

FOR LEASE

Retail 24/7.



# NORTHWEST RETAIL SPACE

## LOCATED ON THE SWC LA CAÑADA & NARANJA DRIVE

ORO VALLEY, ARIZONA



### AVAILABILITY

SIZE	± 2,000 SF
LEASE RATE	\$24/SF/NNN
NNN CHARGES	\$5.35/SF

### 2013 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,904	34,918	77,995
AVERAGE HOUSEHOLD SIZE	2.71	2.50	2.37
AVERAGE HOUSEHOLD INCOME	\$102,697	\$35,602	\$33,203

(SOURCE: CLARITAS 2013)

### HIGHLIGHTS

- Excellent visibility and access
- Located at a signalized intersection
- Located across from Oro Valley Library

### TRAFFIC COUNTS

LA CAÑADA DRIVE (2010)	15,000 VPD
NARANJA DRIVE (2007)	8,000 VPD

(SOURCE: PAG)

FOR MORE INFORMATION

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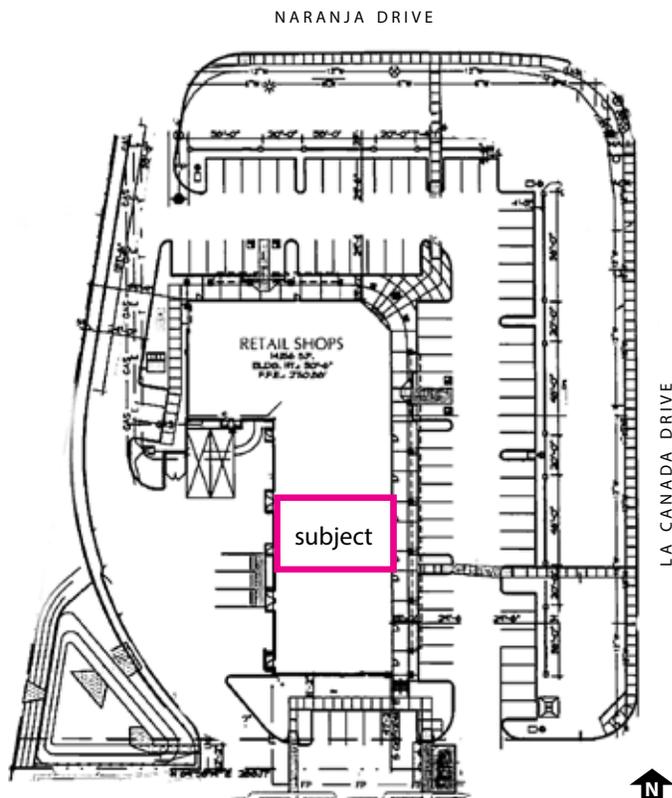


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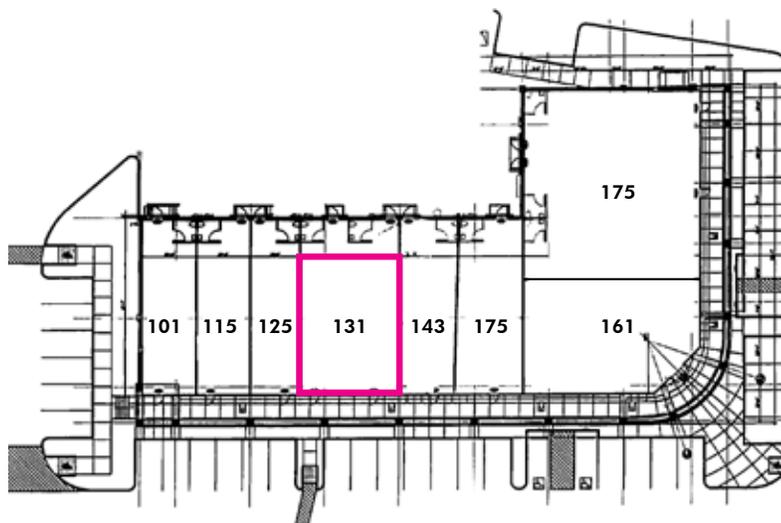
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**SUITE**    **TENANT**

101	SPARKLE CLEANERS
115	NICO'S TACO SHOP
125	ELEGANT NAILS
131	AVAILABLE
143	STATE FARM
175	COLDWELL BANKER
161	BRUEGGER'S BAGELS



PLANS NOT TO SCALE →

**FOR MORE  
INFORMATION  
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