographics Trade Area

2018 Estimates	3 Mile	Polygon
Population:	32,150	58,875
Households:	12,236	24,652
Average HH Income:	$121,398	$108,464

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

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.

SEC Tangerine & La Cholla

NW Tucson / Oro Valley, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

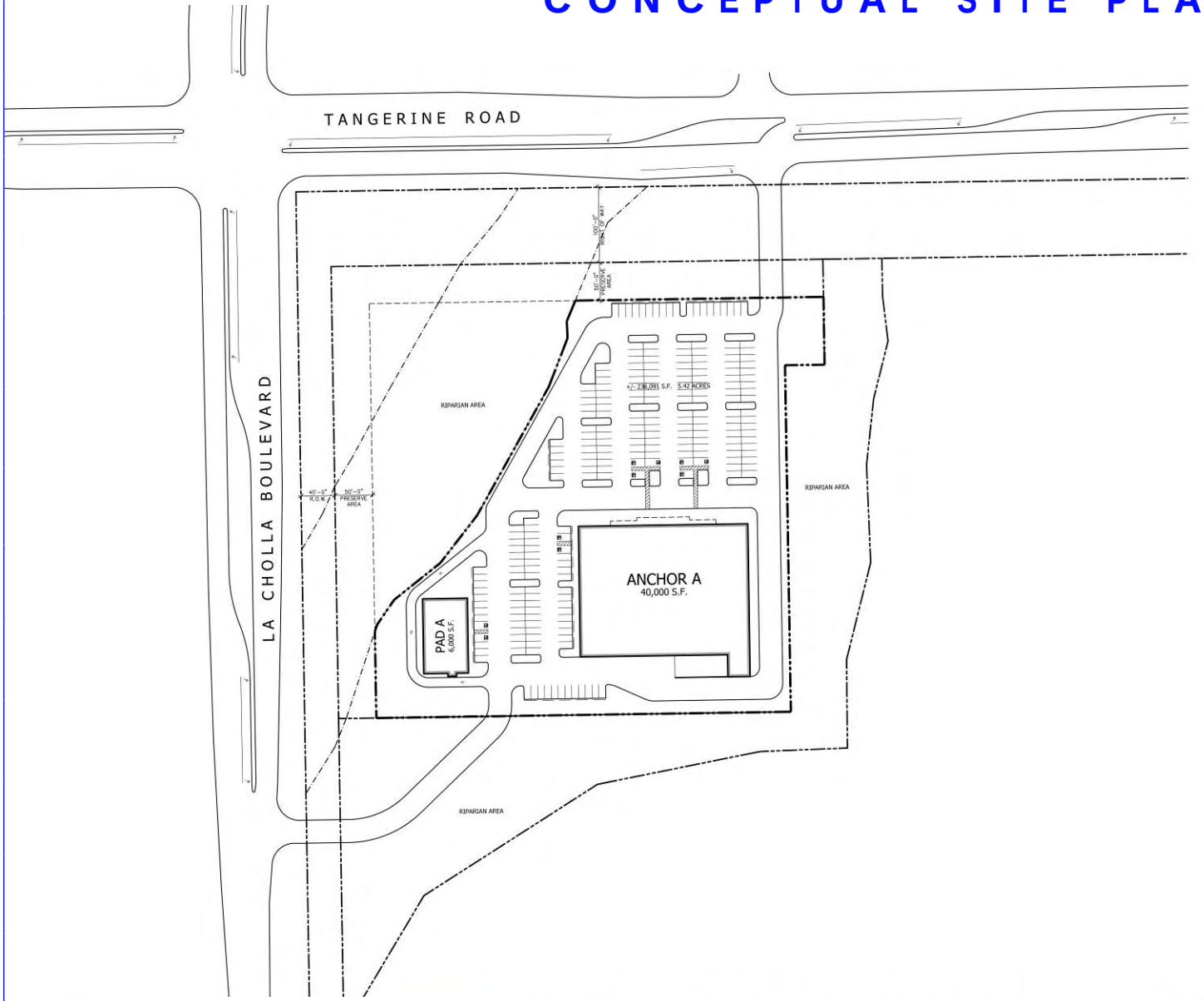
TRADE AREA

SEC Tangerine & La Cholla

Oro Valley, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

CONCEPTUAL SITE PLAN A



SITE AREA:		+/- 236,091 SF. - 5.42 ACRES
BUILDING AREA:		
ANCHOR A		+/- 40,000 SF.
PAD A		+/- 6,000 SF.
TOTAL:		+/- 46,000 SF.
COVERAGE:		+/- 19.4%
PARKING:	REQUIRED:	PROVIDED:
ANCHOR A	160 SPACES	180 SPACES
PAD A	60 SPACES	60 SPACES
TOTAL:	220 SPACES	240 SPACES
PARKING RATIO:		+/- 5.2 SPACES PER 1,000 SF.

PARKING REQUIRED:
4 SPACES PER 1,000 SF - RETAIL
10 SPACES PER 1,000 SF - RESTAURANTS

north

S.E.C. TANGERINE ROAD & LA CHOLLA BOULEVARD
Oro Valley, Arizona

CONCEPTUAL SITE PLAN - 10
01.15.2019

1" = 60'-0"
0 30 60 120

SEC Tangerine & La Cholla

Oro Valley, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

CONCEPTUAL SITE PLAN B

SITE AREA:		+/- 236,091 SF. - 5.42 ACRES
BUILDING AREA:		
MAJOR A		+/- 27,900 SF.
SHOPS A		+/- 9,600 SF.
PAD A		+/- 2,000 SF.
TOTAL:		+/- 39,500 SF.
COVERAGE:		+/- 17.8%
PARKING:	REQUIRED:	PROVIDED:
MAJOR A	168 SPACES	175 SPACES
SHOPS A	39 SPACES	45 SPACES
PAD A	20 SPACES	27 SPACES
TOTAL:	227 SPACES	247 SPACES
PARKING RATIO:		+/- 6.3 SPACES PER 1,000 SF.

PARKING REQUIRED:
6 SPACES PER 1,000 SF - GROCERY STORE
4 SPACES PER 1,000 SF - RETAIL
10 SPACES PER 1,000 SF - RESTAURANTS

north

S.E.C. TANGERINE ROAD & LA CHOLLA BOULEVARD
Oro Valley, Arizona

CONCEPTUAL SITE PLAN - 11
01.15.2019

1" = 60'-0"
0 30 60 120

SEC Tangerine & La Cholla

Oro Valley, Arizona

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R O A D I M P R O V E M N T S