

JOIN TRADER JOE'S & MARSHALLS

Retail 24/7.

# FOR LEASE PLAZA ESCONDIDA

## JUNIOR ANCHOR SPACE AVAILABLE

### SEC ORACLE & MAGEE ROADS :: ORO VALLEY, ARIZONA

- Upscale tenant-mix catering to the surrounding neighborhood demographic
- "Going-home" traffic into Oro Valley, Catalina, SaddleBrooke and Pinal County
- Signalized intersection with unparalleled visibility for tenant signage
- Busy center across from national retailers like Walmart Neighborhood Market, Sprouts Farmers Market, Home Goods and Kohl's



### FOR MORE INFORMATION CONTACT:

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**FOR LEASE  
PLAZA ESCONDIDA**

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**LEASE RATE**

\$22-24/SF, NNN

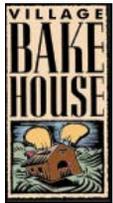
NNN charges currently estimated at \$4.75/SF

**SPACE AVAILABILITY**

±2,364 SF

±9,231 SF

**JOIN**



**Table Talk**



**Marshalls**

**2009 & 2010 Traffic Counts**

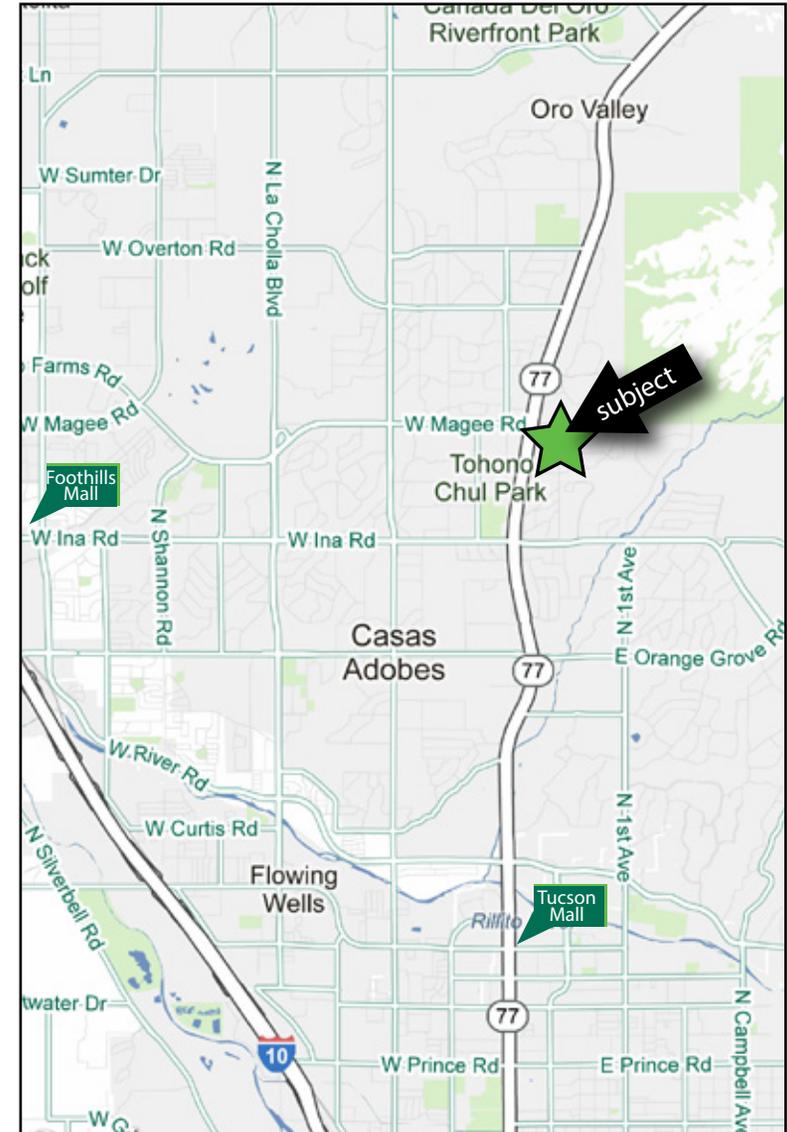
ORACLE ROAD	55,000
MAGEE ROAD	14,000
TOTAL	69,000

Source: PAG, 2009 & 2010 counts

**2013 Estimated Demographics**

	1 mile	3 miles	5 miles
POPULATION	4,659	35,053	130,339
AVERAGE HOUSEHOLD INCOME	\$68,006	\$78,803	\$70,906
DAYTIME POPULATION	7,634	40,347	134,517

Source: Claritas



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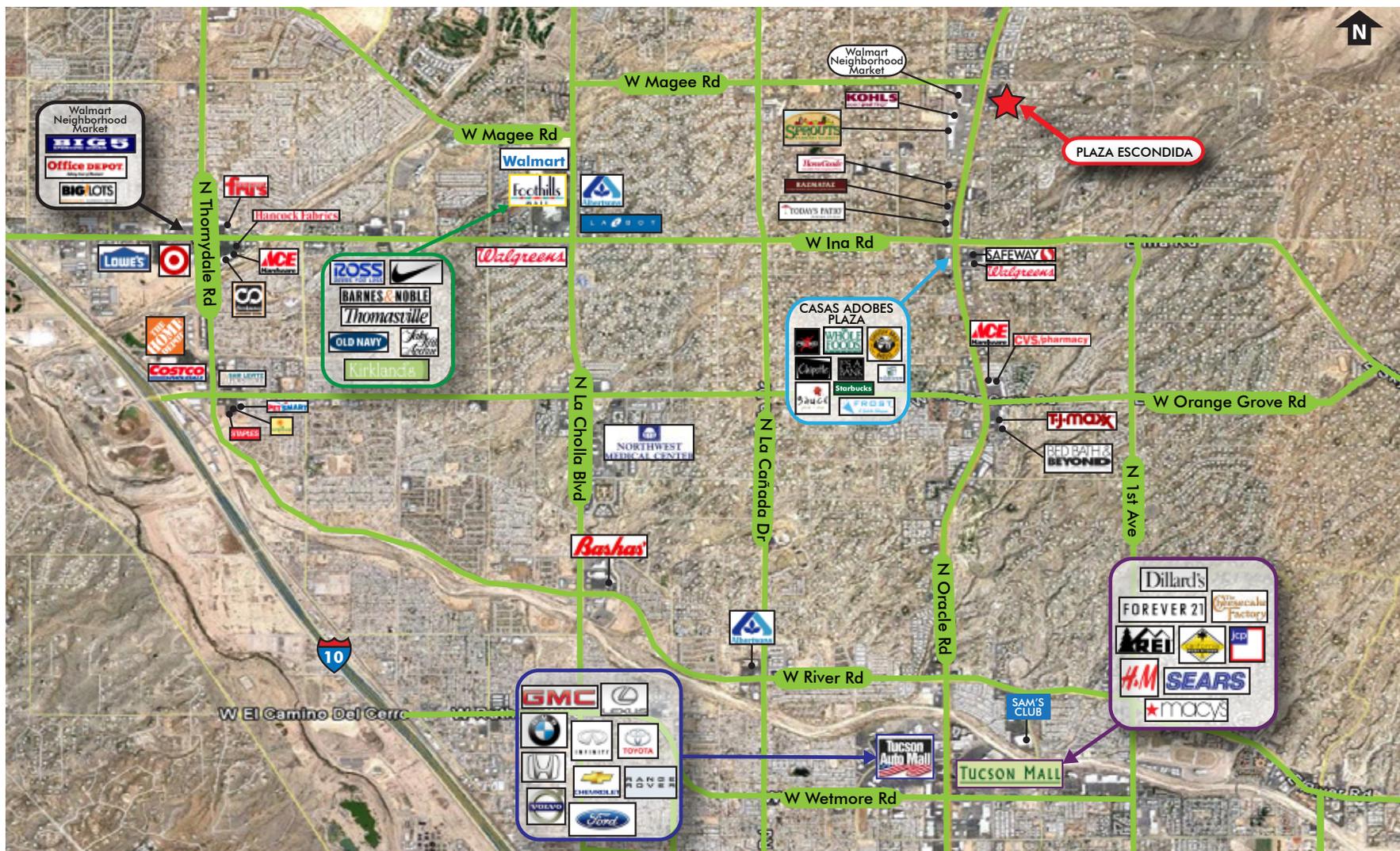
Tenant Directory		
Suite	Tenant	SF (±)
7960-7972	La Bella, a Consignment Boutique	4,550
7954	Academy of Music & Dance	2,375
7942	My Gym	2,175
7936	Sweet Repeats	2,000
7930	Resolutions Medical Spa	3,650
7918	AVAILABLE	2,364
7912	Trader Joe's	10,000
7900	Marshall's	27,760
7892	AVAILABLE (former restaurant)	9,231
7888	Trouville Salon-Day Spa	2,800
7882	Village Bakehouse	2,400
7874	Table Talk At Home	7,776
7872	A Better U Nutrition	1,250
7870	Venus Three	750
7866-7868	Anthony's Cigar Emporium	2,000
7864	CDO Barber Shop	750
7862	Zounds Hearing	1,250
7860	Nationwide Vision	2,700
7856	Seville \$1.99 Cleaners	900
7854	Alfonso Gourmet Olive Oils & Balsamics	1,740
7850	Dickey's BBQ Pit	2,700

SITE PLAN NOT TO SCALE

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