

CAÑADA CROSSROADS

SWC LAMBERT LANE AND LA CAÑADA DR.

PADS AVAILABLE / RETAIL SPACE FOR LEASE

**Space
Available**



PROPERTY INFORMATION

Pad D: build-to-suit
46,022 SF (5,200 SF buildable)

Pad E: build-to-suit
33,104 SF (6,000 SF buildable)

Space Available: Shops B—
#101 1,318 SF
#109 1,333 SF
#117 1,200 SF
Spaces could be combined into
3,851 SF

Lease Rate: \$18/SF, Triple Net

Triple Net Rate: \$6.65/SF (est.)

Zoning: CN

Flood Zone: Per FEMA map, panel # 040073 1040D, this property is not located in a 100-year flood plain.

Cañada Crossroads Shopping Center is located in the Town of Oro Valley, a rapidly growing community northwest of Tucson. This major intersection serves as the retail hub of Oro Valley and is situated on major arterials serving the entire northwest corridor.



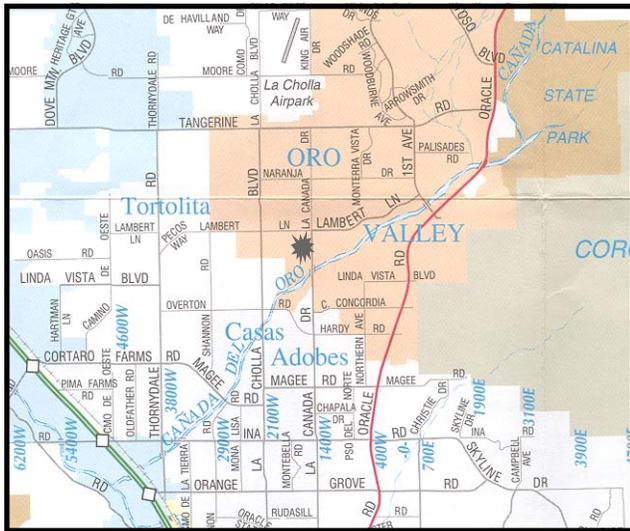
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One or more of the owners of Cañada Crossroads Shopping Center is a licensed real estate salesperson in the State of Arizona. Shenkarow Realty Advisors is acting as an owner/agent.

Location Map:



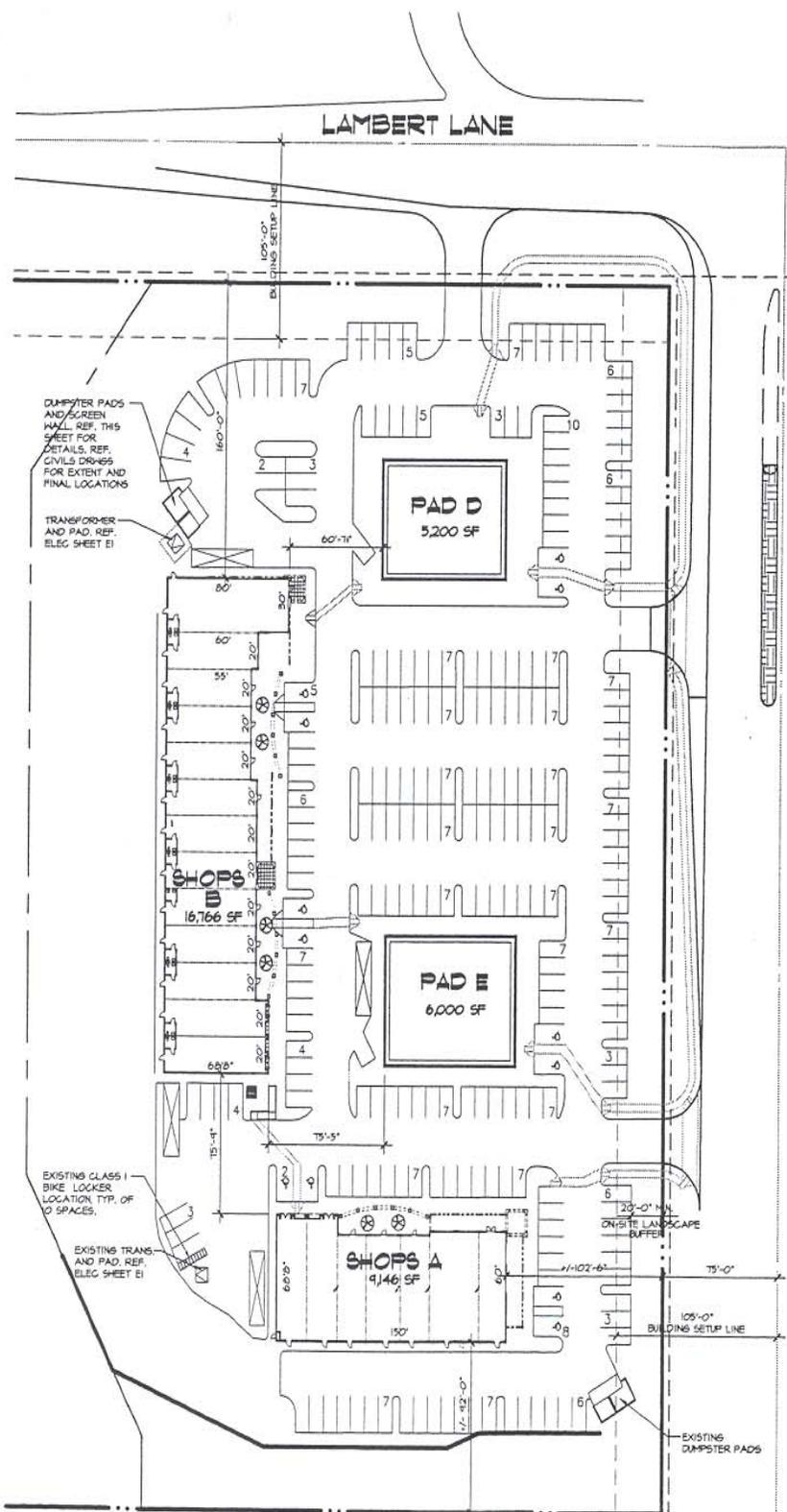
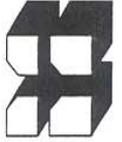
DEMOGRAPHICS			
RADII	POPULATION	INCOME	MEDIAN AGE
1 Mile	4,818	\$74,474	40.9
3 Mile	41,757	\$71,857	40.6
5 Mile	94,622	\$69,050	38.8
10 Mile	262,125	\$62,774	38.3
2005 Estimates			
TRAFFIC COUNT: 33,600 CARS PER DAY (2007)			

Source: *Applied Geographic Solutions*



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Pad D: 46,022 SF
 (5,200 SF buildable).

Pad E: 33,104 SF
 (6,000 SF buildable).

TABULATIONS

SITE DATA:

LAND AREA: 2442,570 SF
 TOTAL (0.16 ACRES)

LAND AREA: 264,286 SF
 THIS PHASE (6.07 ACRES)

BUILDING AREA: 37,112 SF

COVERAGE: 14.1%

EXISTING ZONING: C-Z

BLDG. DATA:

SHOPS A	9,146 SF
SHOPS B	16,766 SF
MAJOR C	NOT USED
PAD D	5,200 SF
PAD E	6,000 SF
TOTAL:	37,112 SF

PARKING DATA:

PARKING REQ'D	EMPLOYEE PARKING	VISITOR/ASER	TOTAL
SHOPS A & B RETAIL 17,304 SF	1/2 EMPLOYEES 14 SPACES	1/200 SF 87 SPACES	101 SPACES
SHOPS A & B RESTAURANT 8,603 SF	1/2 EMPLOYEES 11 SPACES	1/ TABLE 60 SPACES	71 SPACES
PAD D RETAIL 5,200 SF	1/2 EMPLOYEES 4 SPACES	1/200 SF 26 SPACES	30 SPACES
PAD E RESTAURANT 6,000 SF	1/2 EMPLOYEES 6 SPACES	1/ TABLE 46 SPACES	52 SPACES
TOTAL REQUIRED			254 SPACES
TOTAL PROVIDED			255 SPACES
SURPLUS PARKING			1 SPACES

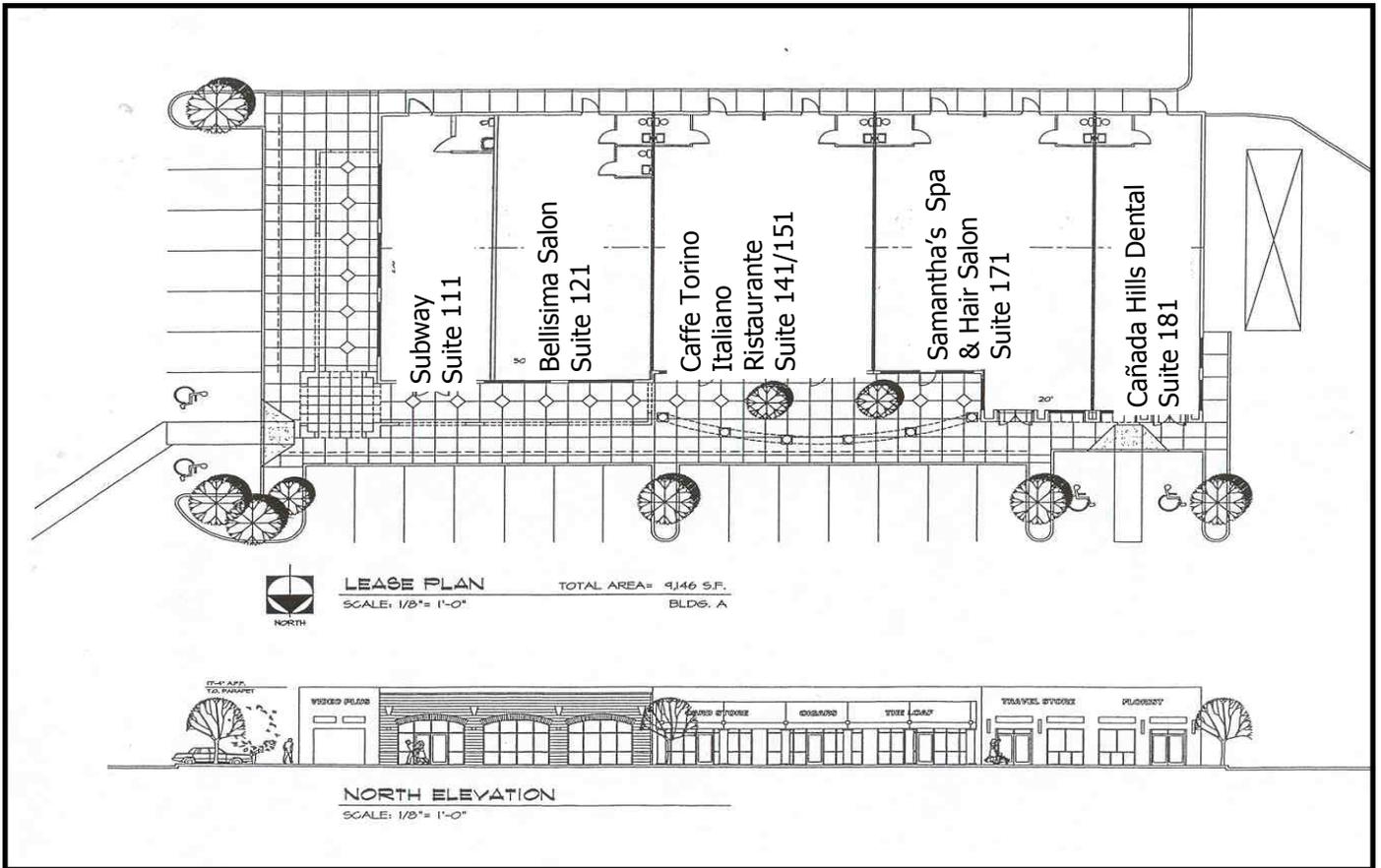
BREAKDOWN OF PARKING TYPES:

STANDARD @ 9' x 20'	246
HANDICAPPED	12
(11' x 20' W/ 5' RAMP)	0
(9' x 20' W/ 8' RAMP)	0
TOTAL	258

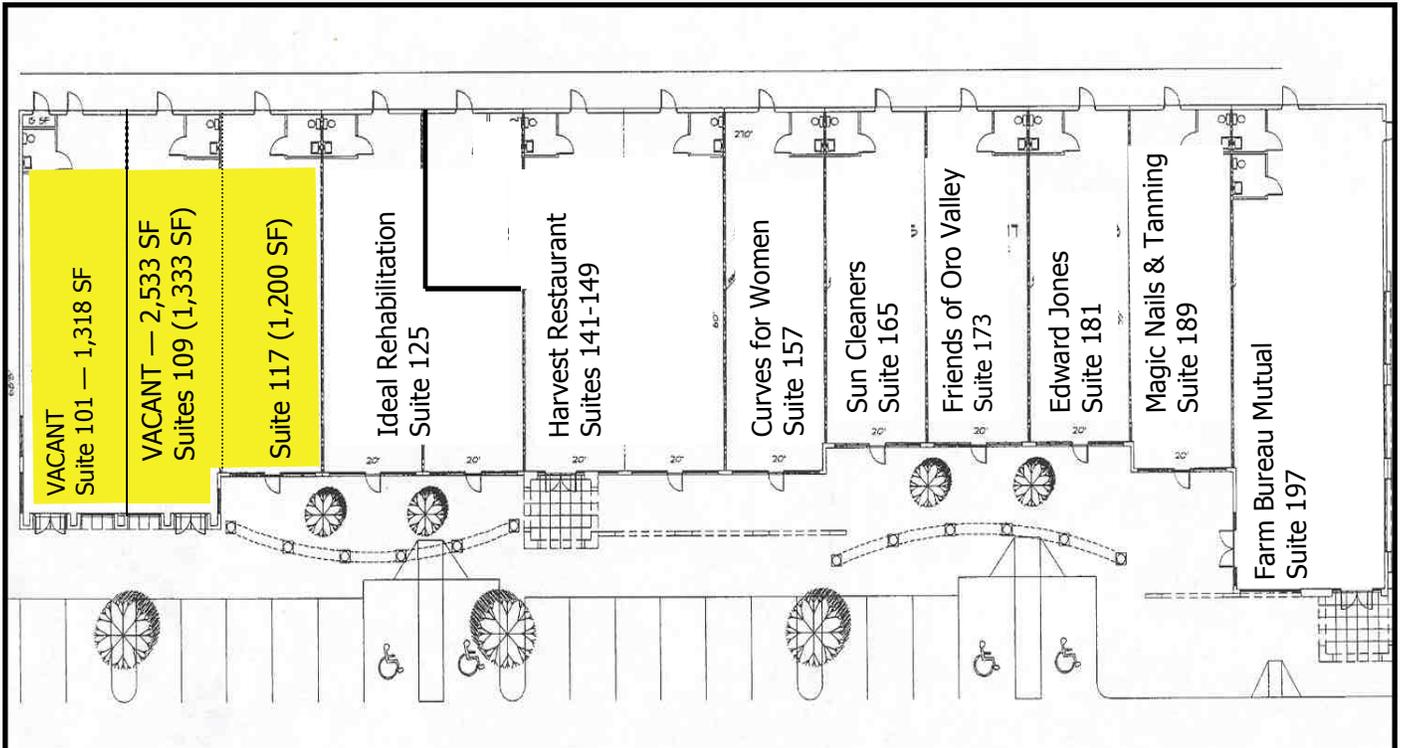
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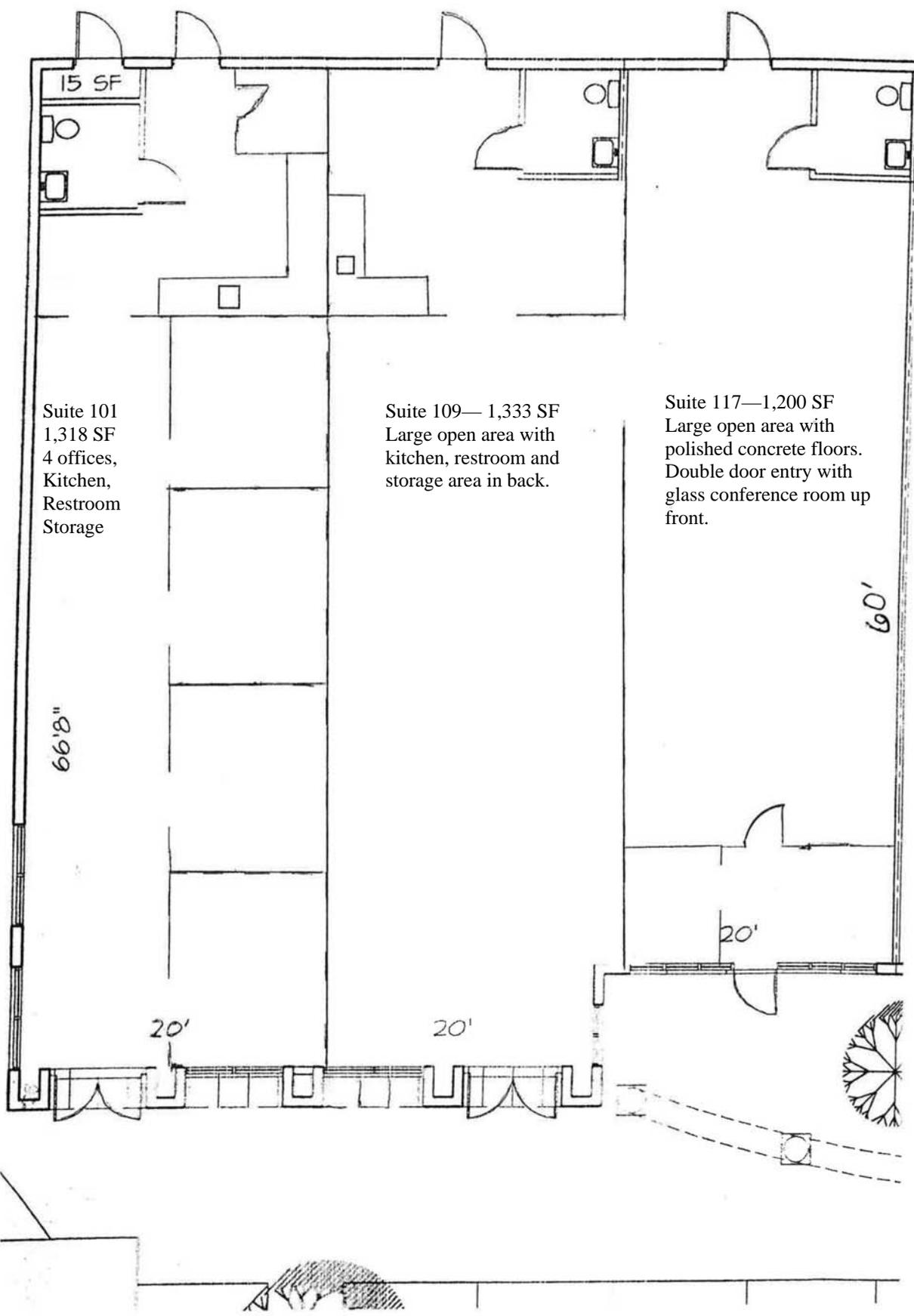
drawn	SC
checked	SC
date	4-17-00
job#	046142

SHOPS A — 10325 N. La Cañada Drive



SHOPS B—10355 N. La Cañada Drive





Suite 101
1,318 SF
4 offices,
Kitchen,
Restroom
Storage

Suite 109— 1,333 SF
Large open area with
kitchen, restroom and
storage area in back.

Suite 117—1,200 SF
Large open area with
polished concrete floors.
Double door entry with
glass conference room up
front.

66'8"

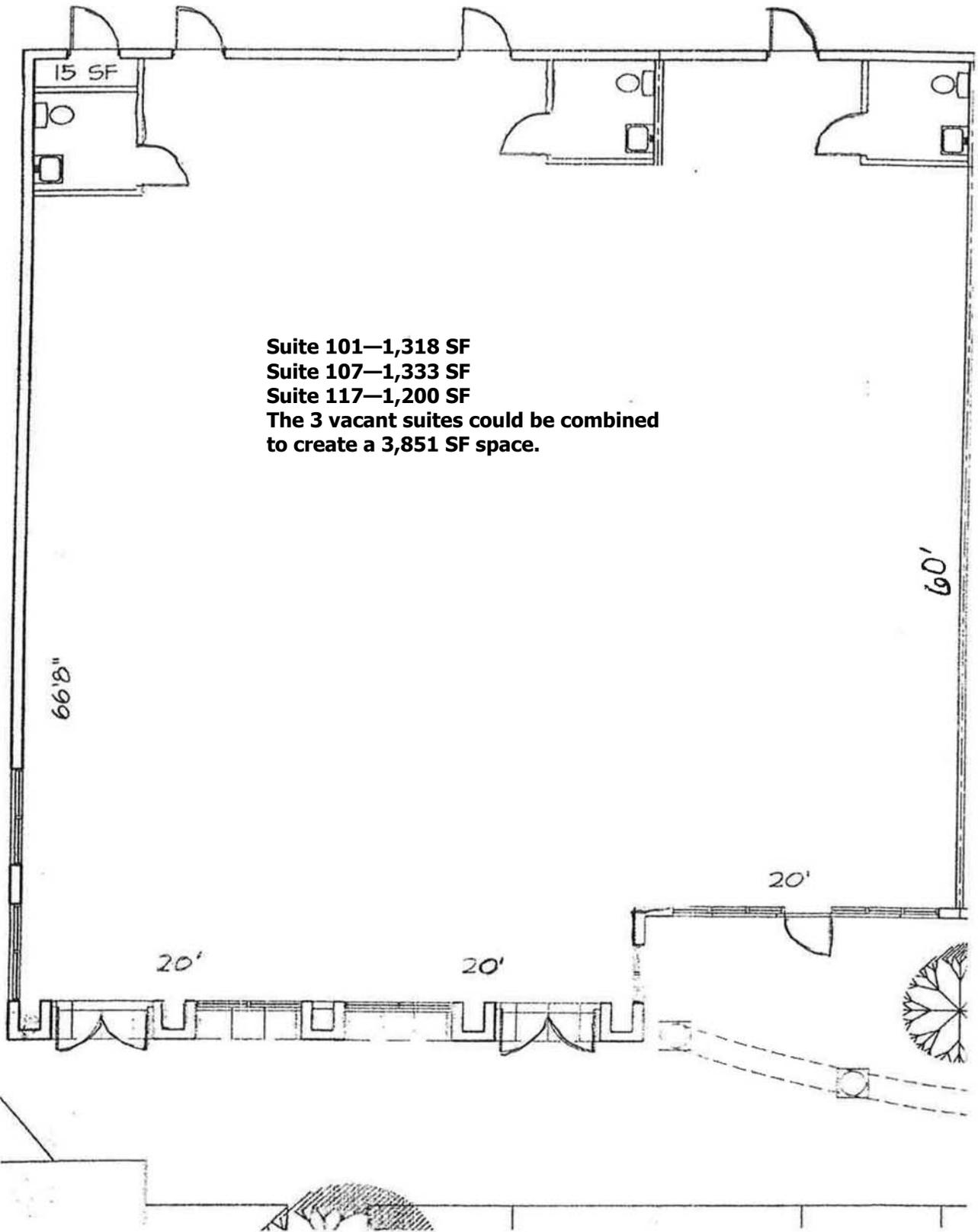
60'

20'

20'

20'

15 SF



Suite 101—1,318 SF
Suite 107—1,333 SF
Suite 117—1,200 SF
The 3 vacant suites could be combined
to create a 3,851 SF space.