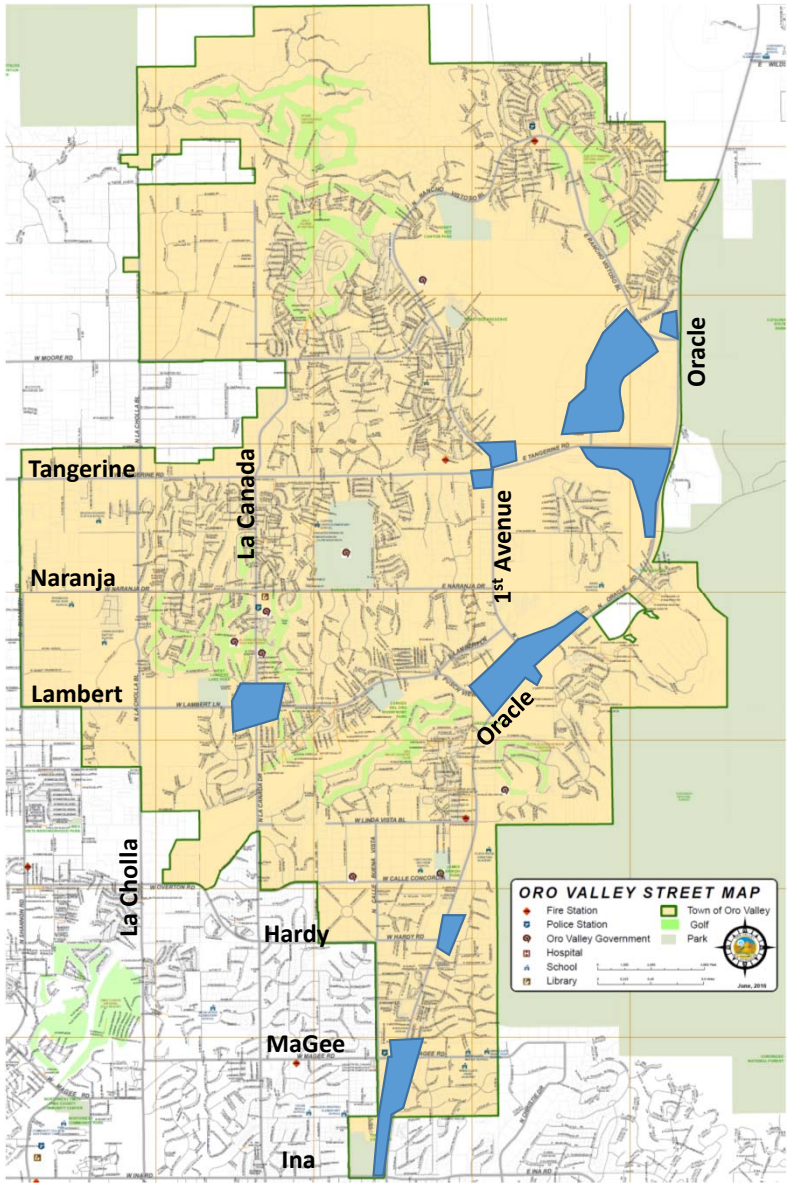
Purpose

Town of Oro Valley

- Existing Commercial Development
- Future Commercial Opportunities
- Current Trends

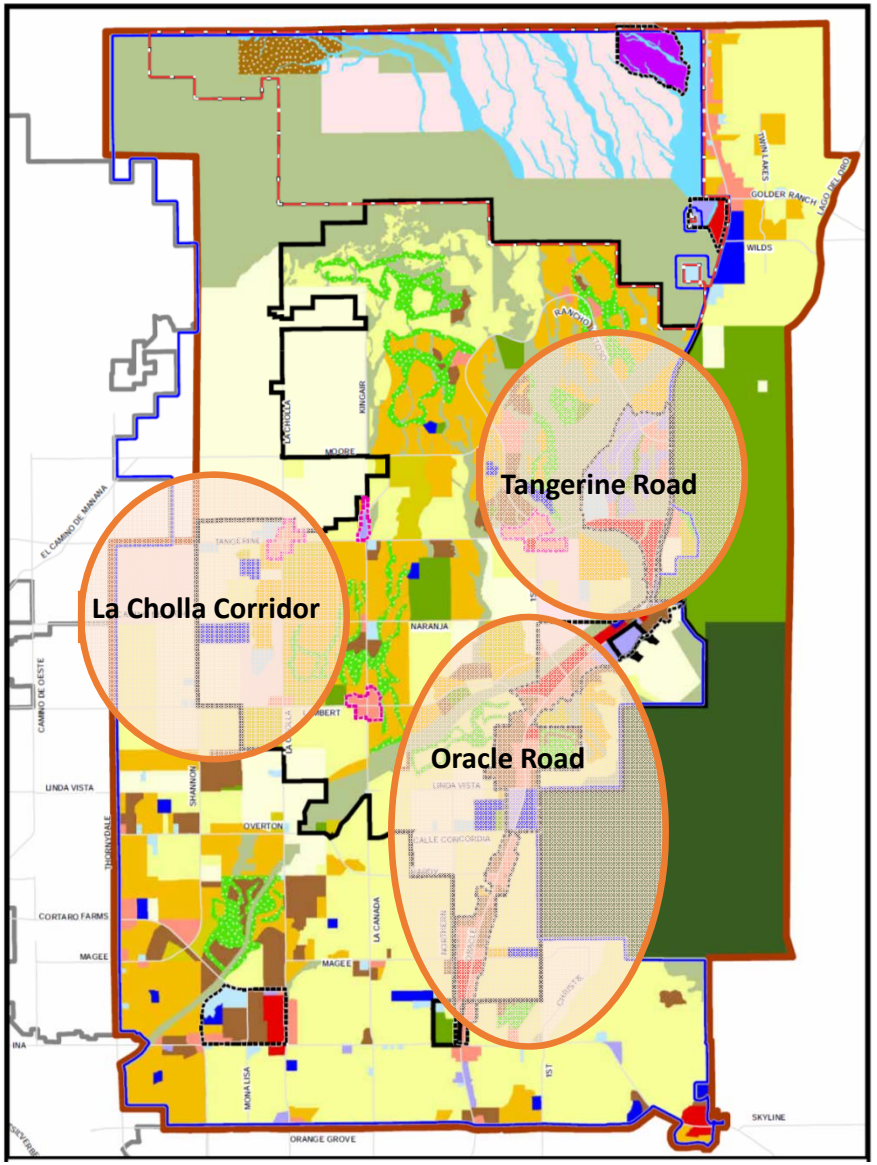
Existing Commercial Development

- Innovation Park
- Oro Valley Marketplace
- Tangerine / 1st
- Oracle / 1st
- Lambert / La Canada
- Oracle / Hardy
- Oracle Road South



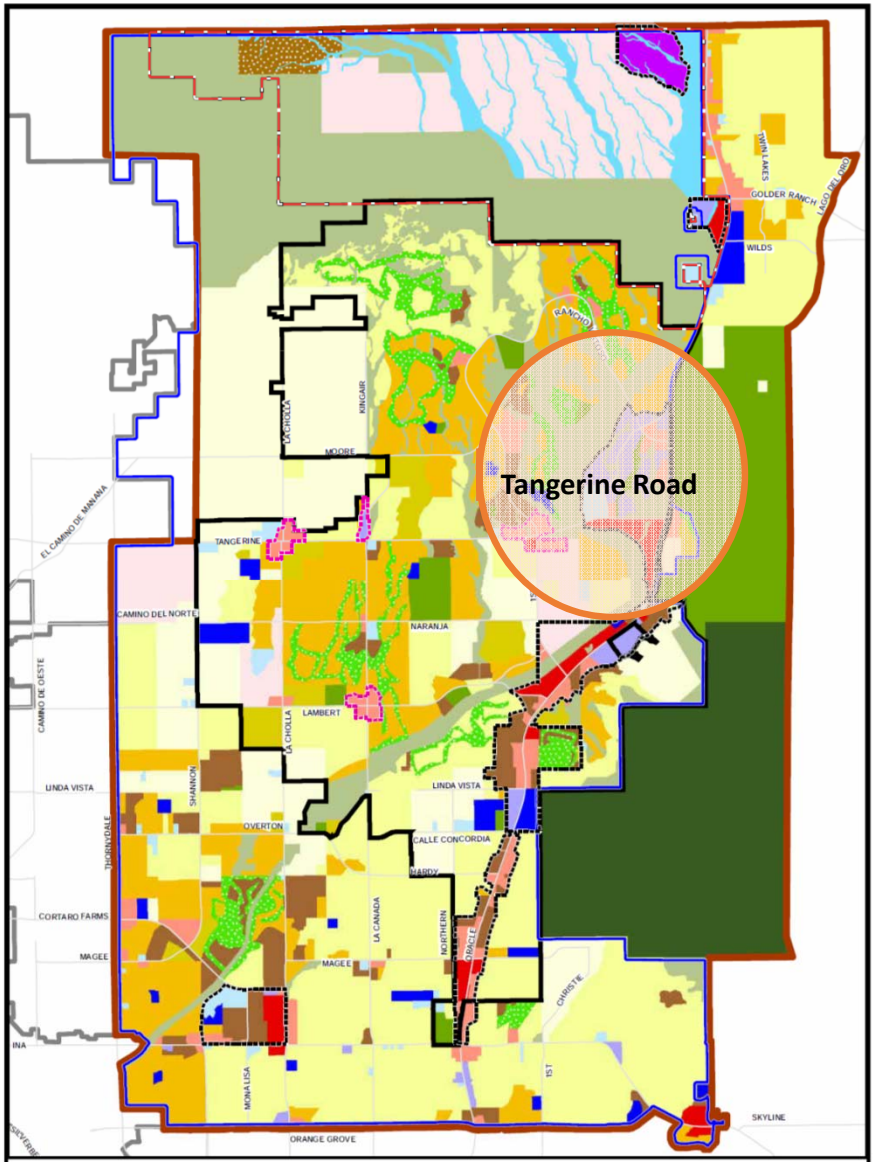
Future Commercial Opportunities

- Tangerine Road
- La Cholla Corridor
- Oracle Road



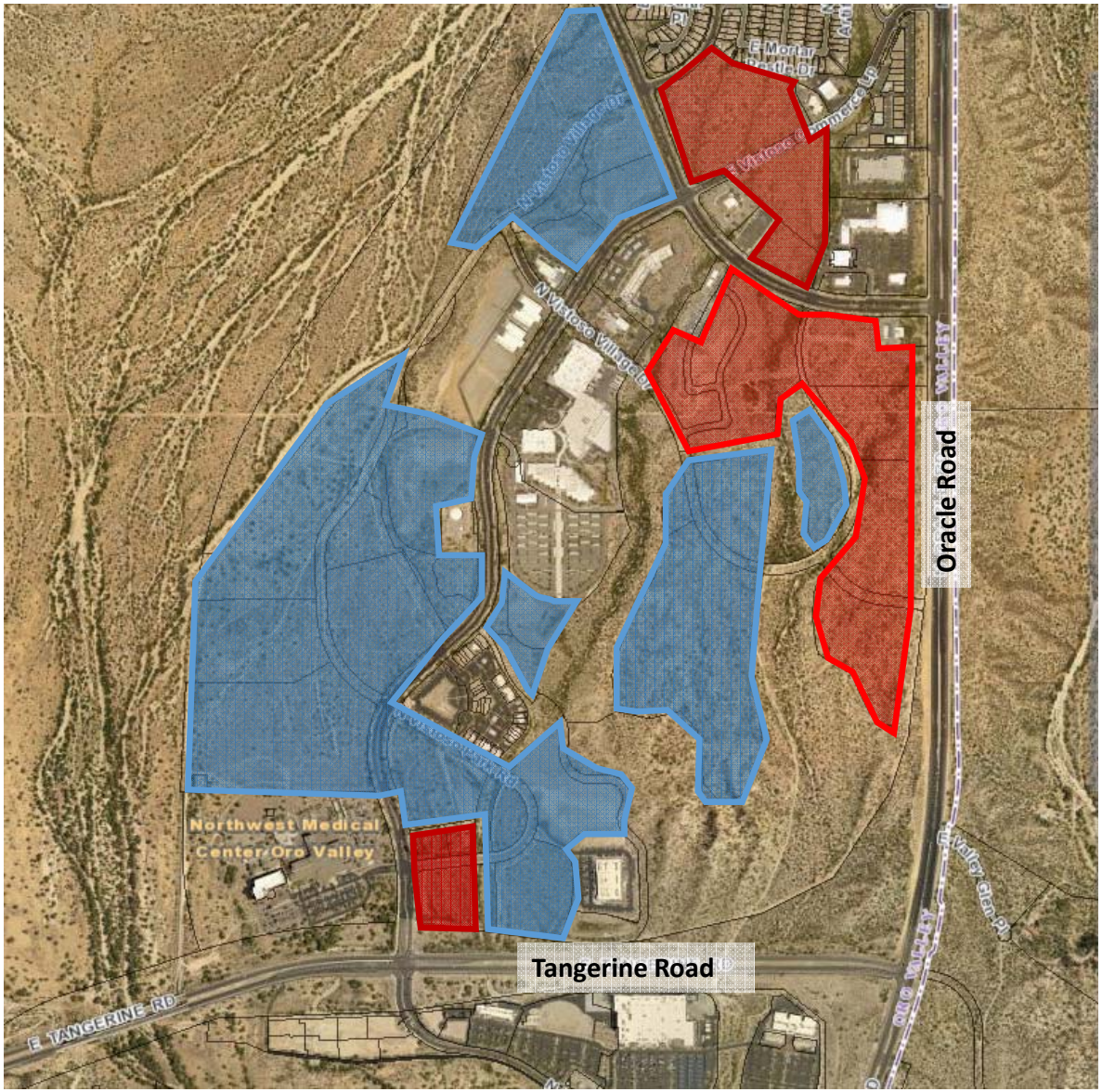
Tangerine Road Area

- Innovation Park
- Oro Valley Marketplace
- Tangerine & 1st Avenue
- Tangerine & La Canada



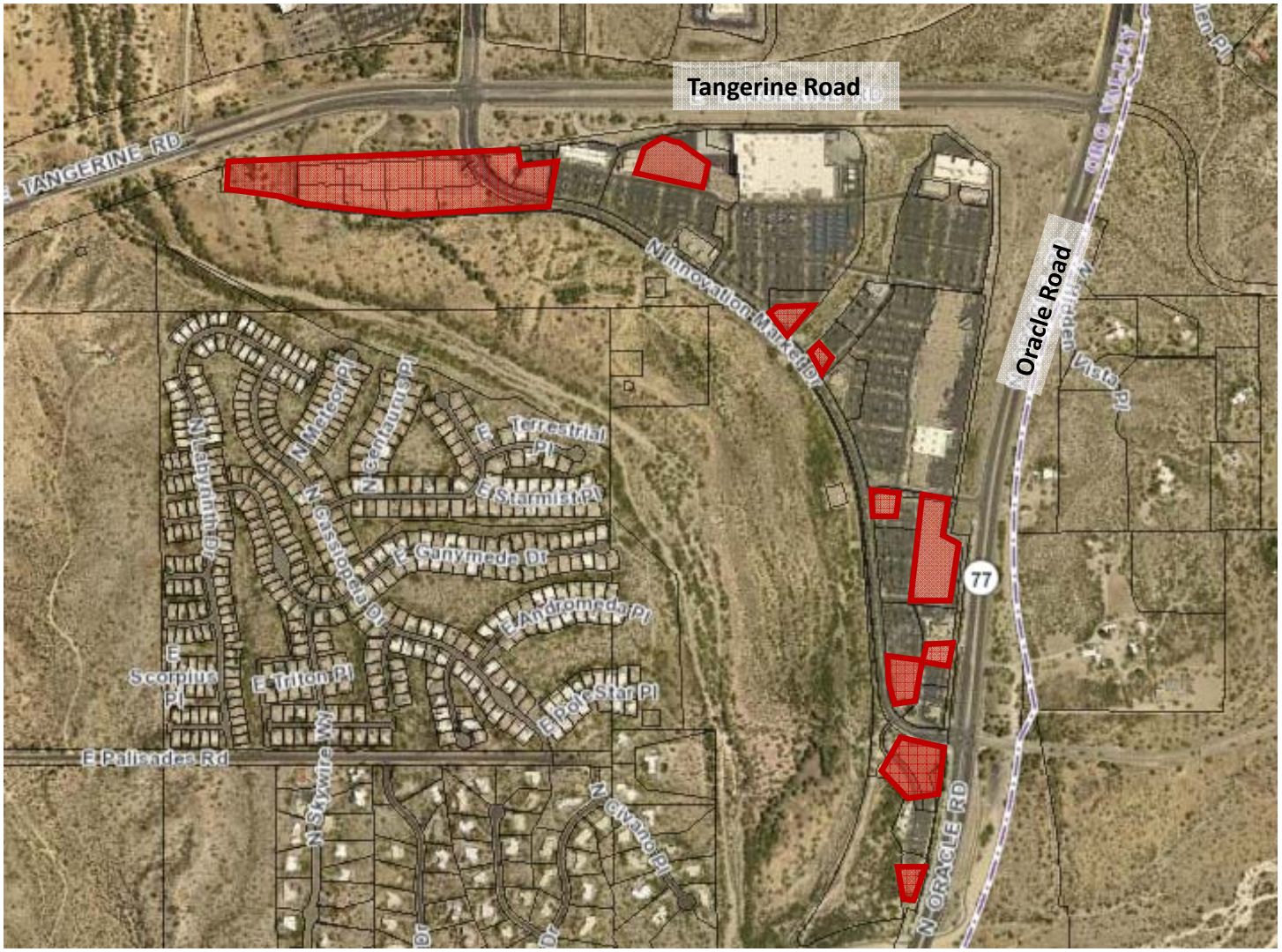
Innovation Park

- Existing Employment Core
- Economic Expansion Zone
- Hospital Expansion
- Ventana Medical Expansion
- ASU Incubator Project



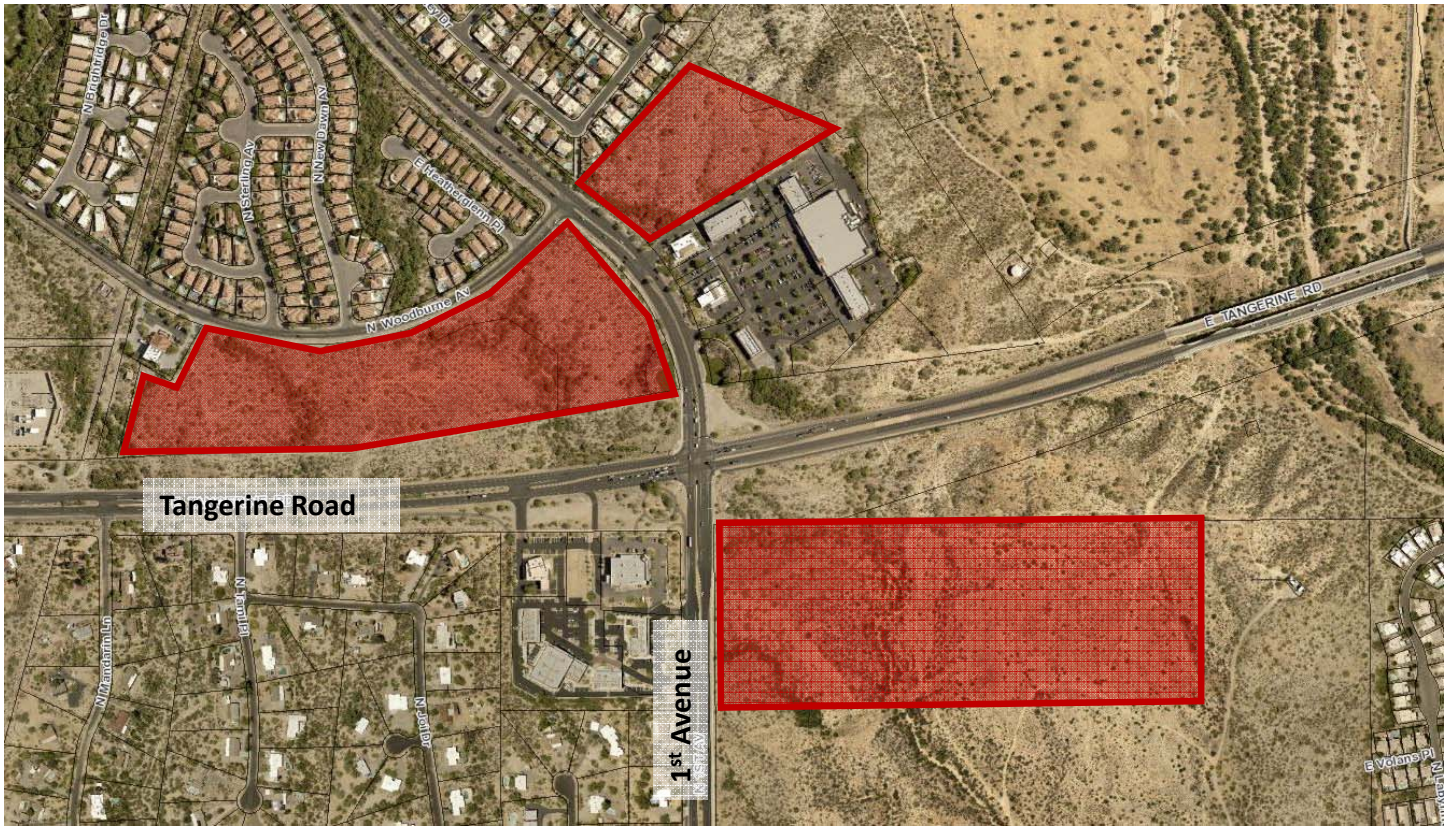
Oro Valley Marketplace

- Office
- Infill Retail
- Sign Allowances



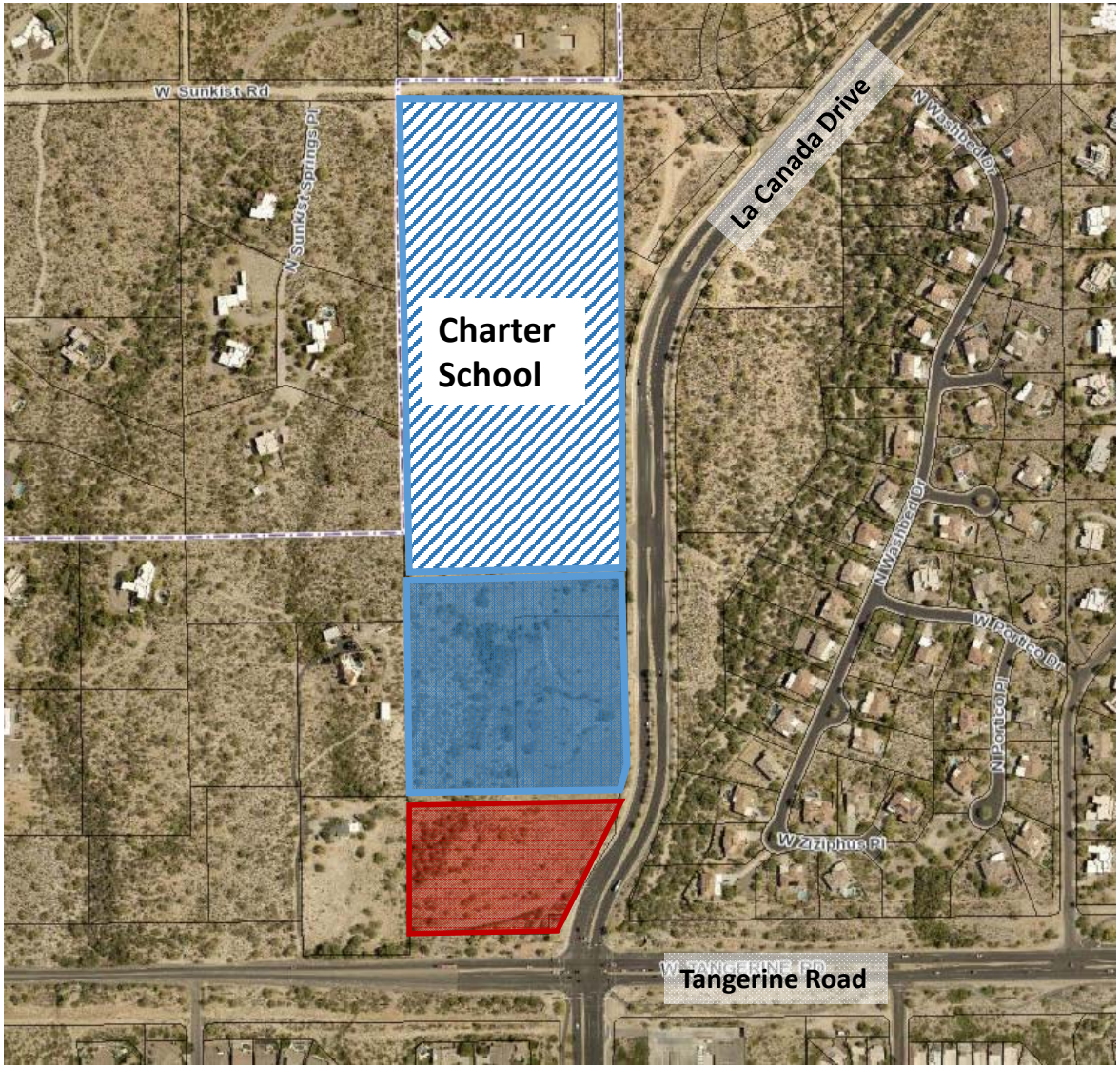
Tangerine / 1st Avenue

- Neighborhood Commercial
- Access Issues



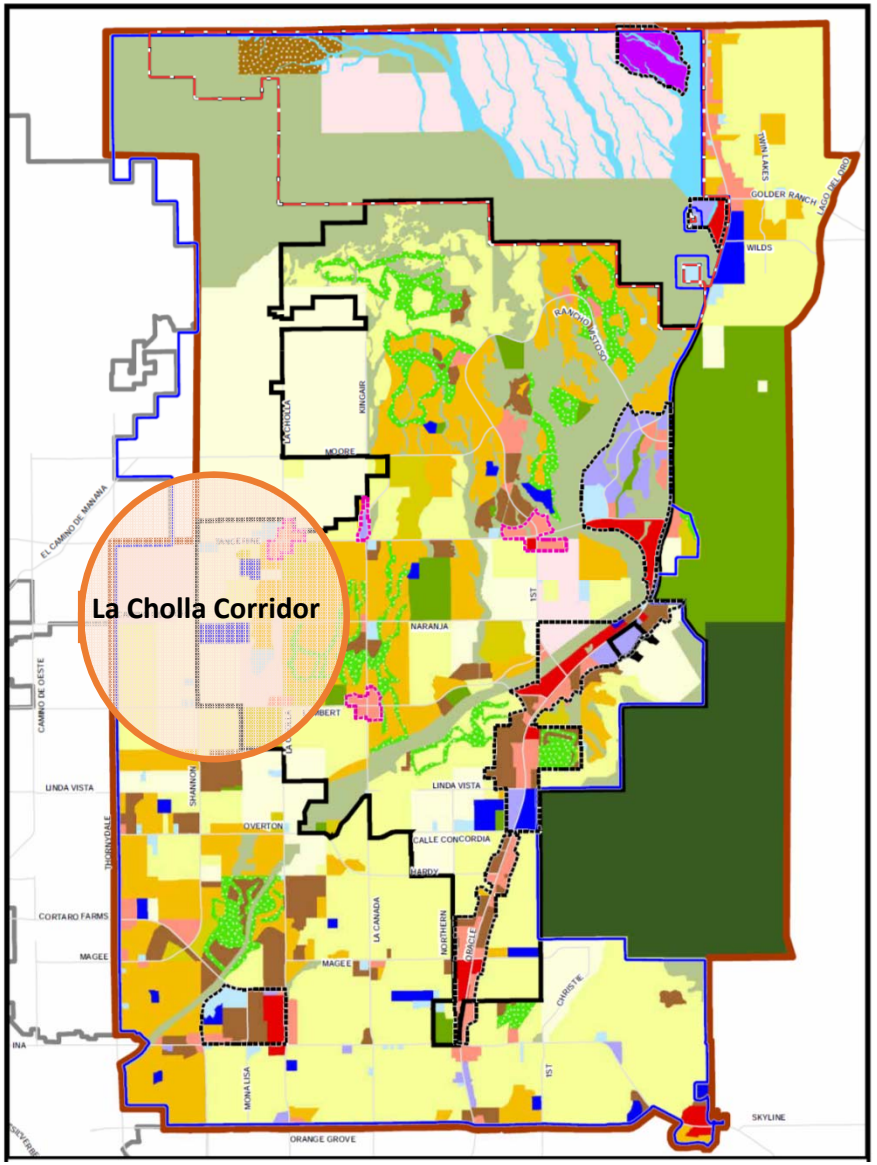
Tangerine / La Canada

- Proposed Charter School
- Access Issues
- Commercial and Employment



La Cholla Corridor

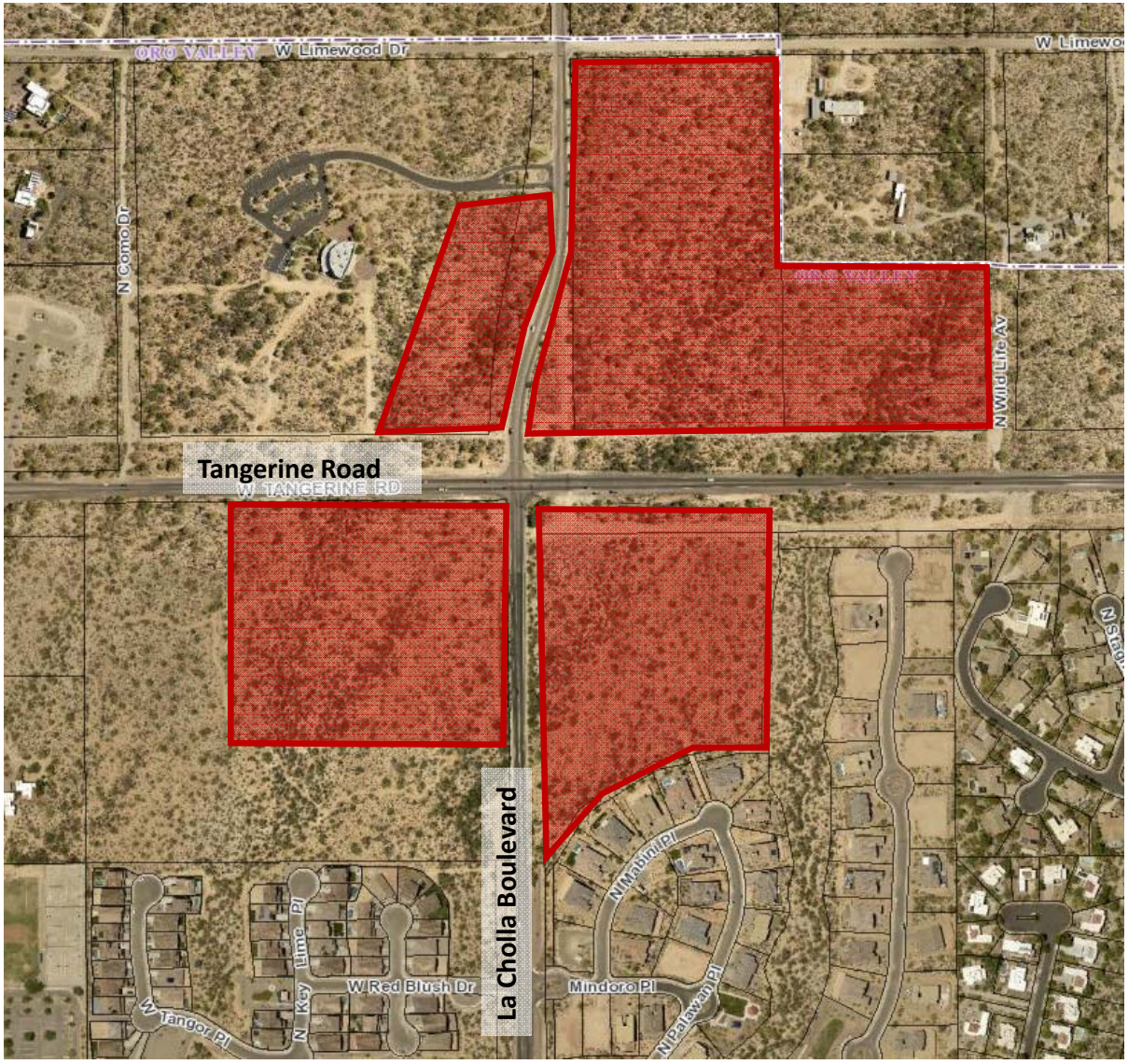
- La Cholla & Tangerine
- Tangerine & Thornydale
- La Cholla / Lambert to Naranja



Future La Cholla Cross Section

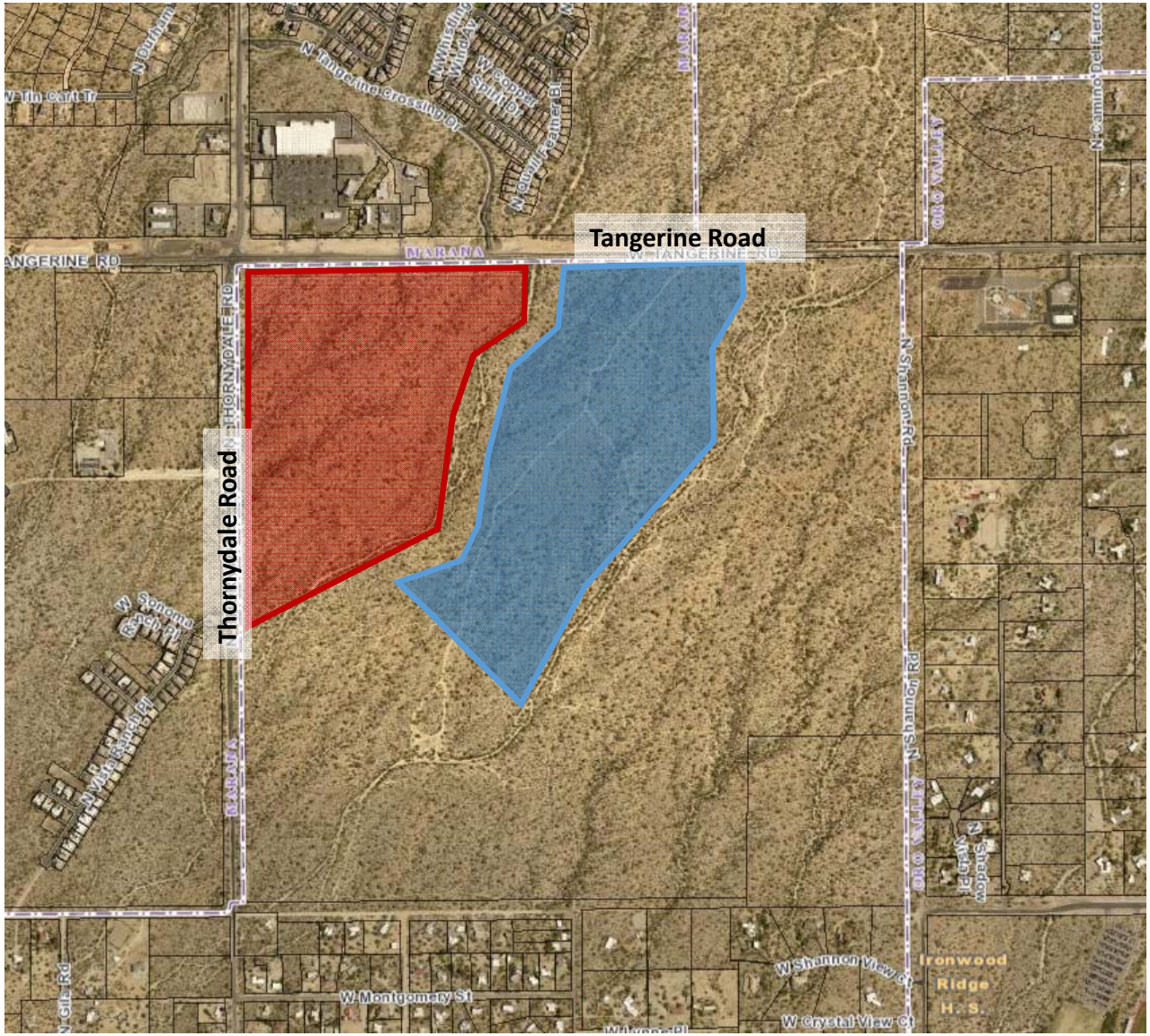
La Cholla / Tangerine

- Neighborhood Commercial
- Road Expansions



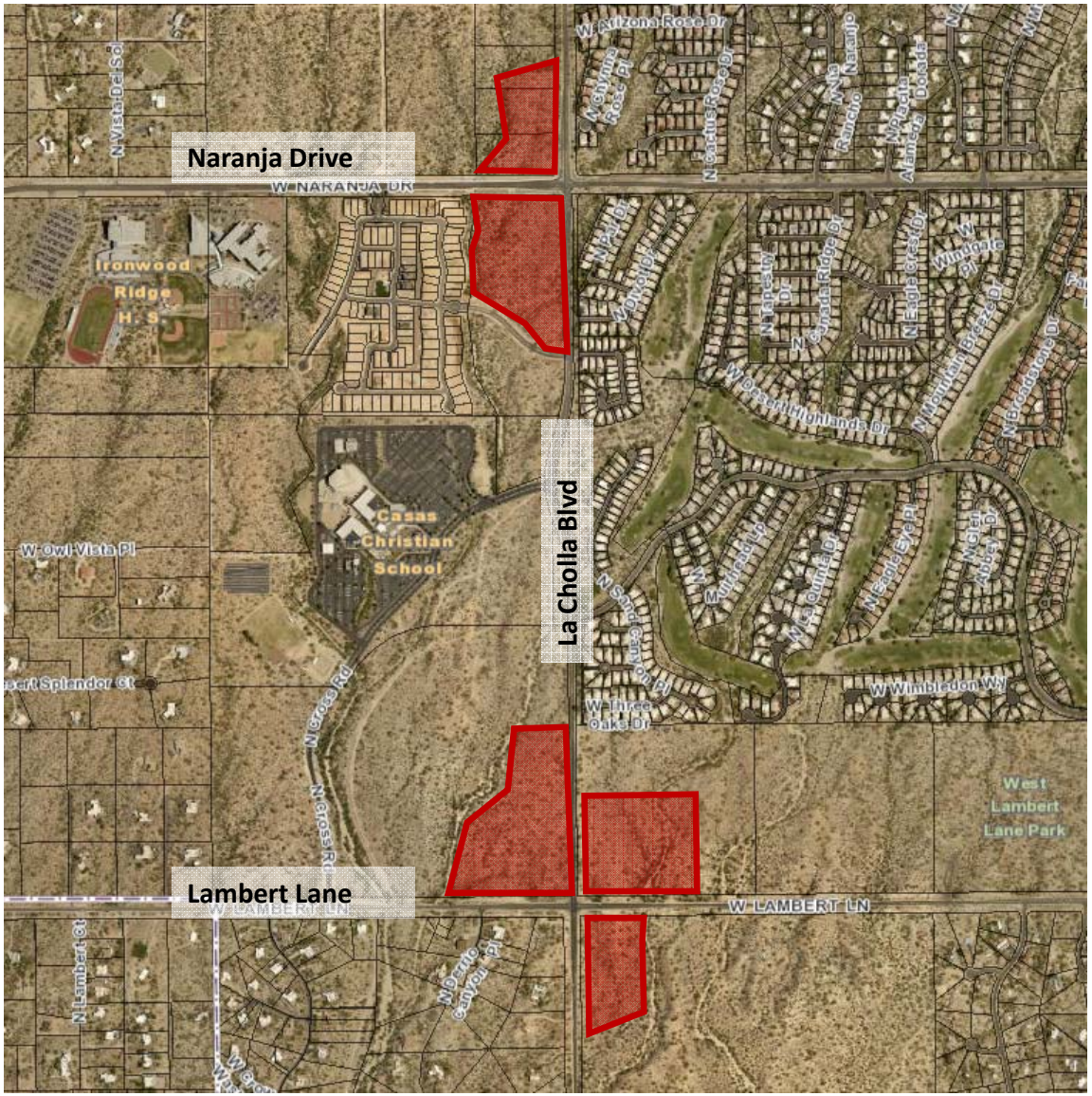
Tangerine / Thornydale

- State Trust Land
- Regional Commercial
- Employment
- Environmental Resources



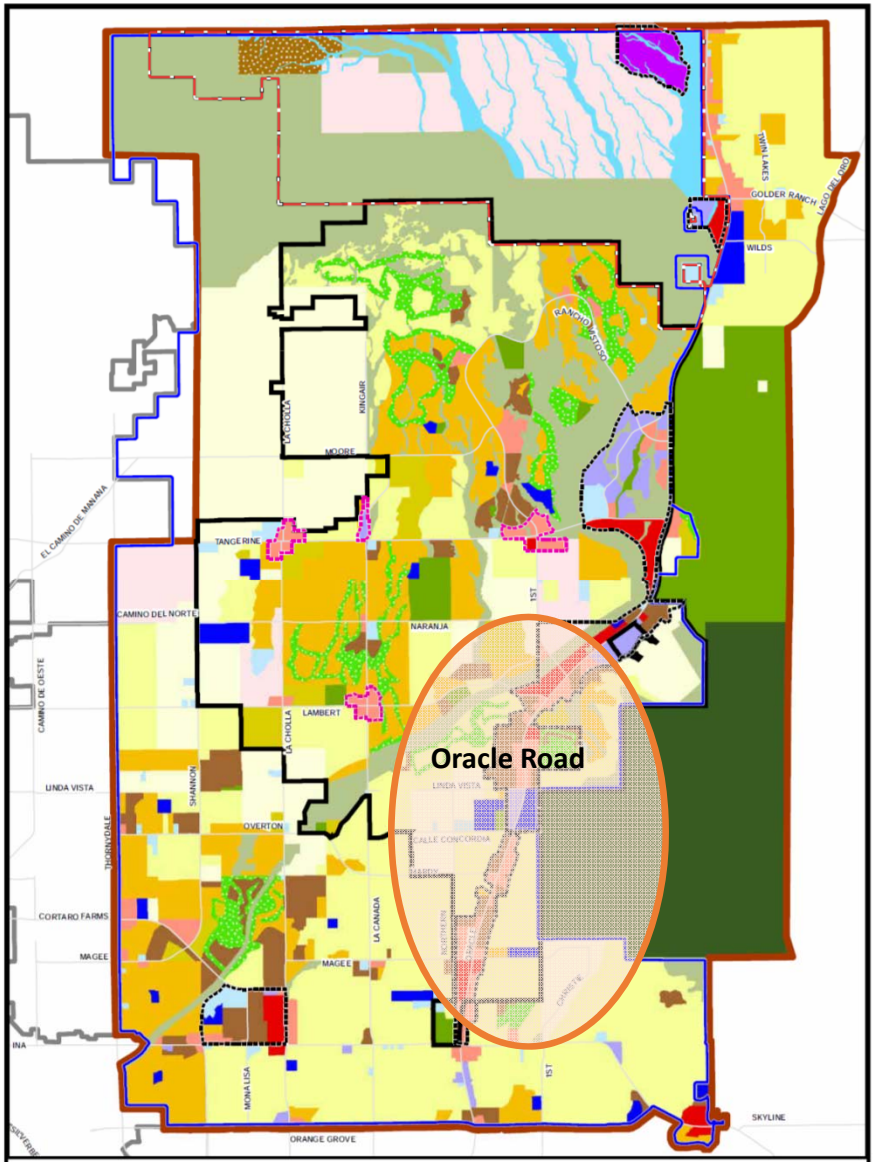
La Cholla
Naranja to Lambert

- Road Expansion
- Intensification of Residential
- Neighborhood Focus Areas
- Community Focus Areas



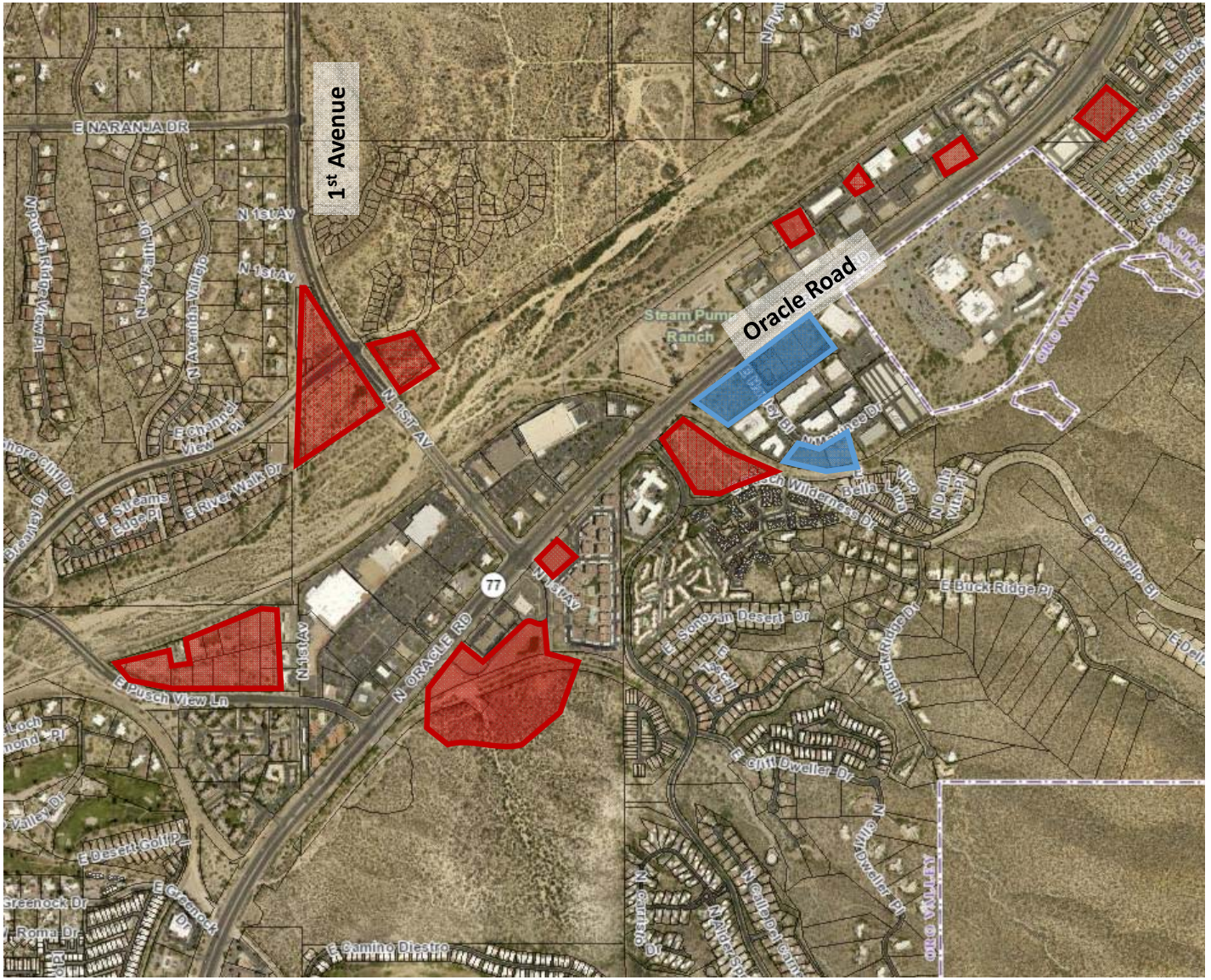
Oracle Road Corridor

- Oracle Road / 1st Avenue
- Oracle Road / Linda Vista to Hardy



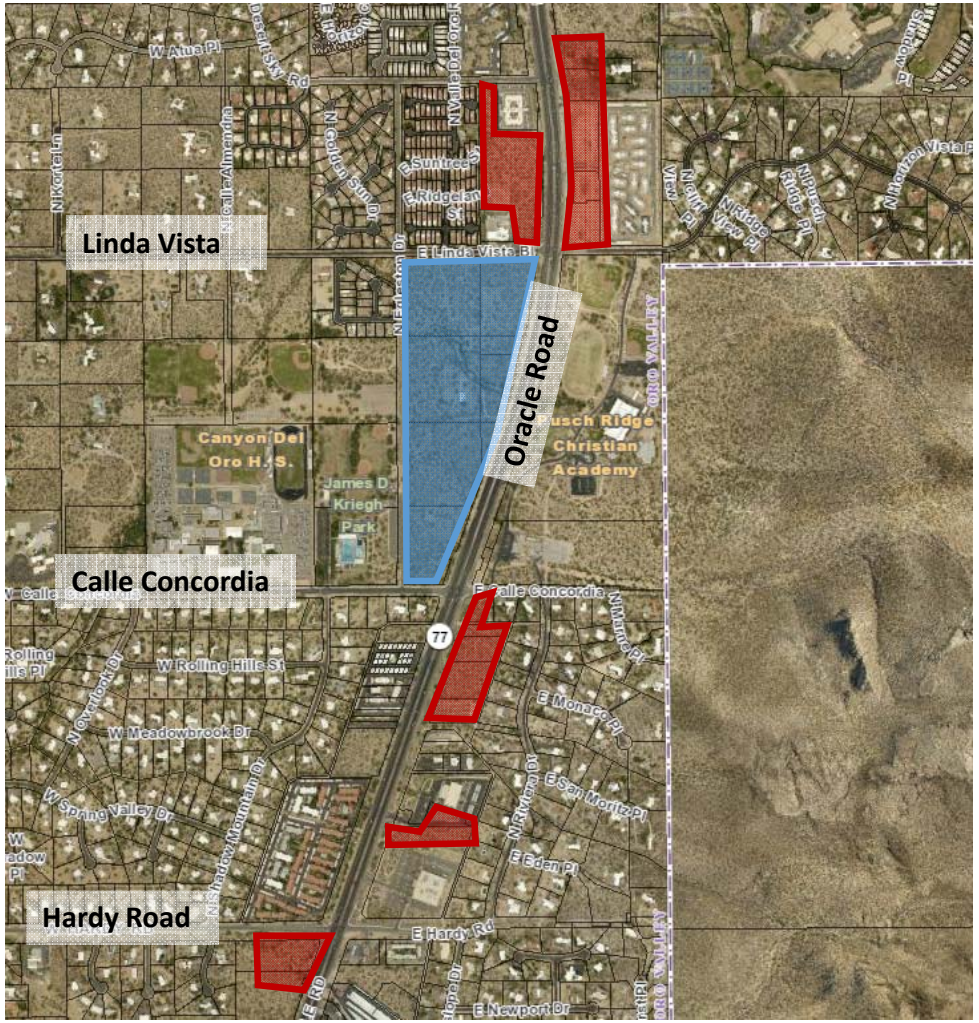
Oracle / 1st Avenue

- Infill Retail
- Office
- Employment



Oracle
Linda Vista to Hardy

- Infill Retail
- Service Commercial
- Employment

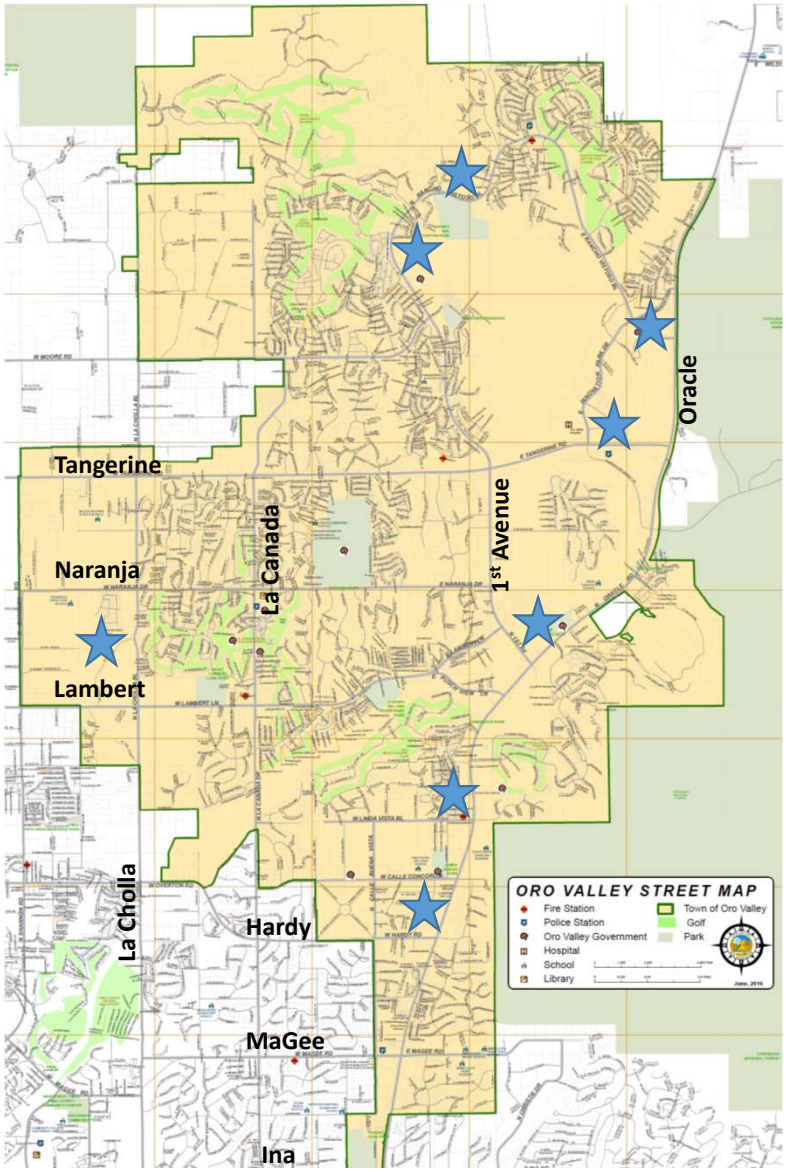


Current Trends

- Senior Care Uses
- New Retail to support western area
- Infill in all three focus areas

Positive Synergy

- Demographic Changes (younger)
- More rooftops
- U of A Veterinary School
- Leman Academy, BASIS, Amphi Schools
- National Recognition (live, work, play)



Future Development Focus Areas

Town of Oro Valley

- Bio-technology, aerospace & tourism
- Oro Valley's Main Street Project – Opportunity for redevelopment
- New categories to diversify economy