



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

PADS AVAILABLE



Property Description

Location: NWC of Tangerine Rd. & Rancho Vistoso Blvd.
12101 N. Woodburne Avenue
Oro Valley, AZ

PADs Available: TBD - Please Contact Broker.

Sales Price: Please Contact Broker.

Zoning: PAD - Rancho Vistoso
Allows for office and retail
(similar to C1 zoning)

Parcel Tax ID No.: 219-54-002K

Highlights

- ◆ Tangerine Rd, a major growth corridor of Oro Valley, is being widened to four lanes from Oracle Rd. to I-10 and Marana on Tucson's northwest side. Thus far, it is improved from Oracle to La Cholla Blvd.
- ◆ Rancho Vistoso Blvd. turns into 1st Ave at Tangerine Rd. It has been widened and improved with median to four lanes and connects to Oracle Rd to the east.
- ◆ This intersection is the main entrance into Rancho Vistoso to the north, a 7,500-acre master planned community.
- ◆ Several major residential subdivisions are planned or under construction and will bring approximately 2,183 new homes to the immediate vicinity.
- ◆ 20,745 employees in a 3-mile radius with Oro Valley Hospital, Ventana Medical Systems/Roche, ICAGEN, Honeywell, and Meggitt Securaplane in the immediate area.

Traffic Count

Tangerine Rd: 18,769 VPD (2021)
Rancho Vistoso Blvd: 11,062 VPD (2020)
Total: 29,831 VPD

(Source: Pima Association of Governments and ADOT)

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,890	36,837	57,434
Households:	1,927	15,789	24,526
Average HH Income:	\$130,017	\$121,222	\$112,528

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

For information, contact:
Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com



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.

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Oro Valley, Arizona

TRADE AREA



Innovation Park
ORO VALLEY HOSPITAL
ICAGEN
VENTANA
Roche

Safeway Vistoso Plaza
SAFeway
Bank of America

Rancho Vistoso Center
Walgreens
CHASE
STATE FARM INSURANCE
COST CUTTERS
NORTHWEST URGENT CARE

Placita de Oro
ACE Hardware
9
WELLS FARGO
SUBWAY
goodwill
Edward Jones
ANYTIME FITNESS
Comet CLEANERS AND LAUNDRY

Steam Pump Village
QT
ENCANTADA
chili's
BASI ORO VALLEY
Freddy's STEAKBURGERS
native grill wings

Rooney Ranch Center
TARGET
ROSS DRESS FOR LESS
CarMax
planet fitness
fry's
PET SMART
Pier 1 imports
THE HOME DEPOT
Rubio's FRESH MEXICAN GRILL
OfficeMax
BURGER KING
TACO BELL
Pizza Hut
FIRST WATCH THE DAYTIME CAFE
WELLS FARGO
DOLLAR TREE
SALLY BEAUTY
McDonald's

San Dorado Village
Panera BREAD
Villas
MOD PIZZA
verizon
Jockey Mills
MATTRESS FIRM
CVS

Hilton
Tucson El Conquistador
Golf & Tennis Resort



ORO VALLEY COUNTRY CLUB

CANYON DEL ORO HIGH SCHOOL

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