

# PLACITA DE ORO | ANCHORED SHOPPING CENTER

SWC of 1<sup>st</sup> Ave & Tangerine Rd | 11901-11941 N 1<sup>st</sup> Ave Oro Valley, AZ

CUSHMAN &  
WAKEFIELD

PICOR

**PAD: GL, BTS, OR SALE**





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## PROPERTY DETAILS

Available	Suite 102: 1,500 SF PAD 41,597 SF- GL, BTS, or Sale
Lease Rate	Contact Agent
NNN Rate	Est. \$6.82/SF
Zoning	C-2, Oro Valley

## HIGHLIGHTS

- Tangerine Rd, a major growth corridor of Oro Valley, has been widened to four lanes from Oracle Rd to Twin Peaks
- First Ave at Tangerine Rd intersection is the main entrance into Rancho Vistoso, a 7,500 acres master planned community
- 9,647 employees in 3-mile radius with Innovation Park in the immediate area

## TRAFFIC COUNTS

1 <sup>st</sup> Ave	20,117 VPD (2023)
Tangerine Rd	18,435 VPD (2023)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,895	\$145,858	819
3 Miles	38,282	\$160,380	8,866
5 Miles	61,013	\$155,655	12,850

**Dave Hammack** / Principal / dhammack@picor.com / +1 520 546 2712  
**Aaron LaPrise** / Principal / alaprise@picor.com / +1 520 546 2770

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7/26/2024*

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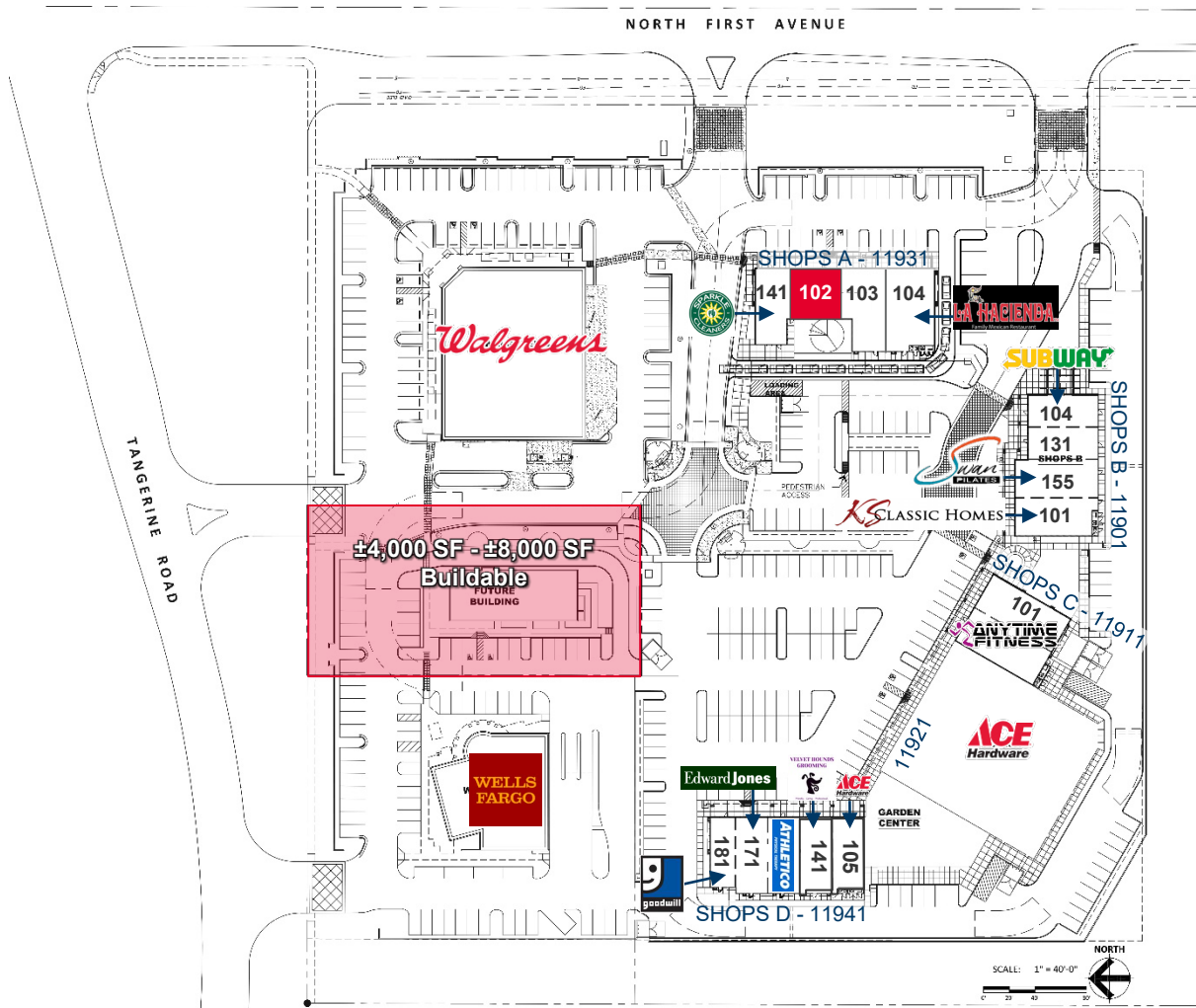
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## SITE PLAN



Suite	Tenant	Size (SF)
<b>11931 N. First Avenue – Shops A</b>		
104	La Hacienda	3,321
103	The Art of Nails	1,304
<b>102</b>	<b>AVAILABLE</b>	<b>1,500</b>
141	Sparkle Cleaners	1,520
<b>11901 N. First Avenue – Shops B</b>		
101	KS Classic Homes	1,882
104	Subway	1,402
131	Belle Chic	1,385
155	Swan Pilates	1,957
<b>11911 N. First Avenue – Shops C</b>		
101	Anytime Fitness	4,200
<b>11941 N. First Avenue – Shops D</b>		
181	Goodwill	1,200
171	Edward Jones	1,000
103	Athletico Physical Therapy	2,230
141	Velvet Hound Groomery	1,250
11921 N. First Ave		
	Ace Hardware	17,491
11951 N. First Ave		
	Walgreens	14,944
550 E. Tangerine Rd		
	Wells Fargo Bank	6,788
<b>500 E. Tangerine Rd</b>		<b>±4,000</b>
<b>Vacant PAD</b>		<b>Buildable</b>

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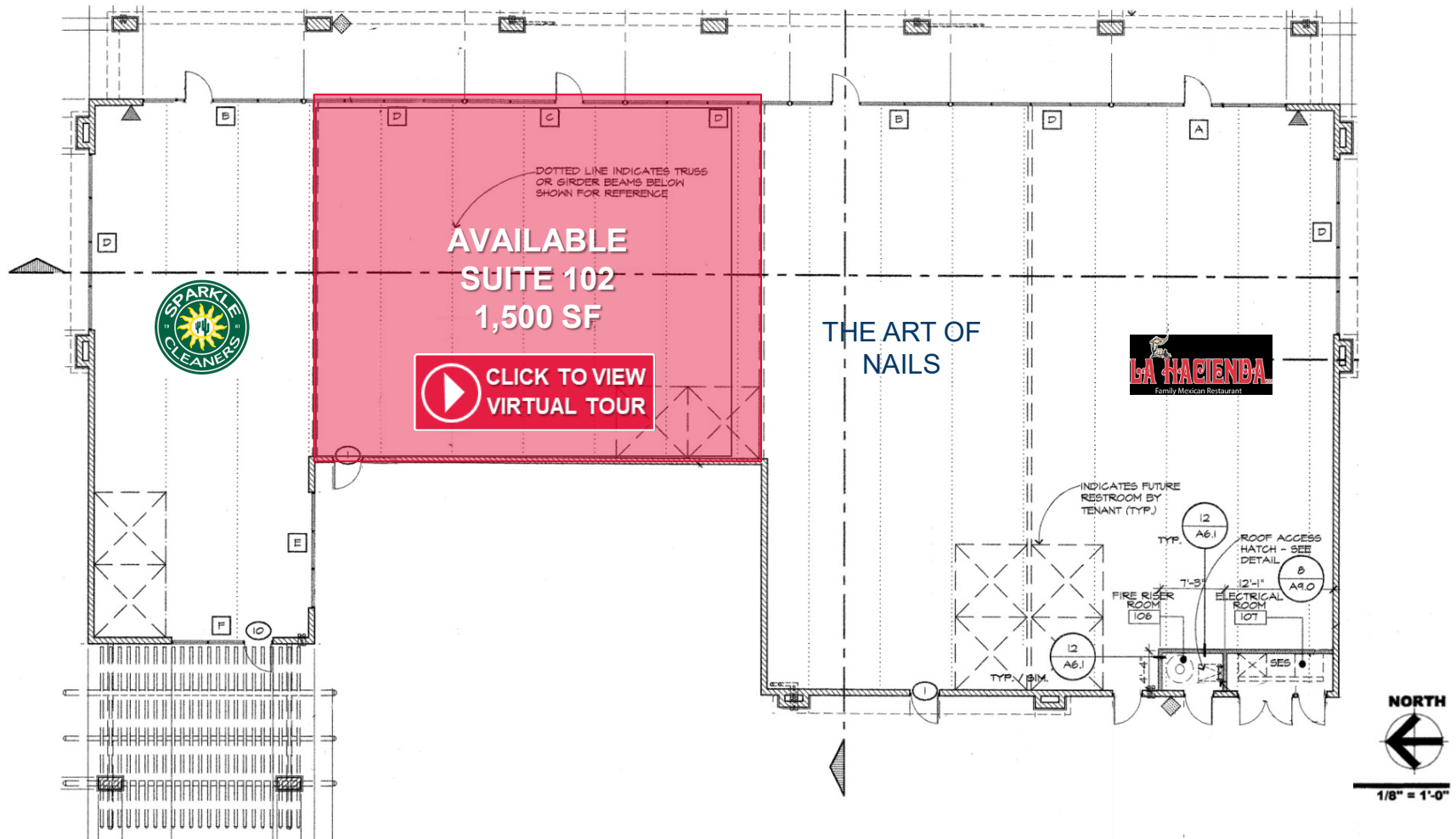
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## FLOOR PLAN – SHOPS A



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