

# MOUNTAIN VIEW PLAZA

1171 E. RANCHO VISTOSO BLVD, TUCSON, AZ 85755



CUSHMAN &  
WAKEFIELD



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For Lease / NEC Rancho Vistoso Blvd & Sun City Blvd

WE ARE  
THE CENTER  
OF RETAIL



Roxanne Harding / [rharding@picor.com](mailto:rharding@picor.com) / +1 520 546 2739  
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## RETAIL SPACE

±1,000 SF - ±5,288 SF

## LEASE RATE

\$15.00 - \$17.00/SF NNN

## NNN CHARGES

\$4.05/SF

## NEIGHBORING TENANTS

Bank of the West, Vistoso Community Church, Oro Valley Police Department, Fairway Heating & Cooling & More

## COMMENTS

- Prime office and retail space located in Rancho Vistoso in the heart of Oro Valley, Arizona
- This established center offers a variety of existing space suitable for office or retail uses
- At-door parking for customers and highly visible signage



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	3,345	\$95,653	1,484	\$59.9 M
3 Miles	18,603	\$109,974	6,187	\$296 M
5 Miles	44,067	\$104,771	13,711	\$668 M

Roxanne Harding / rharding@picor.com / +1 520 546 2739

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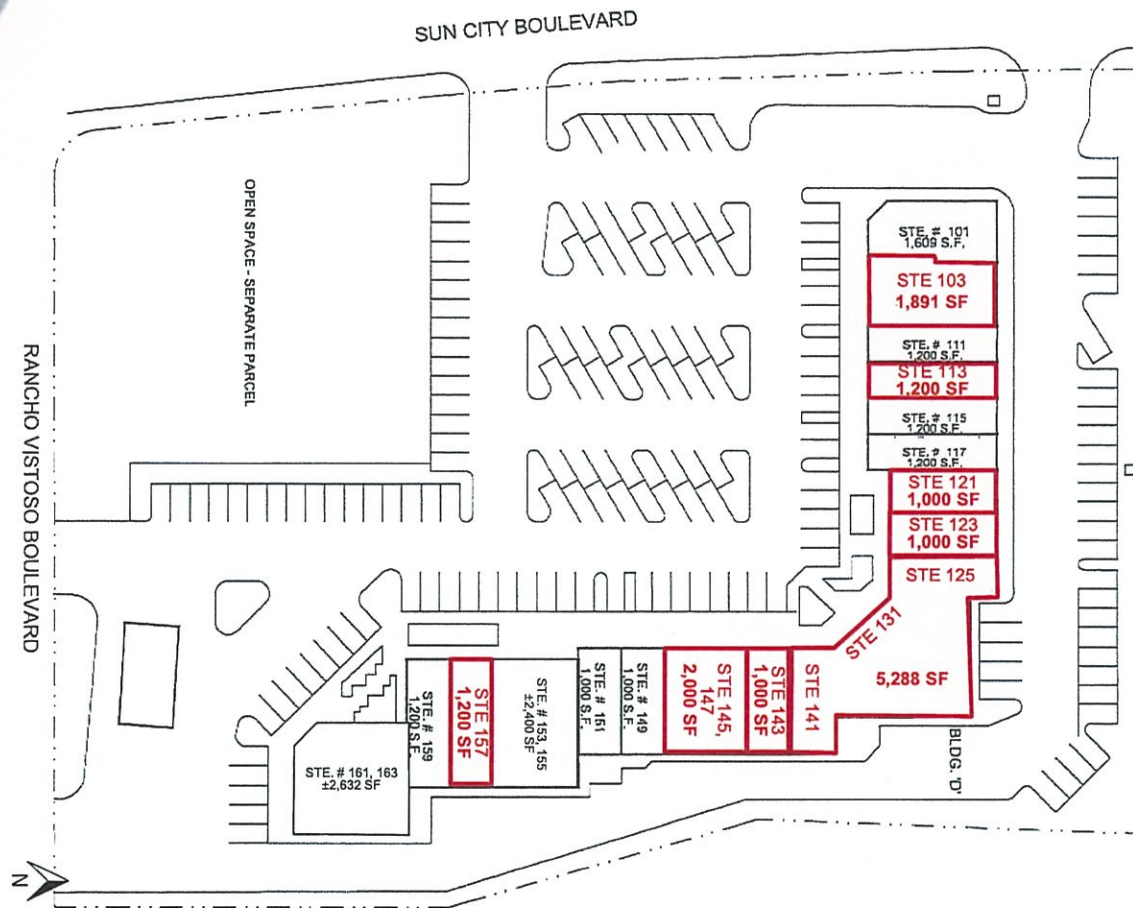


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## SITE PLAN



Tenant	Suite	Size (SF)
Bank of West	101	1,609
AVAILABLE	103	1,891
Fast Rhino Computers	111	1,200
AVAILABLE	113	1,200
Oro Valley Police Dept.	115	1,200
Sandelin Law Firm	117	1,200
AVAILABLE	121	1,000
AVAILABLE	123	1,000
AVAILABLE	125	5,288
	131	
	141	
AVAILABLE	143	1,000
AVAILABLE	145	2,000
	147	
Anne's Grooming	149	2,000
	151	
Senior Home Care	153	2,400
	155	
AVAILABLE	157	1,200
Thin Blue Line	159	1,200
Fairway Heating & Cooling	161	2,632
	163	

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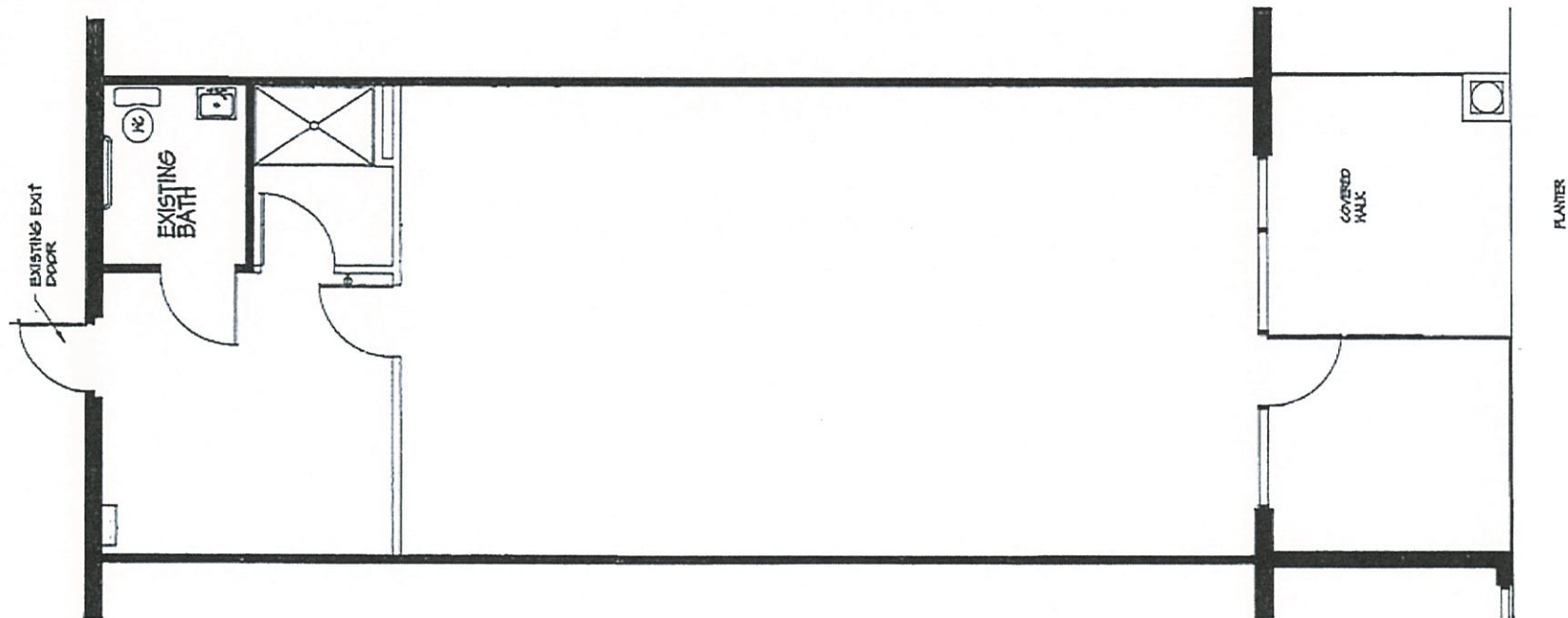


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# MOUNTAIN VIEW PLAZA

1171 E. RANCHO VISTOSO BLVD, TUCSON, AZ 85755

FLOOR PLAN – SUITE 121 1,000 SF



NOT TO SCALE

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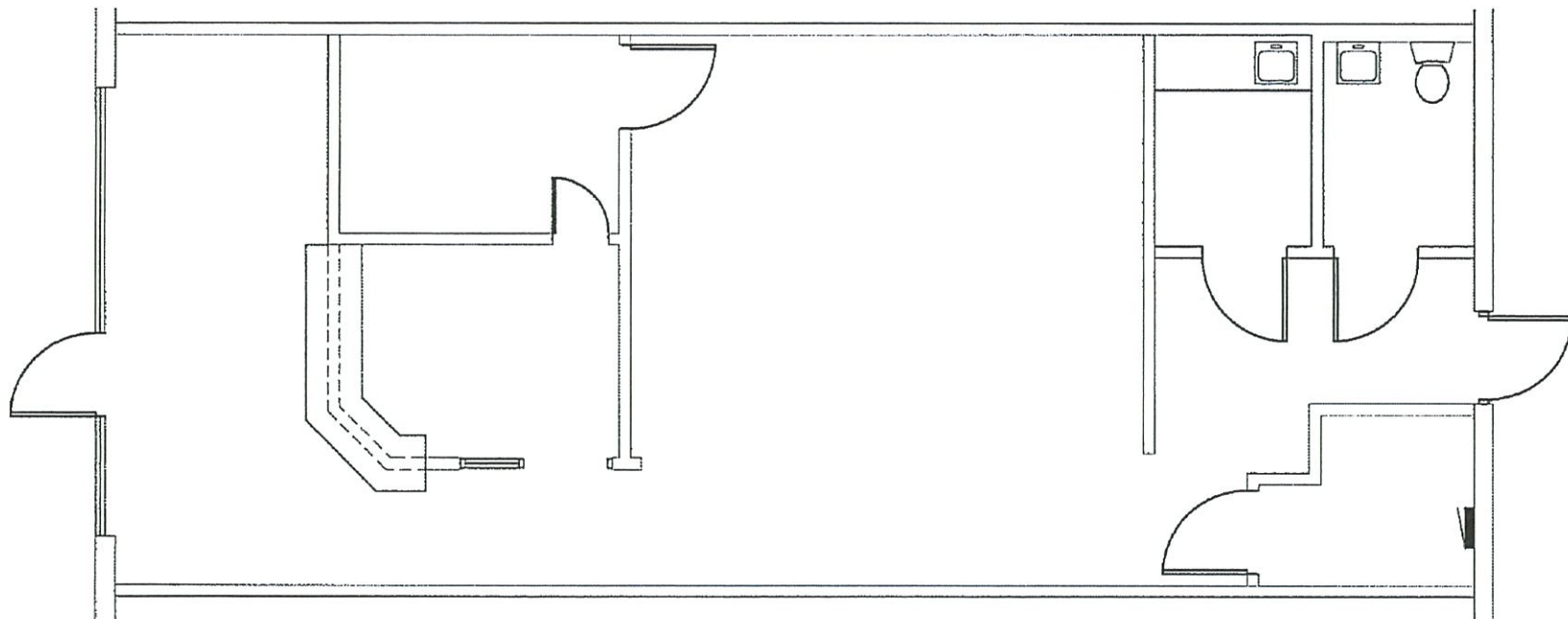


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FLOOR PLAN – SUITE 123 1,000 SF



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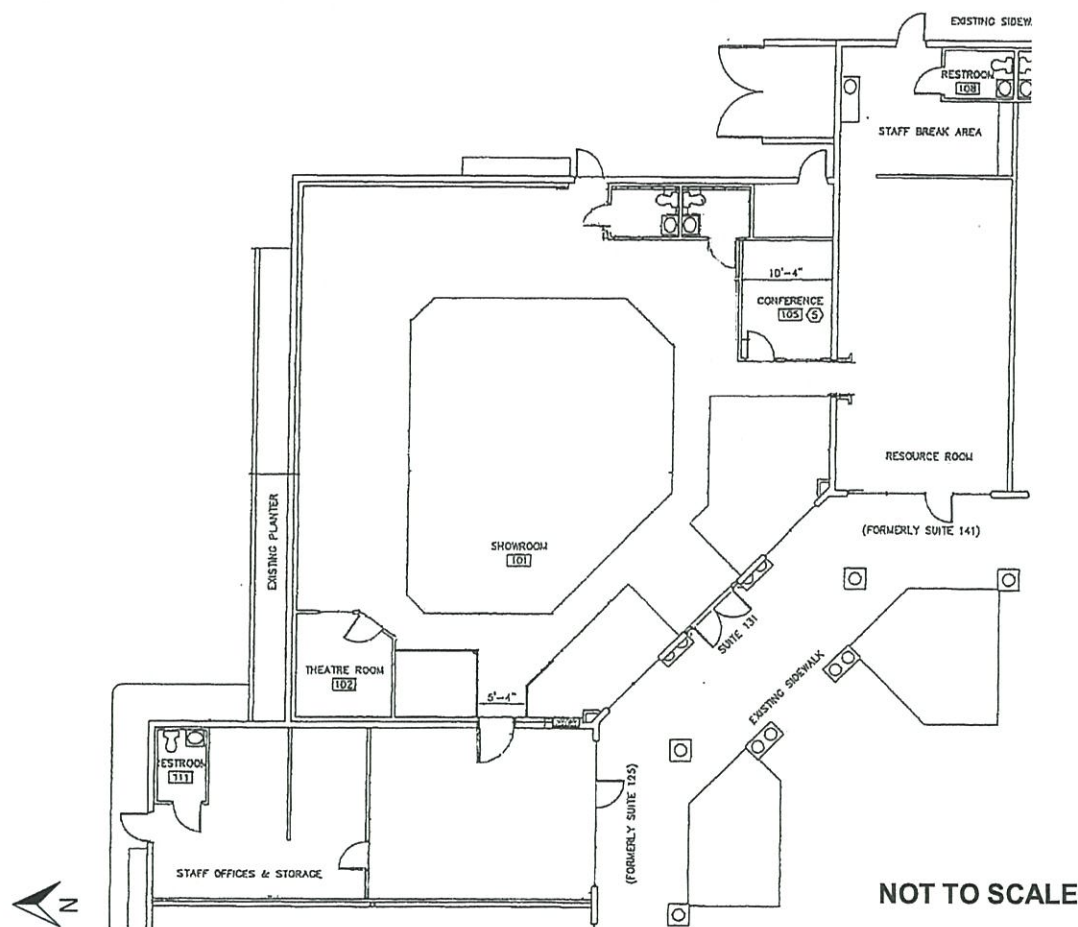


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# MOUNTAIN VIEW PLAZA

1171 E. RANCHO VISTOSO BLVD, TUCSON, AZ 85755

FLOOR PLAN – SUITE 125, 131, 141 5,288 SF



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