

8,000 SF Suite 101

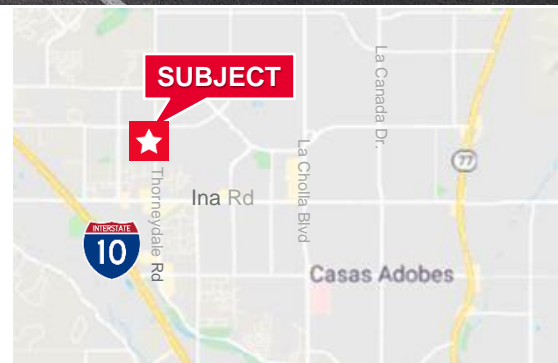
Lease Rate: \$8.00/SF – NNN, \$4.00/SF

Property Highlights

- Monument signage
- Reception room
- Showroom
- Four private offices
- Two storage rooms
- Break room – with sink
- Two (2) ADA bathrooms
- Fire Suppression system
- Warehouse/Shop: Large wide-open column free 16' clear height

Property Details

Lot Size	85,378 SF (1.96 Acres)
Tax Parcel No.	Portion of 225-38-089F
Zoning	Village Commercial (VC) Town of Marana
Loading	8'x8' Grade level
Heavy Power	(2) 400 amp - 208V/120V (1) 600 amp – 277V/480V
Construction	Masonry
Year Built	2002
Parking	75 free surface spaces
Pro Rata Share of Property Taxes	32% or \$18,220.48



For more information, please contact:

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Demographics & Property Photos

Demographics 2021 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	9,091	60,275	128,013
Households	3,482	24,230	52,882
Avg. Household Income	\$84,143	\$86,065	\$88,935
Daytime Employment	4,224	18,874	44,195
Total Retail Expenditure	\$104.15 M	\$730.98 M	\$1.63 B

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

N Thorneydale Rd W	24,680 VPD (2021)
W Ina Rd	31,968 VPD (2021)

Neighboring Businesses

Starbucks, Fry's Foods, 99 Cent Stores, Walgreens, U Haul, Embassy Plaza, Gold Canyon Plaza, Chase Bank, Sherwin-Williams Paint Store, O'Reilly Auto Parts and many more



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Multiple Uses

Village Commercial Permitted uses:

- Department stores
- Variety stores
- Retail warehouse outlets
- Showroom catalog stores
- Home improvement centers
- Automotive Supplies/Service Stations
- Auto dealers
- Cycle shop
- Pet and pet supply stores

Other Permitted uses: under NC Zone that applies to VC zone:

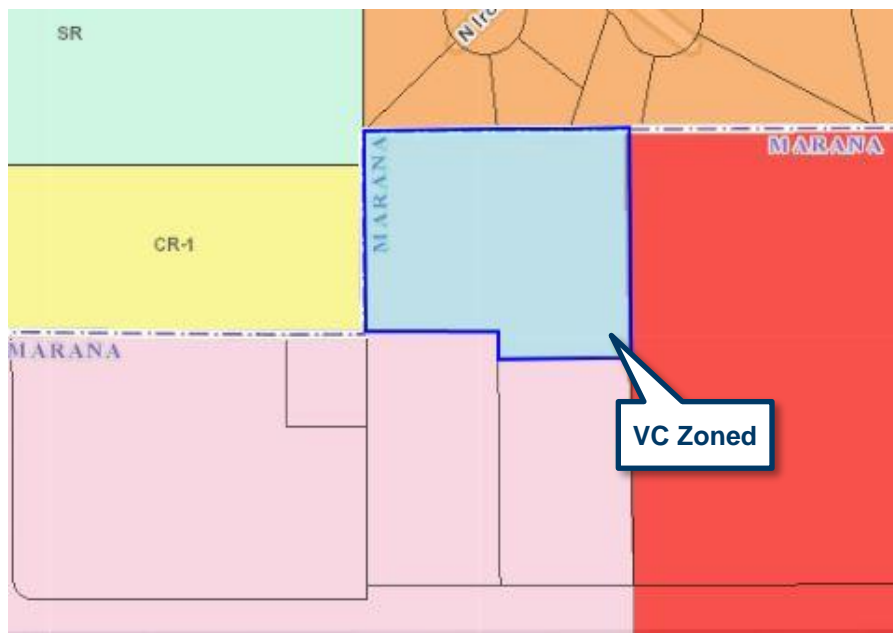
- Commercial Office
- Apparel stores
- Appliance stores
- Barber and beauty shops
- Bicycle shops
- Child care institutions
- Churches, temples, and other places for religious services
- Clinics: medical, dental, and veterinary (completely enclosed)
- Clothes cleaning, pressing, and tailoring shops
- Florist shops
- Food stores, including delicatessens, candy stores, and dairy product sales
- Furniture stores
- Gymnastics or cheerleading school
- Hardware stores (no) Harbor Freight , current neighbor
- Laundromats
- Office buildings
- Office equipment sales and service
- Package liquor stores
- Pet shops (completely enclosed)
- Public service facilities (government, civic, utility)

Conditional Uses by Permit:

Conditional Uses The following may be permitted subject to the conditional use permit

1. Automobile paint, body and fender shops.
2. Windshield replacement
3. Micro-hospitals

Zoning Map



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8'x8' Grade Level

SHOP

