

Oro Valley / Vistoso Commercial

+/- 8 Acres Commercial
Rancho Vistoso

CHAPMAN LINDSEY
COMMERCIAL REAL ESTATE SERVICES, LLC



PROPERTY

- Rancho Vistoso Parcel 5-U
- Approximately 8.05 acres
- Rancho Vistoso PAD Commercial Zone
- Approved preliminary development plan
 - +/- 76,000 SF mixed use center
 - +/- 63,200 SF - office use
 - +/- 12,800 SF - restaurant use

LOCATION

Rancho Vistoso Blvd just north of Tangerine Road next to the Safeway center

PRICE

\$1,200,000

TRAFFIC COUNTS (2006 Daily Averages)

Rancho Vistoso Blvd: 16,690 vehicles/day

Tangerine Road: 16,885 vehicles/day

DEMOGRAPHICS

2008 Data	1 Mile	2 Mile	3 Mile
Avg HH Income	\$89,297	\$85,869	\$84,823
Population	4,501	13,342	31,049

COMMENTS

This commercially zoned property in the growing, high income area of Oro Valley has an approved development plan for over 76,000 square feet of mixed use space. It is an excellent opportunity for an investor or developer.

Contact information:

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The information herein contained has been provided to us from various sources. Although we have no reason to doubt that accuracy thereof, we do not guarantee such information. The prospective customer is advised that all information contained herein should be independently verified. All offerings are subject to prior sale, lease or withdrawal from the market without notice.



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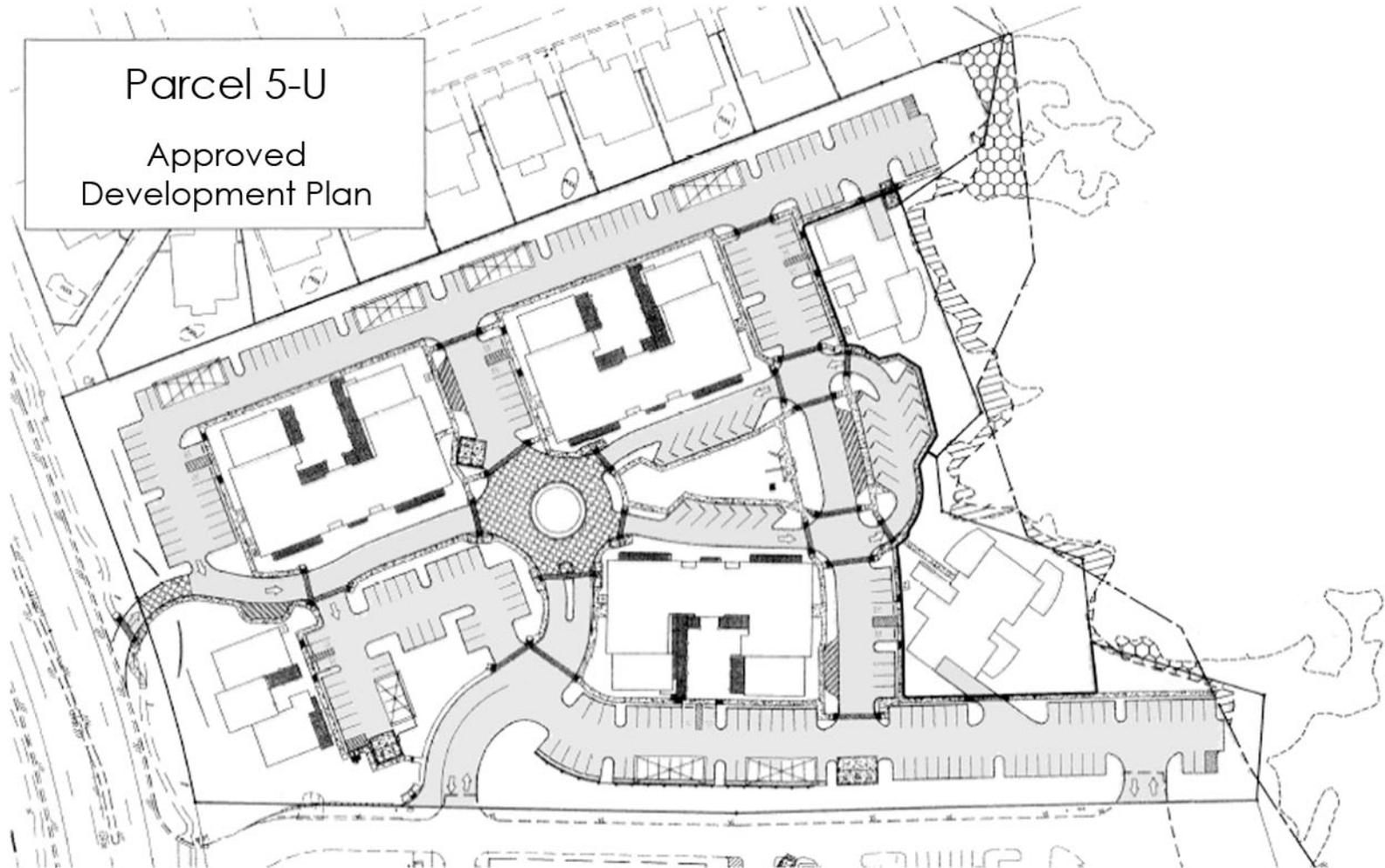
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ZONING

Existing zoning on the property is Rancho Vistoso PAD C-1

GENERAL PLAT HIGHLIGHTS

- Total building area: 76,086 square feet
- Office area: 63,236 square feet
- Restaurant area: 12,850 square feet
- Hours of operation: 6 AM to Midnight
- Development plan approved 10/17/07

DEVELOPMENT STANDARDS

Commercial Building Setbacks:

- 10' between buildings
- Maximum building height: 34' (three stories)
- Covered parking structure height: 10'

Property Setbacks

- Front – 20'
- Rear – 25'
- North property line – 70'