

THE SHOPPES AT ORANGE GROVE

RIVER RD & ORANGE GROVE RD, MARANA, AZ



For Lease | Retail

WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

Suite 101: 4,400 SF* End Cap

Suite 105: 2,400 SF*

*Can be combined for ±6,800 SF

LEASE RATE

Submit

NNN CHARGES

\$6.14/SF

NEIGHBORING TENANTS

Costco, Home Depot, Top Golf, Sportsman's Warehouse, Bedrosians Tile & Stone, Sprouts, Petsmart and more

COMMENTS

- Prominent, attractive retail center in growing Marana
- Premier location along the Thornydale Road corridor
- Highly accessible, with convenient entry from either Interstate 10, River Road or Orange Grove Road
- Located in an Opportunity Zone



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	5,990	\$74,502	2,706	\$65.52 M
3 Miles	53,510	\$86,065	21,763	\$663.1 M
5 Miles	132,736	\$85,512	52,915	\$1.68 B

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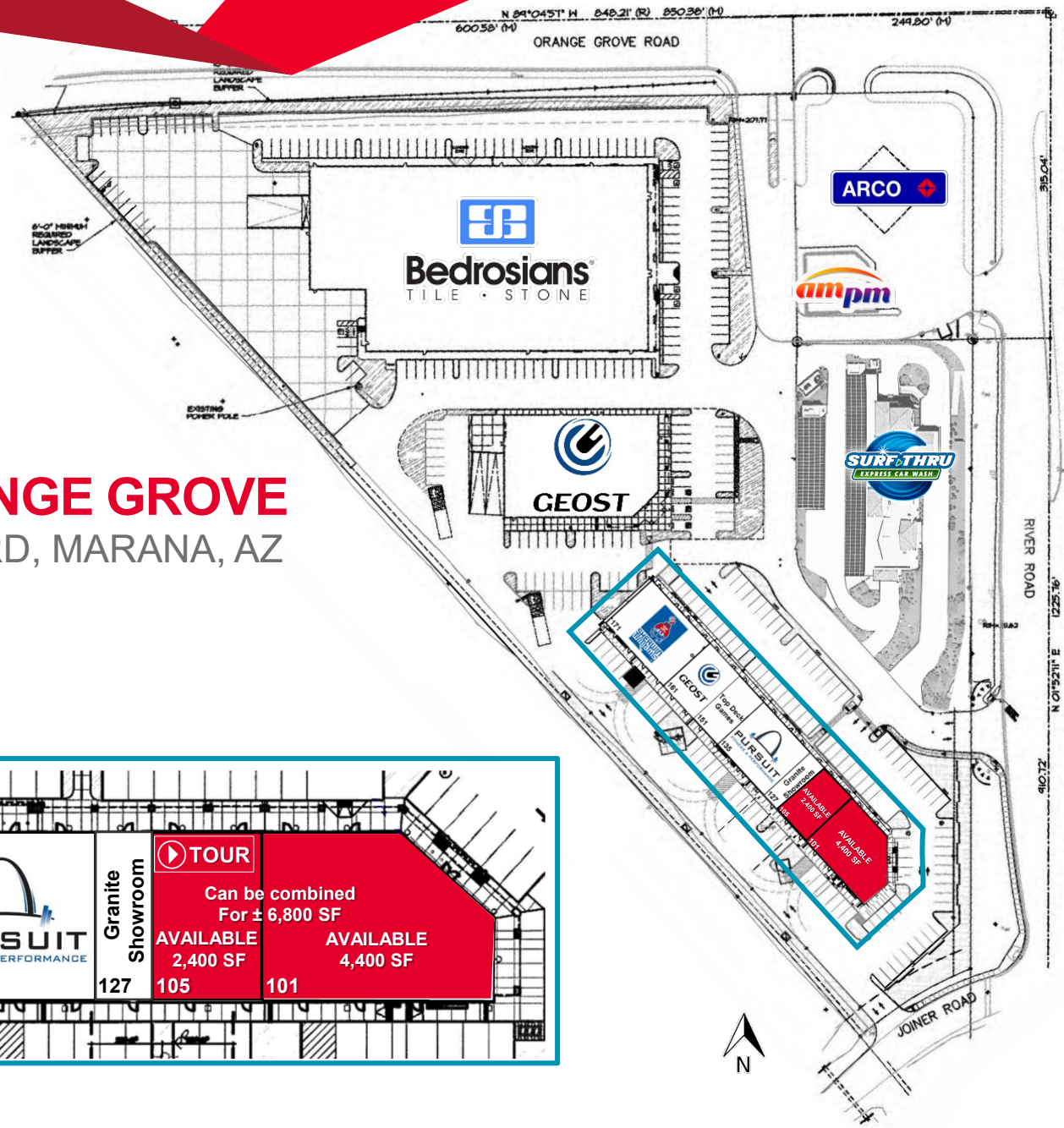
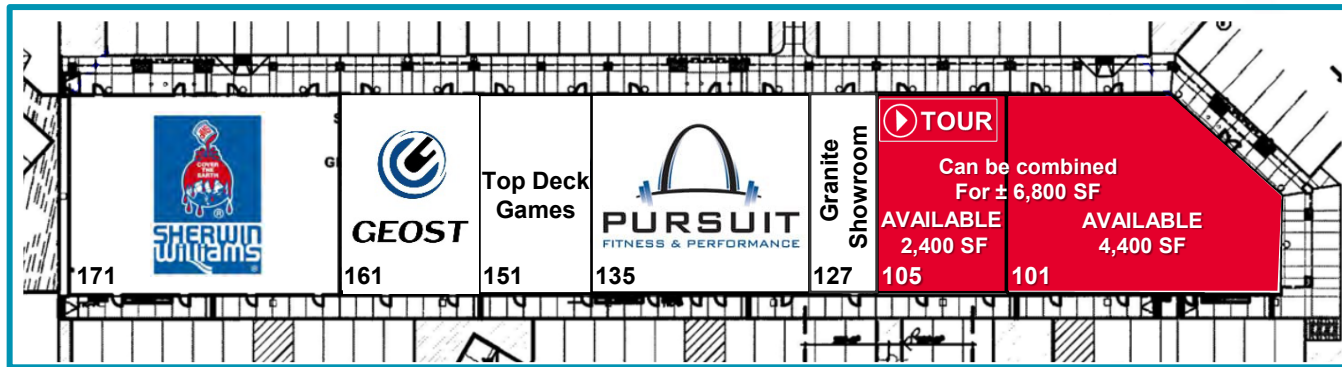
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SITE PLAN



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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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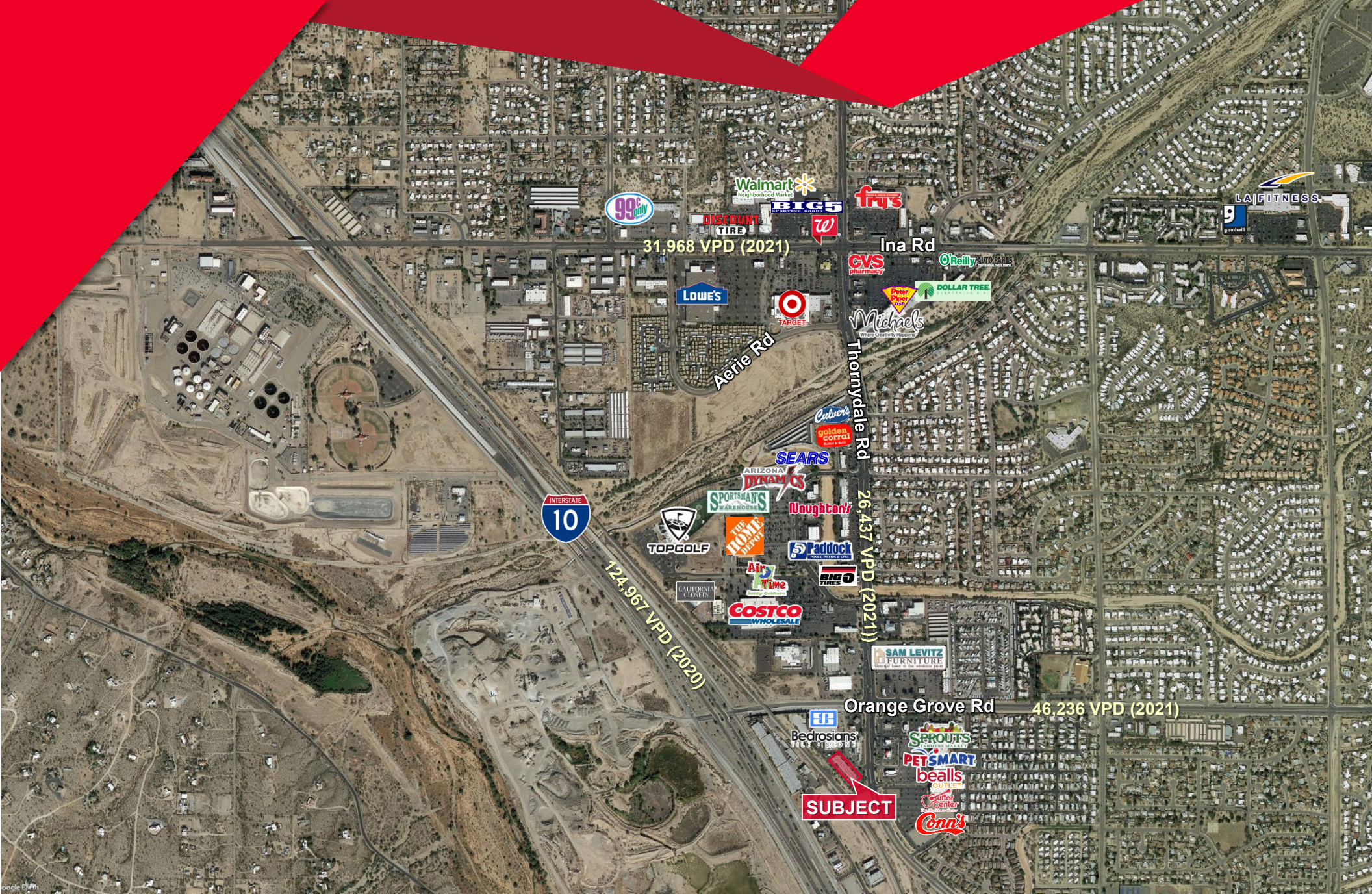
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