

For Sale or Lease
MERCADO AT CANADA HILLS

NEC Lambert Lane and La Canada
 Oro Valley, AZ 85737



Location: NEC Lambert Lane and La Canada
 Oro Valley, AZ 85737

Available: 1,935 s.f. Shell space.
 Space 2,000 s.f. Office buildout.

Available Pads:

Pad A: 4,400 s.f. buildable 1 story.
Pad 3: 10,000 s.f. buildable 2 story.

Lease Rate: Starting at \$18.50/s.f./yr.

Lease Type: NNN (CAM est. \$4.56/s.f./yr.)

Pads Available: Financial, Medical & Food
 among the many uses. No drive-thru.

Comments: Mercado at Canada Hills is located at the key signalized intersection of La Canada and Lambert in the heart of Oro Valley. There are very few retail or office opportunities in this area.

Excellent opportunity for retail or office users with high visibility and access anchored by Fry's Food and its fueling station.

Lambert and La Canada is the main crossroad of downtown Oro Valley. Easy access to shopping and all Oro Valley town amenities

	1	3	5 mile
Population:	7,867	40,620	93,188
HH Inc.:	\$94,194	\$86,630	\$79,636
Traffic:	34,426 (22,426 La Canada, 12,000 Lambert)		

Another Development by:



Whirlygig Properties, LLC
 Commercial Real Estate Excellence
 P.O. Box 30158
 Tucson, Arizona 85751-1058

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