

FOR LEASE

CAÑADA HILLS SHOPPING CENTER

10420 N LA CAÑADA DRIVE :: ORO VALLEY, AZ 85737

RETAIL



10420 N LA CAÑADA DRIVE, ORO VALLEY, AZ (NEC La Cañada Drive and Lambert Lane)

- + Shop/restaurant/office space located in a busy Fry's anchored center.
- + Major intersection in Oro Valley with strong neighborhood demographics.
- + Average household income within 1 mile is \$94,327 vs \$62,495 for Pima County. (Source: Nielsen)
- + Convenient location to town of Oro Valley Municipal Complex and community amenities.

SUITE 150 - ±1,500 SF (Do not disturb tenant.)

LEASE RATE: \$17.00 per SF/NNN
 NNN's: Est. ±\$7.00 per SF
 ZONING: PAD, Town of Oro Valley

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,870	41,938	95,878
AVG HOUSEHOLD INCOME	\$111,124	\$97,677	\$91,404

Source: Esri, 2017 Estimates

CONTACT US

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JESSE PERON

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TRAFFIC COUNTS

La Canada Dr	21,640
Lambert Ln	12,534

Source: PAG



 PLANS NOT TO SCALE

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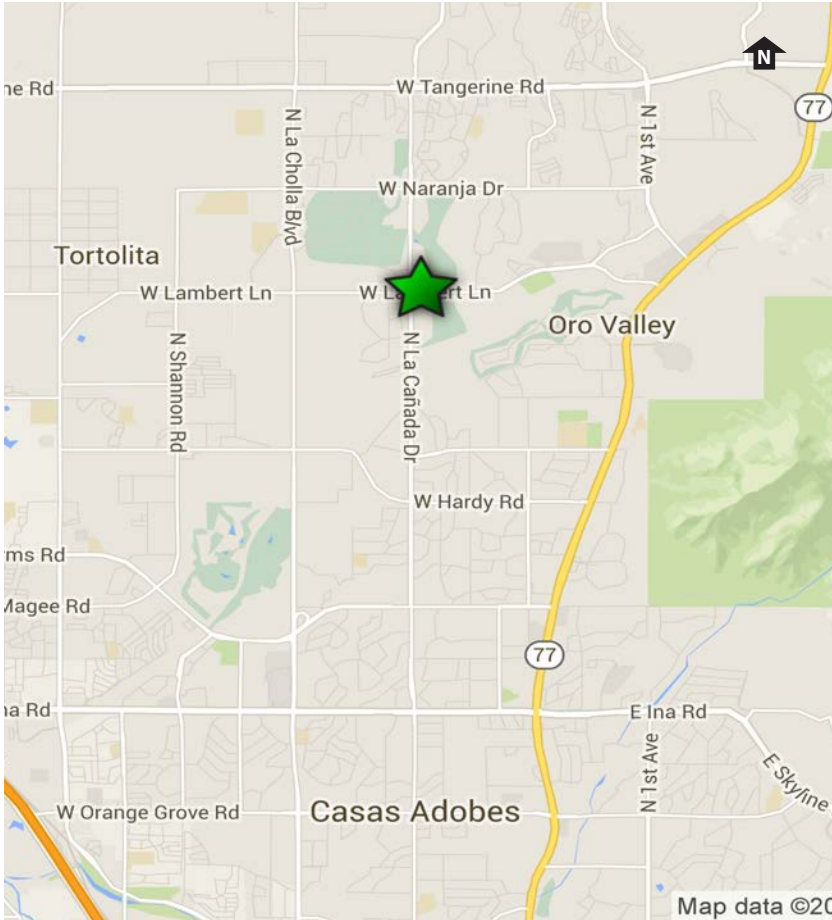
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