



**CUSHMAN & WAKEFIELD**



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**FOR SALE / BUILD TO SUIT**

## Miller Ranch Technical Park

±14.3 Acres of Land with Entitlements  
NWC Tangerine Rd & La Cañada Dr  
Oro Valley, AZ 85737

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## LAND

### 14.3 Acres Technical Park Sale Price: Please Inquire

Property Highlights	
Tenure	Fee Simple
Zoning	Commercial (C-1) Technological Park (TP) Residential (R1-144)
Entitlements	Preliminary building design and approved master development plan including civil documents for Phases I & II.

### Site Features

- ±14.3 Acres of tech park possible
- Prestigious Oro Valley
- Flexible development plan
- Up to ±70,000 SF contiguous facility
- Ideal site for corporate presence (branding name)
- Off lighted intersection
- Property is already entitled
- National developer
- 1 + 2 story building
- Quality construction (concrete tilt)
- Designation for easy construction
- Development plans approved and maybe modified as required

### Property Highlights

- Currently entitled with 37.3 Acres of mixed use development plan including retail and official and residential uses.
- The Commercial Zoning accounts for 5.0 acres of the property with a development yield of 24,000 square feet of retail, including a bank drive-thru. The Office Park is comprised of a total area of 14.3 acres with a development yield of approximately 166,000 square feet of medical/professional, research, and light manufacturing. The remaining 13.0 acres are zoned R-144 with probable rezoning to higher density residential.

- Oro Valley is an affluent suburb of Tucson, Arizona with high barriers to entry for new development. Both Tangerine and La Cholla are major arterial roadways. Oro Valley is a burgeoning biotech cluster and is home to many notable biotech and aerospace companies, including Ventana Medical Systems-Roche, Sanofi-Avantis, University of Arizona Bio-lab, and Honeywell. Oro Valley Hospital is located less than three miles east on Tangerine Road. The property is easily accessible to retail and restaurants located nearby. The property has access to I-10 via Tangerine Road. This multi-use project is ideally located at the signalized intersection of Tangerine and La Canada.

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Artist Rendering



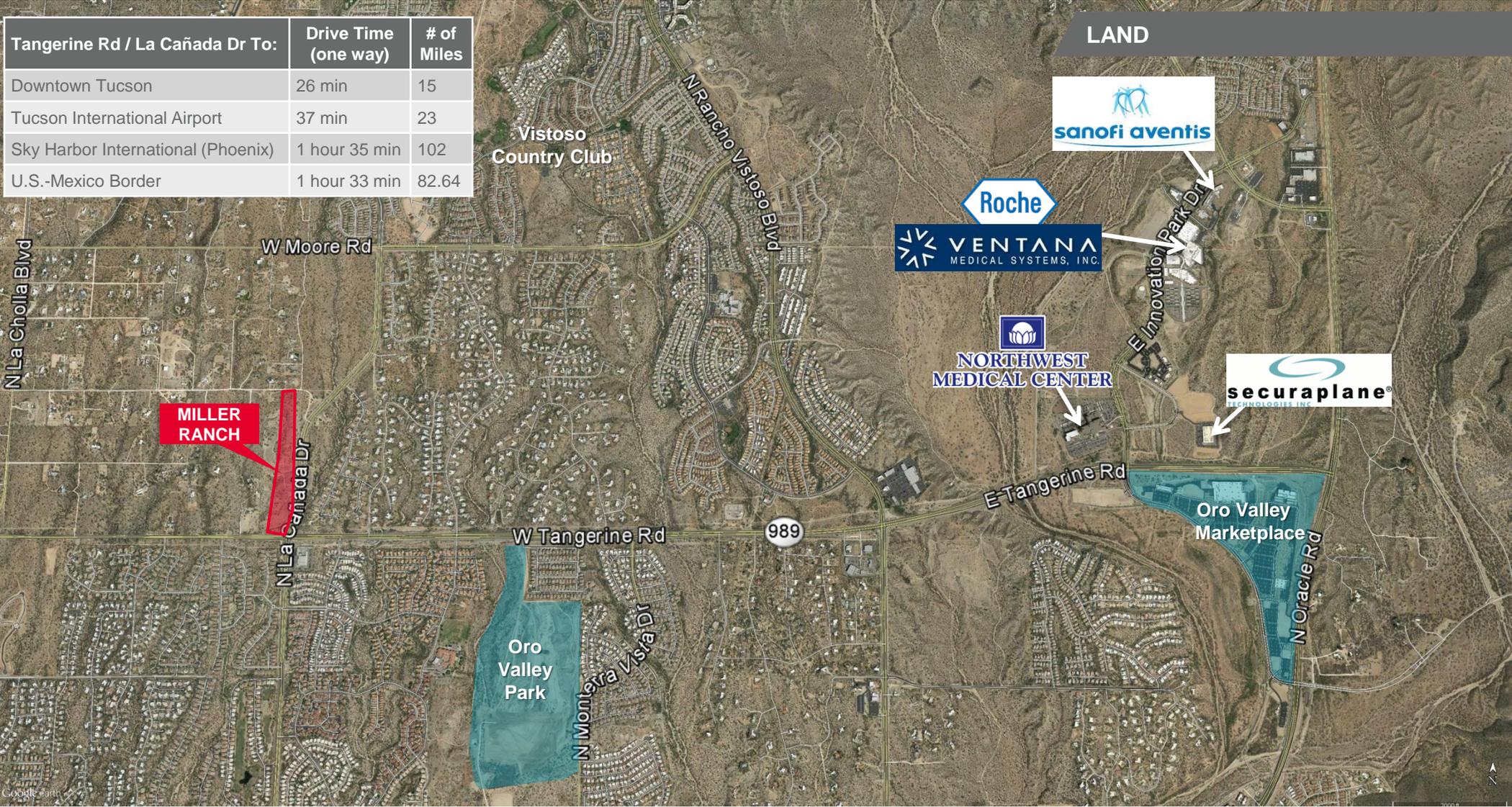
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Tangerine Rd / La Cañada Dr To:	Drive Time (one way)	# of Miles
Downtown Tucson	26 min	15
Tucson International Airport	37 min	23
Sky Harbor International (Phoenix)	1 hour 35 min	102
U.S.-Mexico Border	1 hour 33 min	82.64



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## Oro Valley

Lifestyle is the key to recruiting and keeping top employees. Oro Valley is a community dedicated to a high quality of life and offers award-winning schools, world-class resorts, designer golf courses, an exceptional park system and a wide range of desirable housing.

The mild weather and stunning landscape encourage healthy, active lifestyles. Residents enjoy a myriad of outdoor activities year round, from hiking scenic mountain trails to the challenges of Tucson's famous desert golf.

Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population 2010	6,985	29,965	66,711
Population 2015	8,057	33,788	73,871
Households 2010	2,361	11,305	27,070
Households 2015	2,737	12,748	30,030
Annual Population Rate 2010-15	2.90%	2.43%	2.06%
Annual Household Rate 2010-15	3.00%	2.43%	2.10%
Median Household Income	\$92,456	\$78,226	\$72,009
Average Household income	\$111,607	\$97,281	\$102,477

For more information, contact:

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