

SHOPPES AT TANGERINE CROSSING

MARANA, AZ 85658

For Lease | NEC Tangerine & Thornydale Roads



WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
PICOR.COM



CUSHMAN &
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SHOPPES AT TANGERINE CROSSING

NEC TANGERINE & THORNYDALE ROADS
MARANA, AZ 85658

AVAILABLE SPACE

PAD 6: 3,134 SF Office Shell
3,933 SF Built Out Restaurant
Shops B: Up to 16,000 SF can
accommodate Jr Anchor
Shops C: Up to 6,100 SF

LEASE RATE

Contact Agent

NNN CHARGES

\$6.60/SF

NEIGHBORING TENANTS

Fry's Marketplace, Verizon, McDonald's, Fry's Fuel, Anytime Fitness, AutoZone, Subway, Firestone, QuickMed, State Farm, Domino's Pizza, Great Clips, Nico's Taco Shop & More

COMMENTS

- Anchored by Fry's Marketplace (108,000 SF)
- Positioned along strong Tangerine Road Corridor
- Near Dove Mountain Master Plan Community
- Shop space and pads available



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	2,147	\$97,277	318	\$29.5 M
3 Miles	22,481	\$104,187	2,067	\$340 M
5 Miles	70,040	\$103,828	9,426	\$1.01 B

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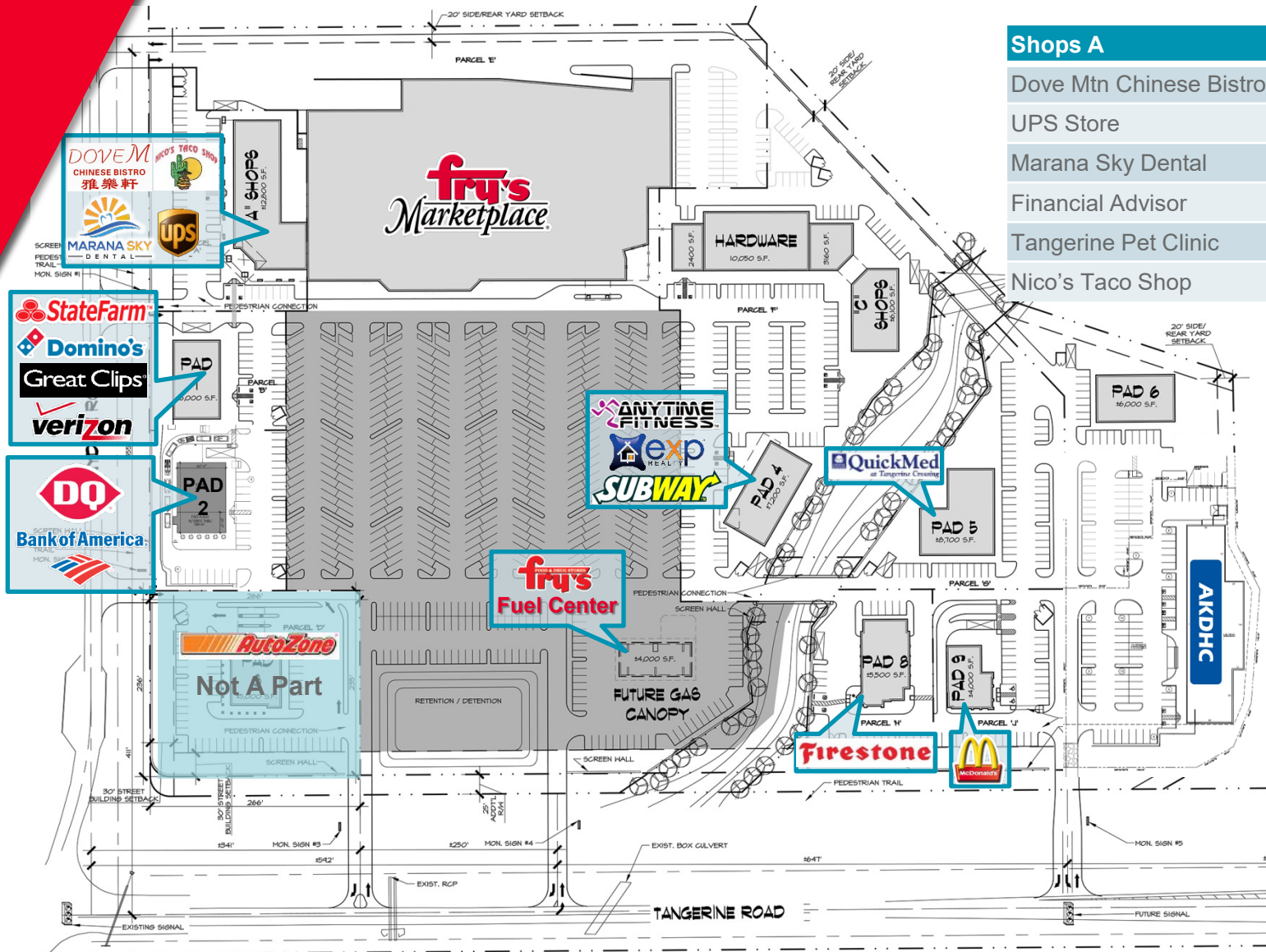


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Shops A	PAD 1
Dove Mtn Chinese Bistro	Domino's
UPS Store	Verizon
Marana Sky Dental	State Farm
Financial Advisor	Great Clips
Tangerine Pet Clinic	Dry Cleaner
Nico's Taco Shop	PAD 2
	Dairy Queen
	Bank of America
	Precious Metal Refinery
	Kiwi Nails
	PAD 4
	Anytime Fitness
	eXp Realty
	Subway
	PAD 5
	Oro Valley Quick Med
	Sparkle and Splash Pools
	PADS
	Arizona Kidney Center
	Auto Zone
	McDonald's
	Firestone Tires

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AVAILABILITY

PAD 6

3,933 SF Built-Out
Restaurant

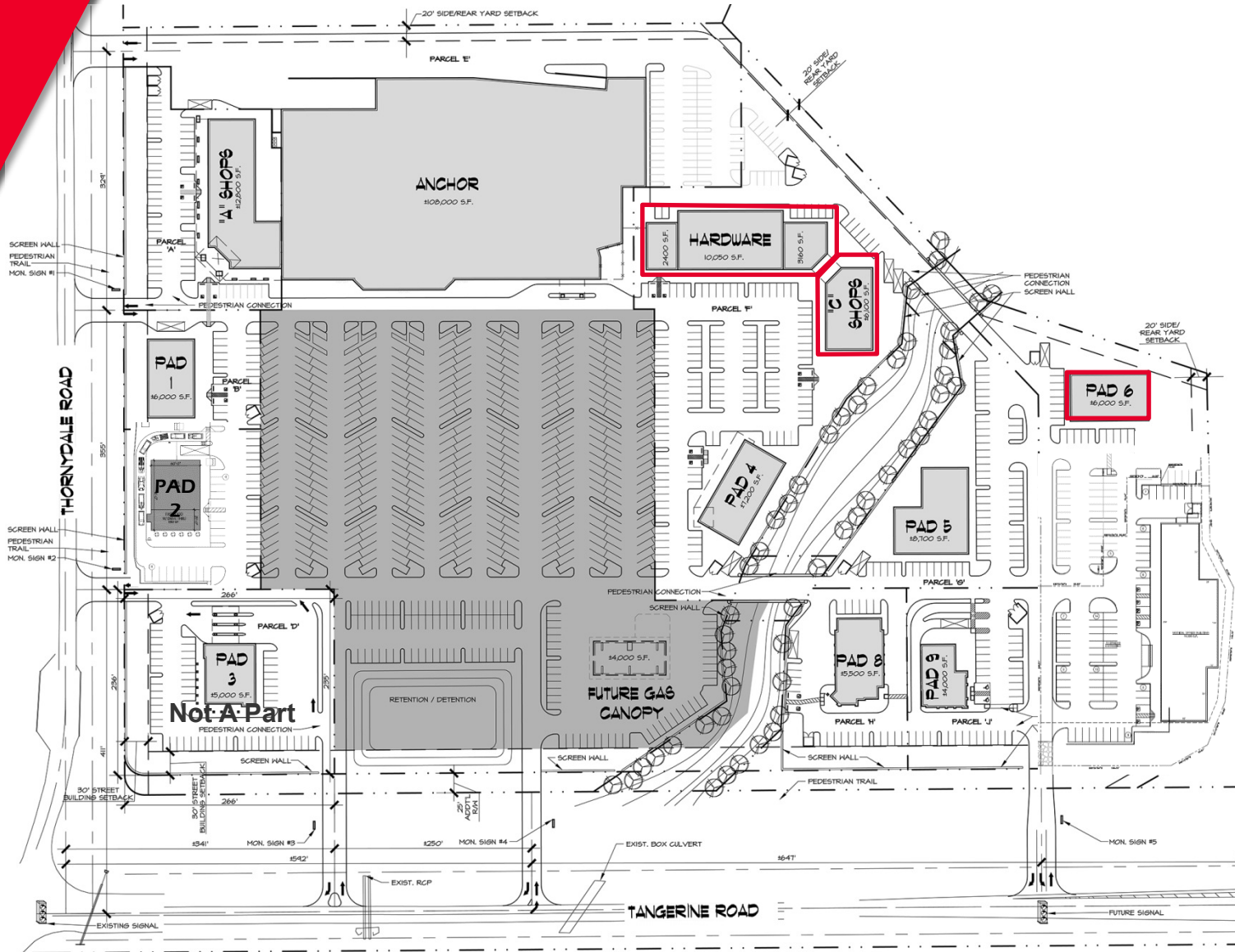
3,134 SF Office Shell

Shops B

Up to 16,000 SF
(can accommodate Jr
Anchor)

Shops C

Up to 6,100 SF



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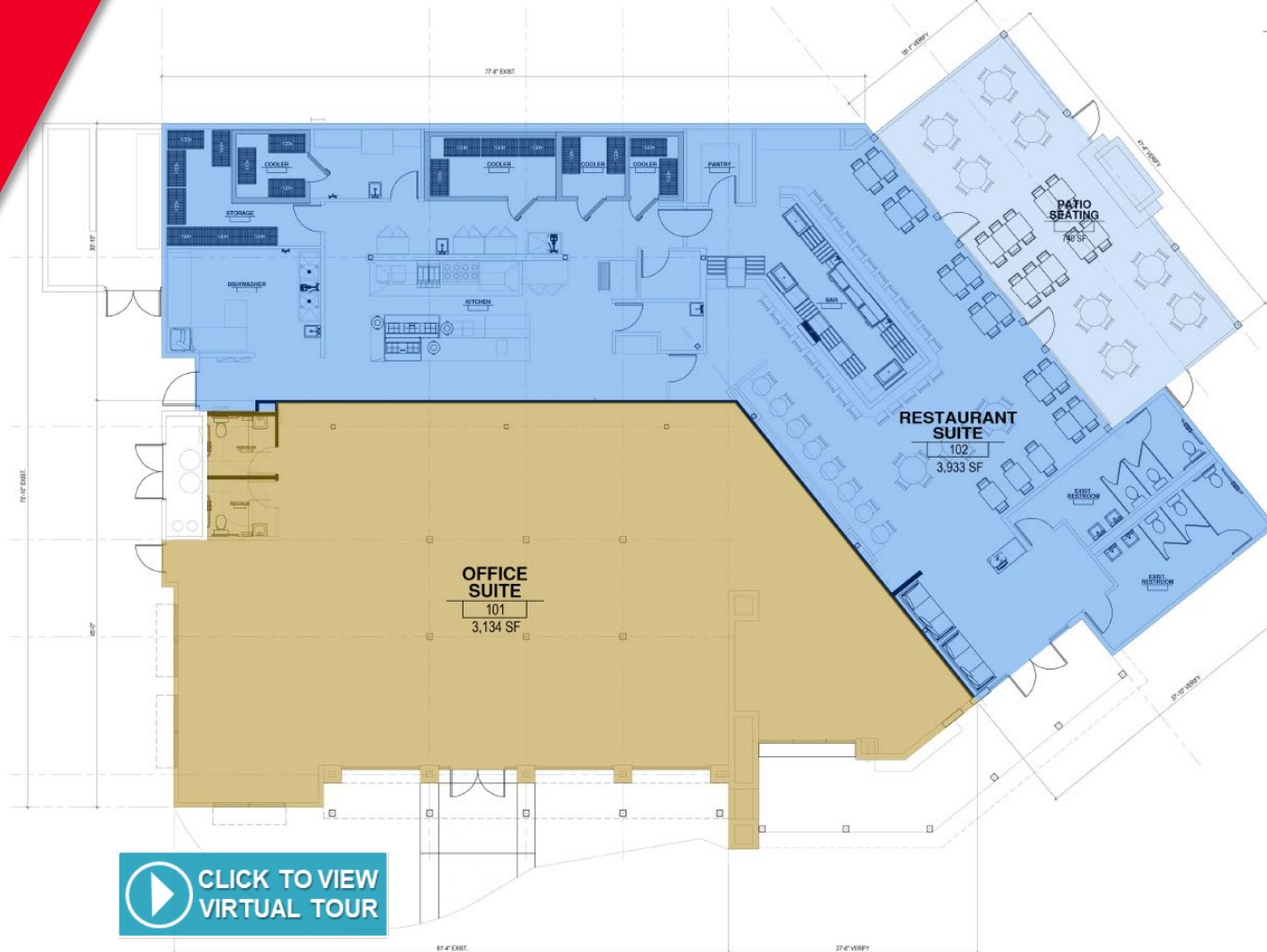


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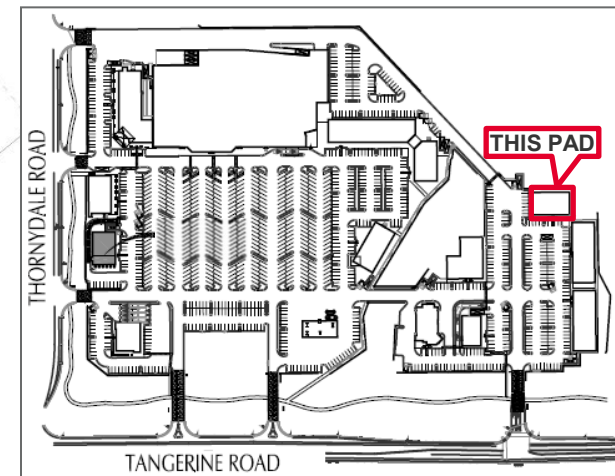
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FLOOR PLAN – PAD 6



OFFICE 101:	3,134 SF
RESTAURANT 102:	
SEATING:	1,467 SF
KITCHEN:	1,867 SF
OTHER:	599 SF
RESTAURANT 102:	3,933 SF
PATIO:	740 SF



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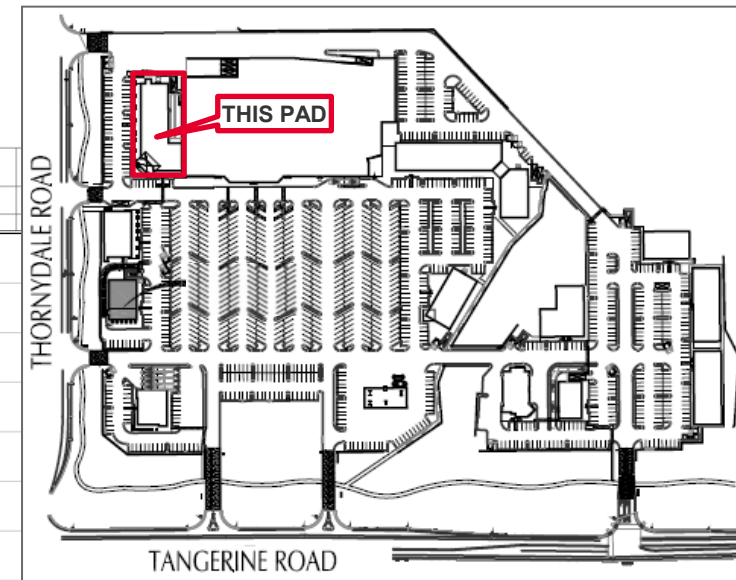
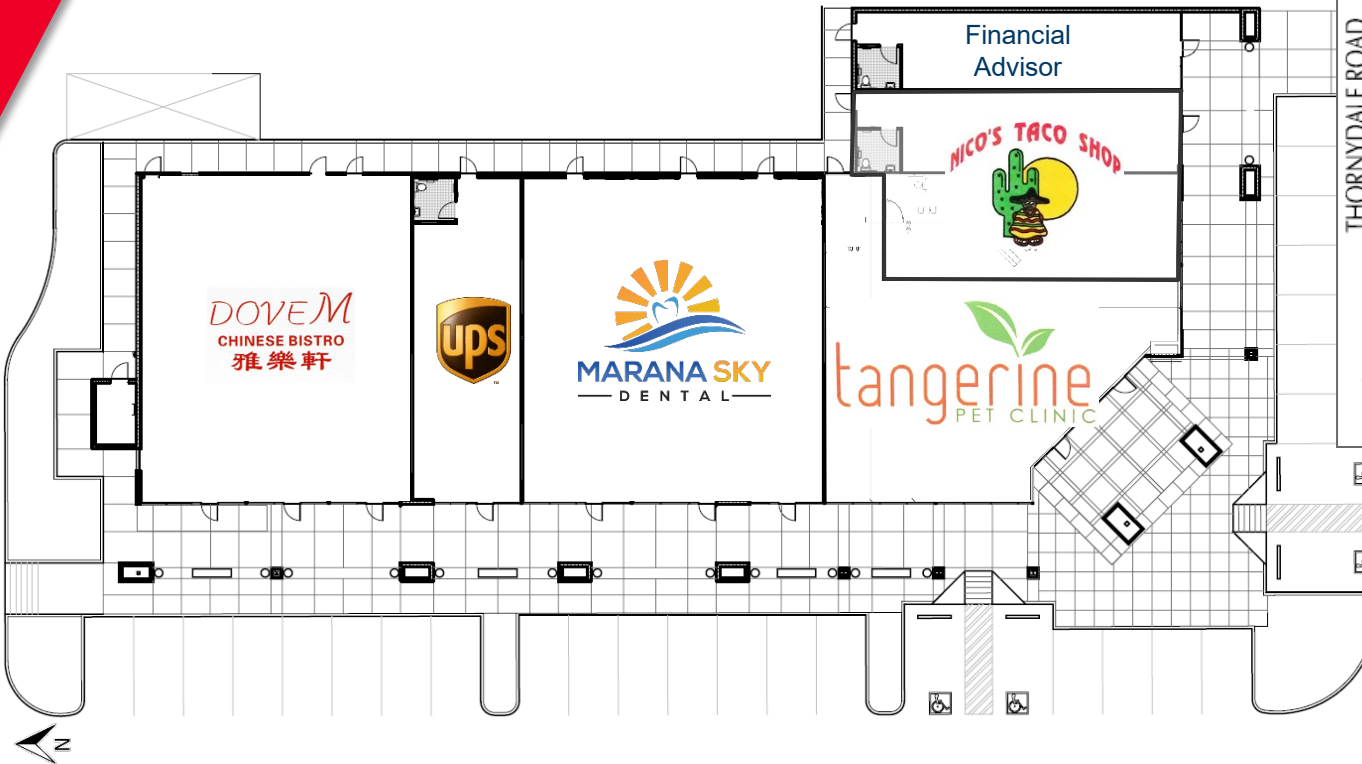


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FLOOR PLAN – SHOPS A



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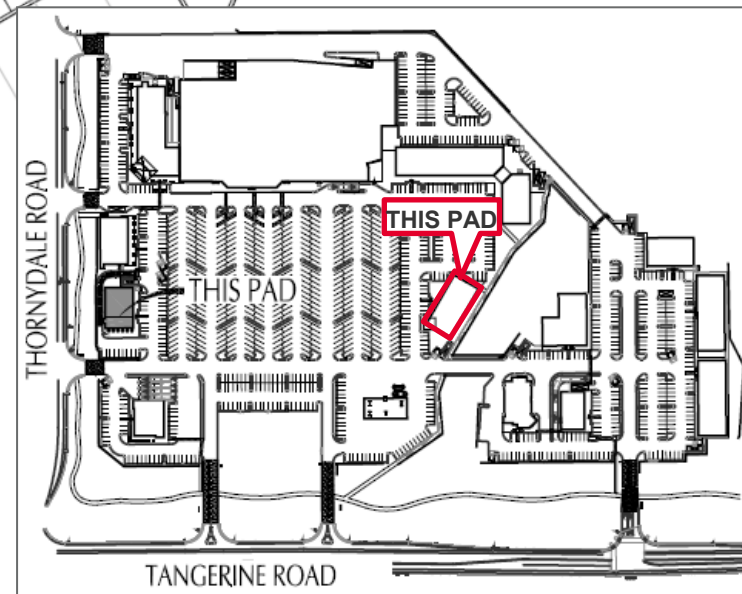
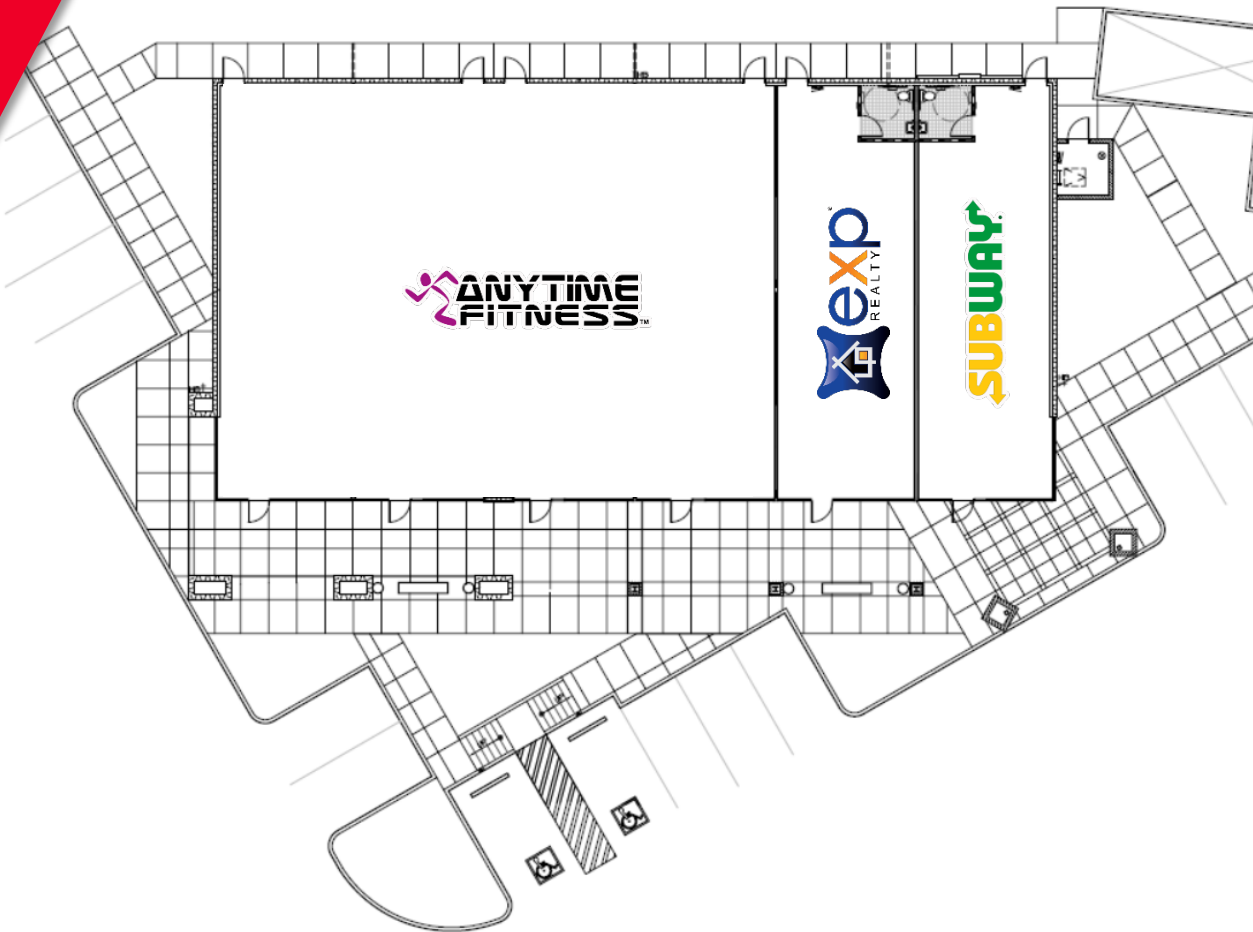


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FLOOR PLAN – PAD 4



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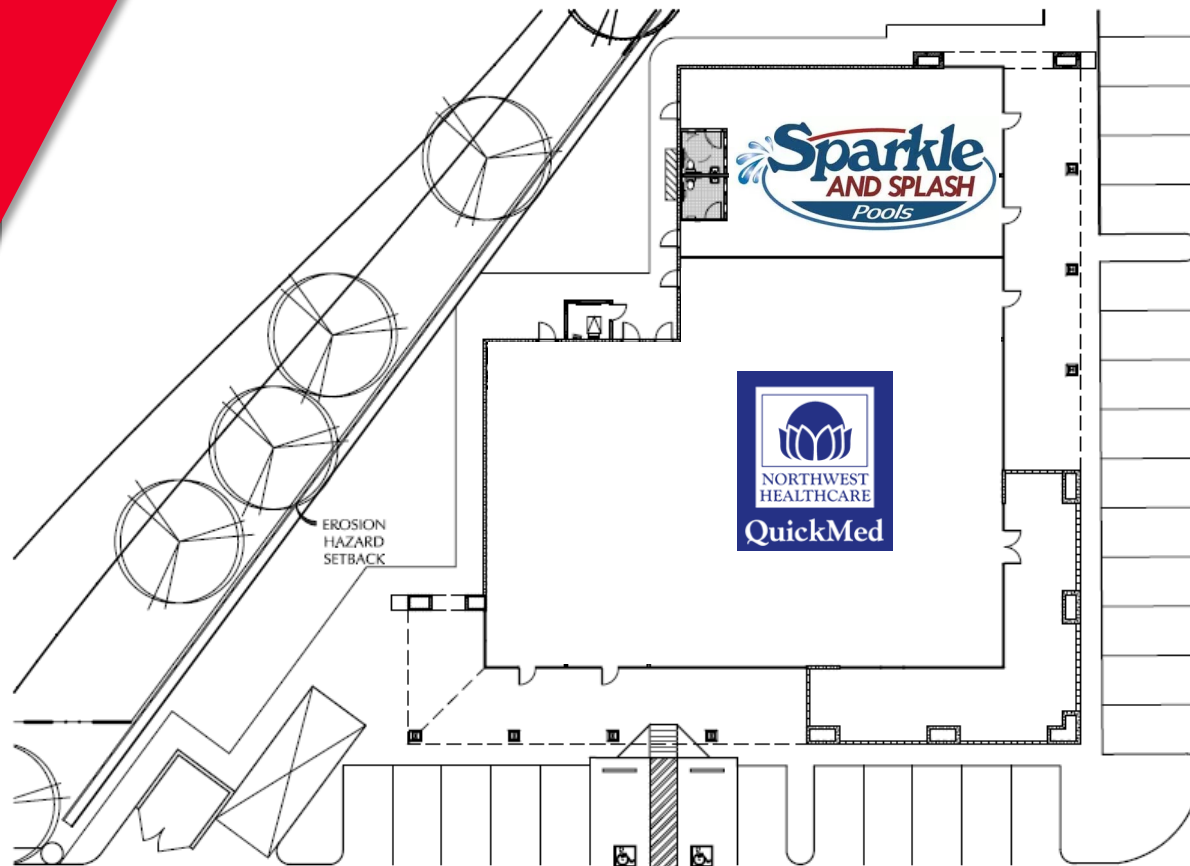


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FLOOR PLAN – PAD 5

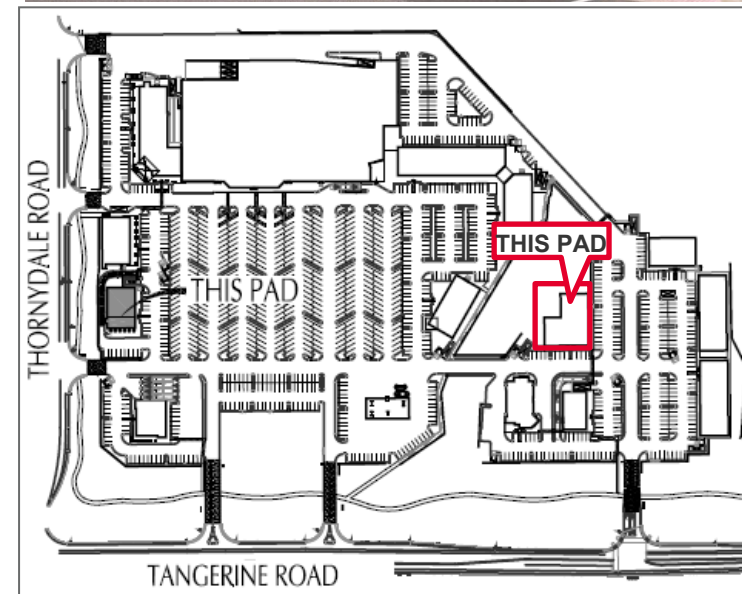


PAD 5 LEASING PLAN - TOTAL LEASING 8,700 S.F.

SCALE: 1" = 20'-0"



South Elevation



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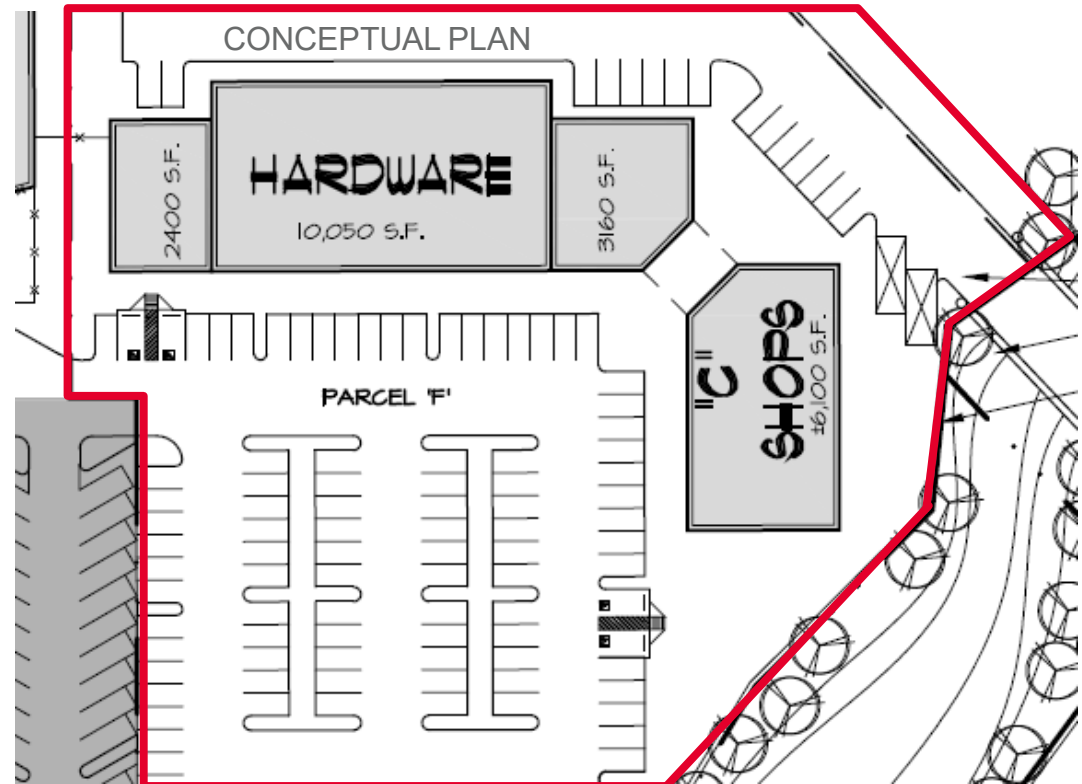
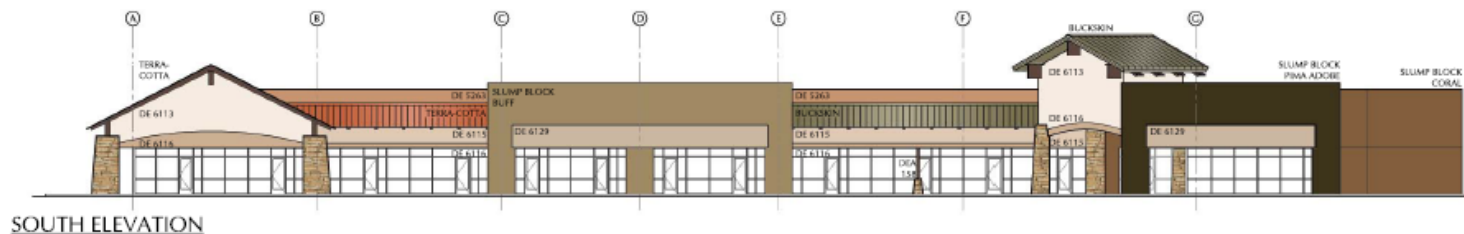


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ELEVATIONS – SHOPS B & C



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