For Sale

±7.41 Acres/Pad Sales
Development-Ready Land

Oro Valley Marketplace

1520-1730 East Tangerine Rd, Oro Valley, AZ

Property Features

- "Shovel ready" for the development of individual building pads or one larger development. The developer has invested approximately $2.5M in the completion of site improvements to bring the land to its current condition
- Conveniently situated in the heart of Oro Valley at the crossroads of the booming Tangerine and Oracle Rd commercial corridors
- Flexible zoning allows for a variety of commercial uses
- Location features significant frontage along Tangerine Rd with excellent visibility at the main northern entrance of the Oro Valley Marketplace, a well-established lifestyle center with over 850,000 SF of current and planned shop and restaurant space

Demographics	1 Mile	3 Miles	5 Miles
Average Age:	51.6	47.8	46.8
Population:	1,619	28,119	47,979
Average HH Income:	$95,520	$100,636	$95,965
Daytime Employment:	3,712	11,179	15,167

Entire Parcel: $13.50/SF (REDUCED)

Individual Pads: $60 - $80/BSF *See 2nd page

NAI Horizon

For more information:

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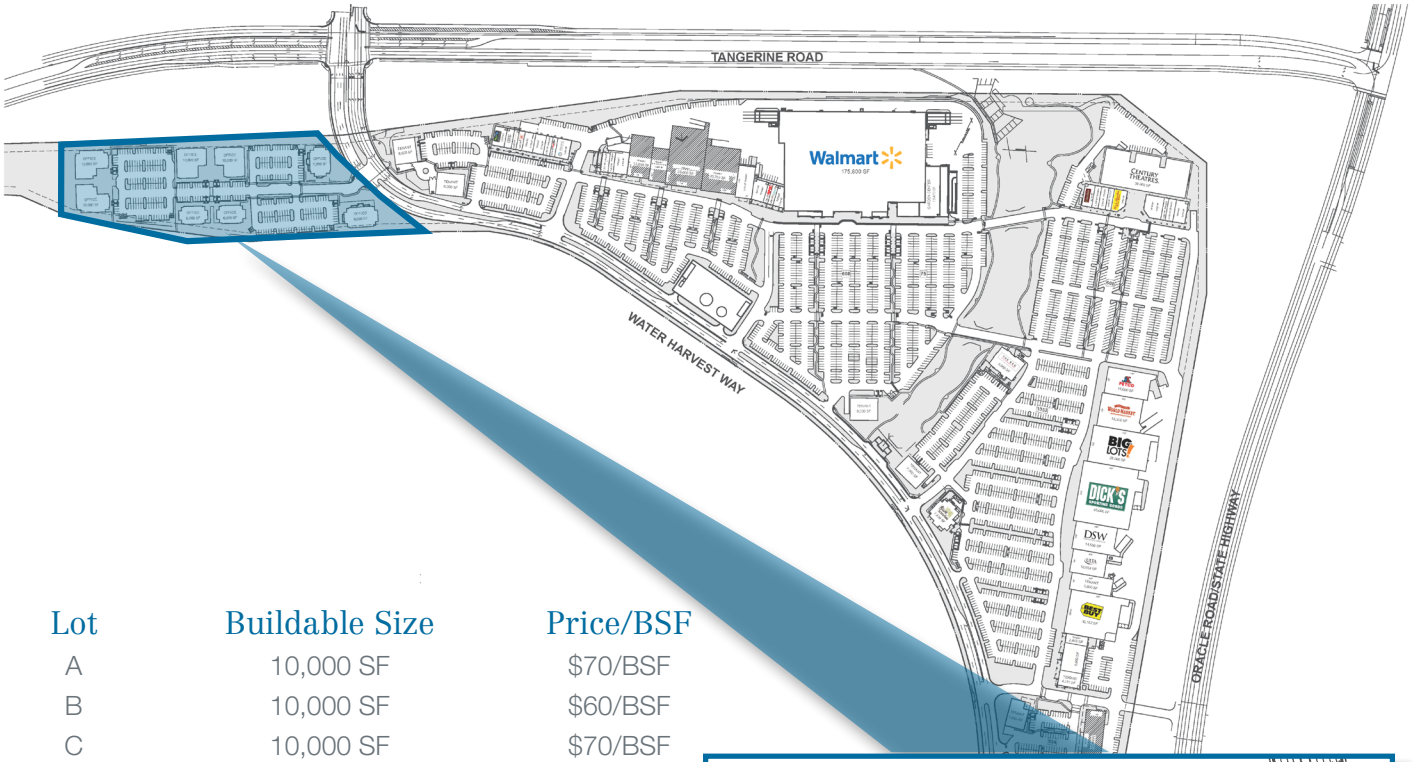
For Sale

Oro Valley Marketplace Land Offering

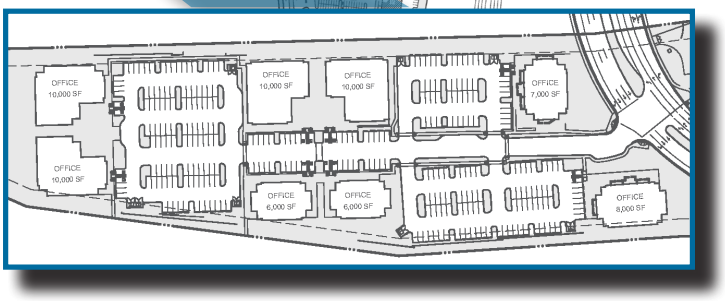
Site Plan

Prime location in the heart of Oro Valley in between the region's premier shopping destination and its newest hospital



Lot	Buildable Size	Price/BSF
A	10,000 SF	$70/BSF
B	10,000 SF	$60/BSF
C	10,000 SF	$70/BSF
D	10,000 SF	$70/BSF
E	6,000 SF	$65/BSF
F	6,000 SF	$65/BSF
G	7,000 SF	$80/BSF
H	8,000 SF	$75/BSF

**Lots A/B, C/D and E/F can be combined for construction of larger buildings*



ORO VALLEY MARKETPLACE

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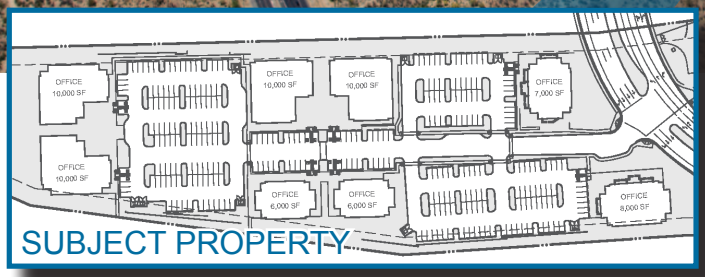
Area
Aerial

TUCSON
Interstate 10 Freeway
Oro Valley Country Club
Boulders at La Reserve
Desert Mirage at La Reserve
Tangerine Meadows
Monterra Ridge
Tangerine Hills
Foothills Business Park
North 1st Avenue
Rams Canyon
Catalina Shadows
SR77 (Oracle Road)
Phase II Future
CHASE
Phase II Future
PHASE III Future Office
Desert Springs
BEST BUY
ULTA DSW
DICK'S
BIG LOTS
COST PLUS WORLD MARKET
PETCO
Walmart
Save money. Live better.
Phase II Future
Shops
Oro Valley Hospital
Innovation Drive
Innovation Corporate Center
CENTURY THEATRES
Tangerine Road
N
Vestar



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