

THORNYDALE PLAZA PHASE III

INA RD & THORNYDALE RD, TUCSON, AZ



CUSHMAN &
WAKEFIELD



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For Lease / New Retail/ Office/ Hotel Development Opportunity

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SITE AREA

10.74 Acres

ZONING

NC (Neighborhood Commercial)
Town of Marana

PARCELS

101-05-042K (2.88 Acres)

101-05-042J (6.09 Acres)

101-05-043Q (1.77 Acres)

COMMENTS

- Flexible site plan that can accommodate office, call center, large format retail, shop space, hotel, and pads. Available for build-to-suit.
- Thornydale Plaza is the last significant commercial development opportunity in the bustling Thornydale Road & Ina Road submarket.
- Amenity rich area including a significant retail node, dense surrounding residential and high traffic counts.
- Easy access to Interstate I-10 via Orange Grove Road while Ina Road & I-10 interchange is under construction.



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

1 Mile	10,600	\$75,085	6,757	\$118 M
3 Miles	59,239	\$83,563	23,820	\$720 M
5 Miles	124,451	\$82,432	50,444	\$1.53 B

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RENDERING LOOKING NORTHWEST



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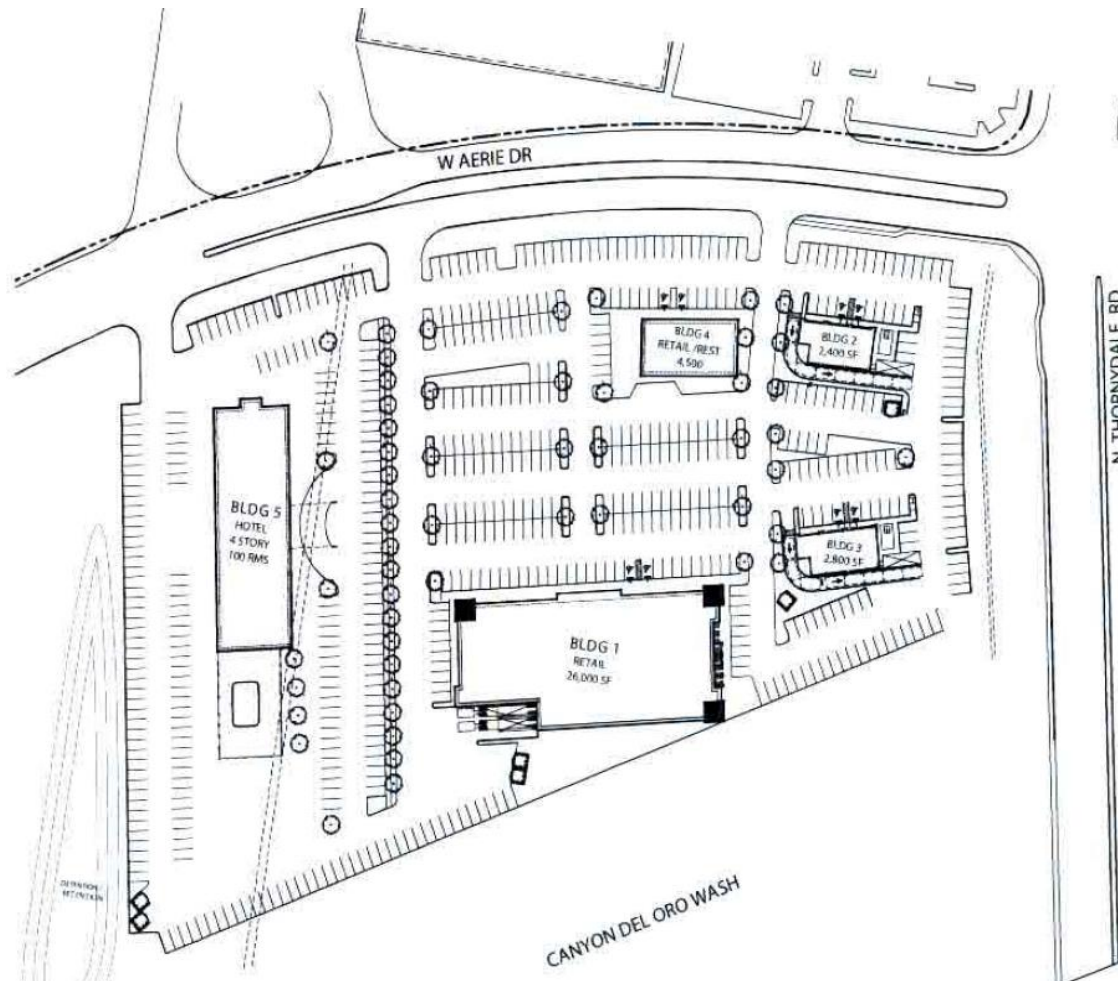
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CONCEPTUAL SITE PLAN

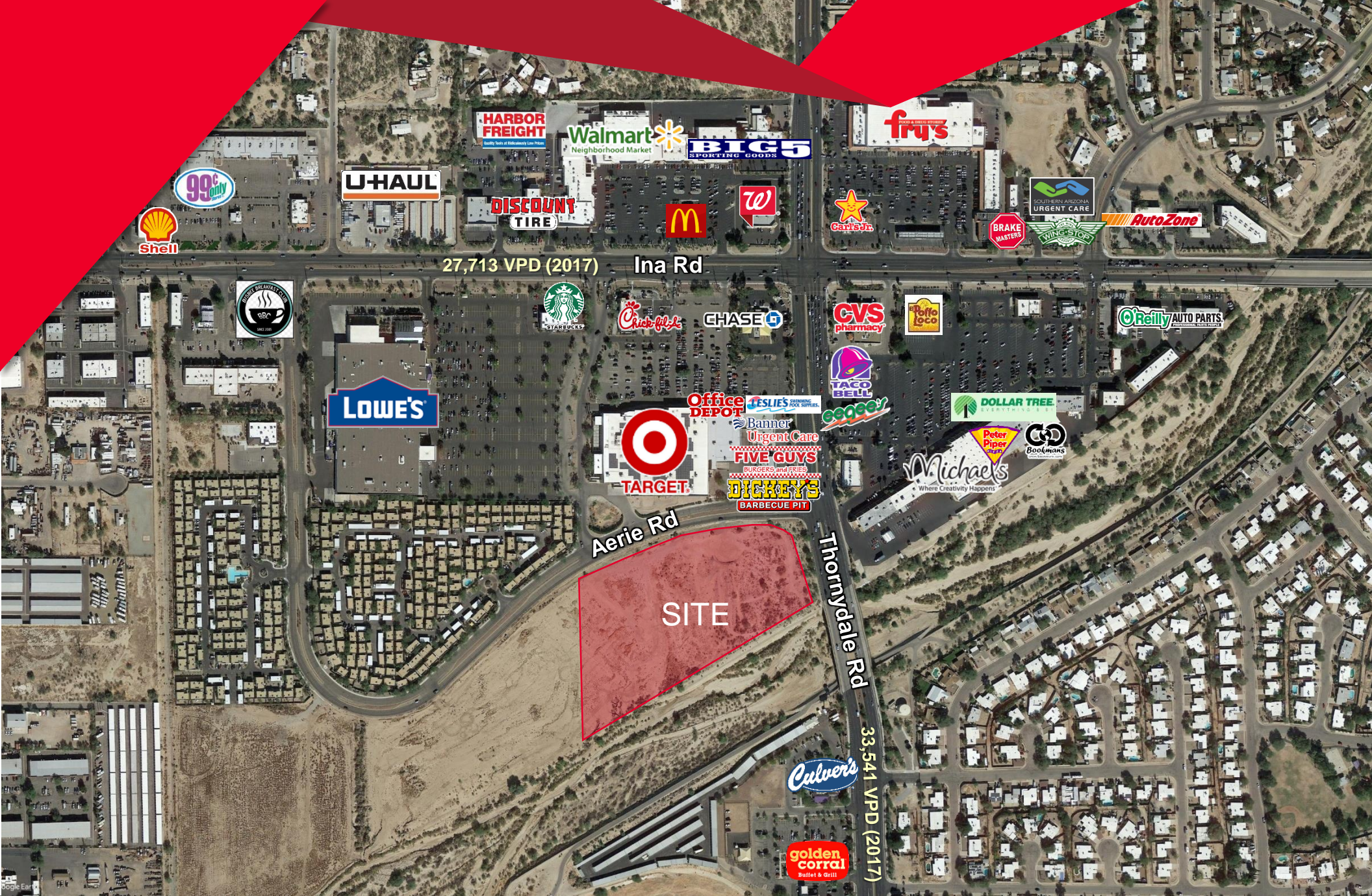


Conceptual Building Layouts

Building 1	26,000 SF
Building 2	2,400 SF
Building 3	2,800 SF
Building 4	4,500 SF
Building 5	Hotel, 4-story, 100 Rooms

Traffic Counts (2017)

Ina Road	27,713 Vehicles Per Day
Thornydale Road	33,541 Vehicles Per Day
Interstate 10	111,042 Vehicles Per Day



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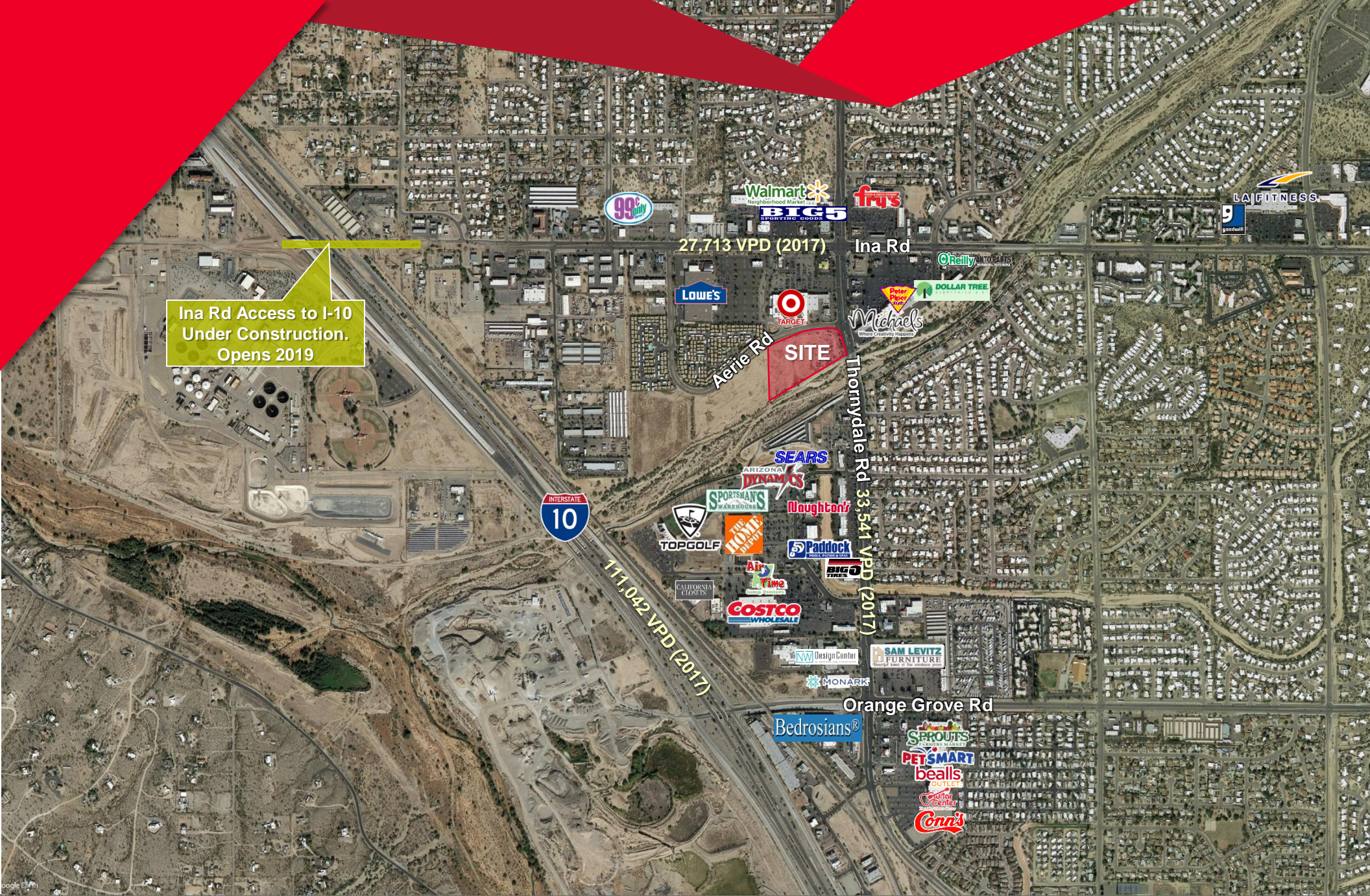
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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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