

JOIN TRADER JOE'S & MARSHALLS

Retail 24/7.

PLAZA ESCONDIDA

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



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LEASE RATE

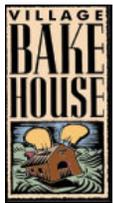
\$22–24/SF, NNN

NNN charges currently estimated at \$4.75/SF

SPACE AVAILABILITY

100% leased

JOIN



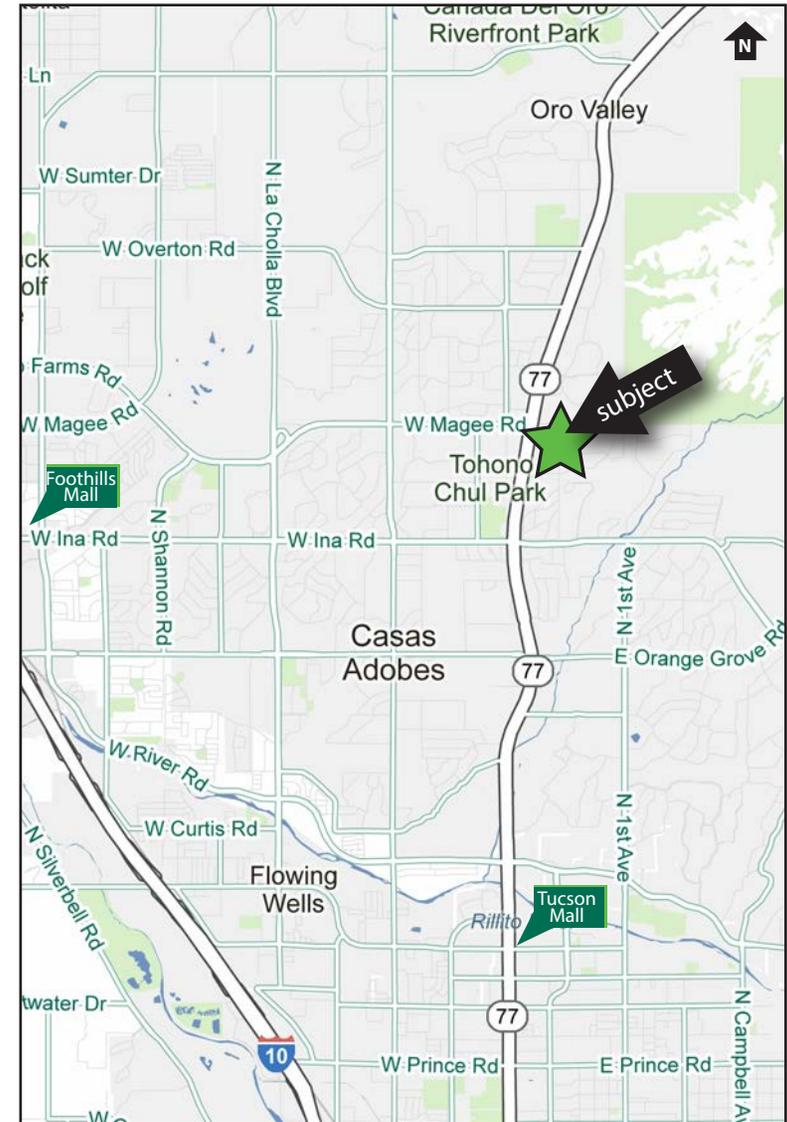
Traffic Counts

ORACLE ROAD	±55,000 vehicles per day
MAGEE ROAD	±14,000 vehicles per day
TOTAL	±69,000 vehicles per day

Source: PAG, 2010 & 2012 counts

2014 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	4,577	35,386	130,095
AVERAGE HOUSEHOLD INCOME	\$73,684	\$79,233	\$72,911
DAYTIME POPULATION	5,333	20,654	72,794

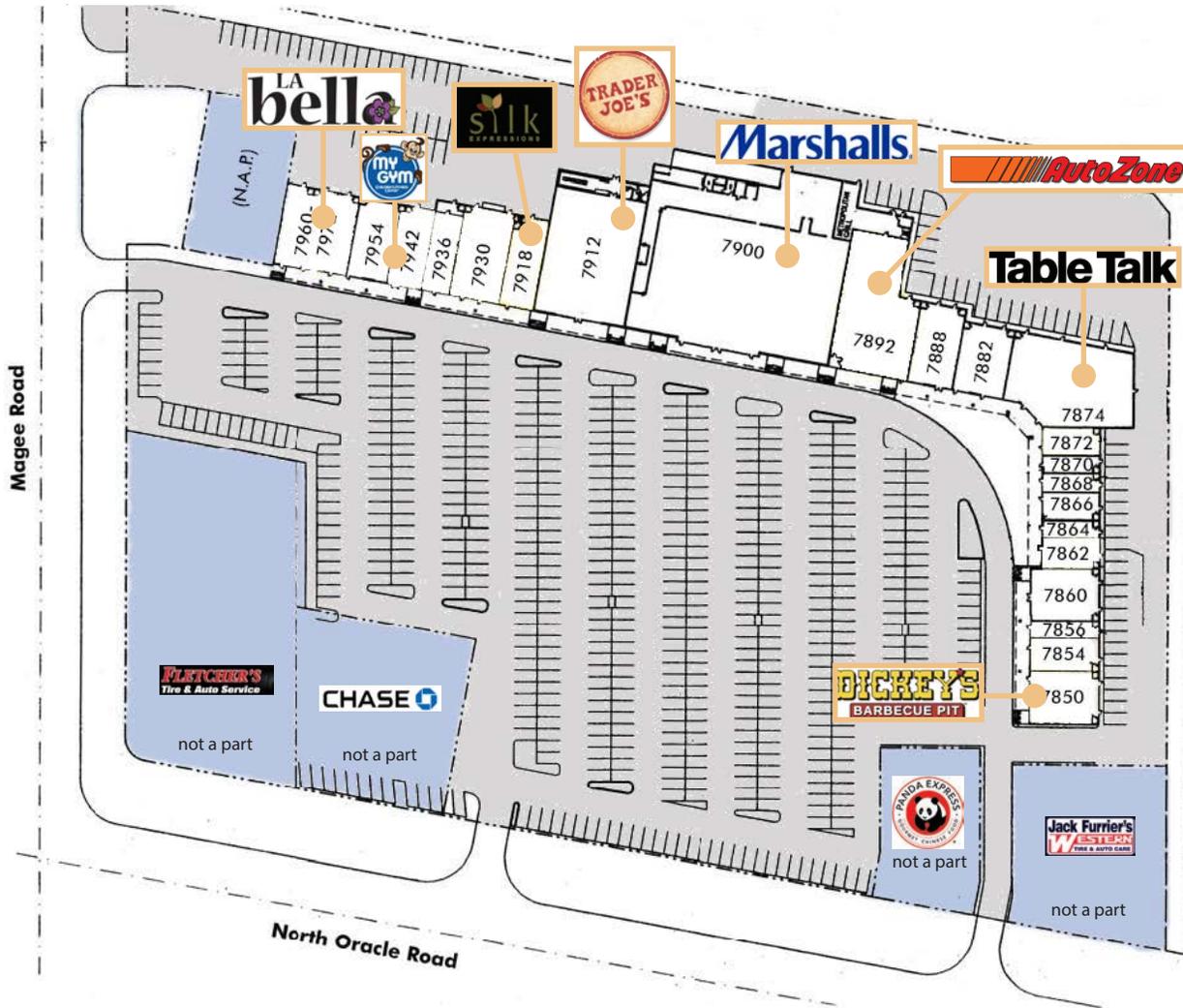
Source: Claritas



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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	La Posada	3,650
7918	Silk Expressions	2,364
7912	Trader Joe's	10,000
7900	Marshalls	27,760
7892	AutoZone	9,231
7888	Trouville Salon-Day Spa	2,800

7882	Village Bakehouse	2,400
7874	Table Talk At Home	7,776
7872	Lucky Cat Social Art	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



