

TUCSON PREMIUM OUTLETS

Interstate 10 & Twin Peaks Road | Tucson, AZ

CUSHMAN &
WAKEFIELD

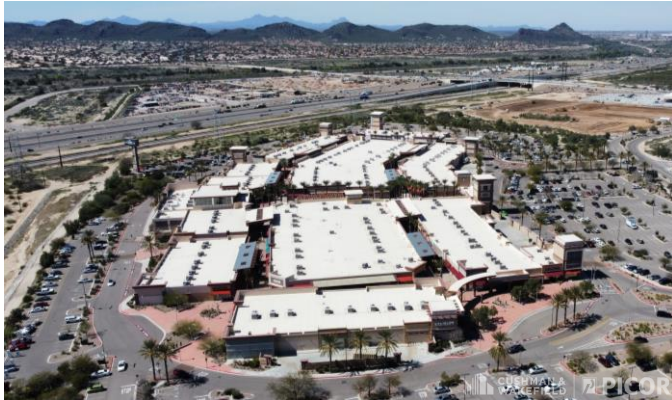
PICOR

FOR LEASE



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Interstate 10 & Twin Peaks Road | Tucson, AZ



PROPERTY DETAILS

Availability	Retail/Restaurant: 1,000-7,400 SF Food Court: 666 SF
Lease Rate	\$30.00/PSF + Taxes + Promotional
Taxes	±\$5.00/PSF
Promotional	\$1.00/PSF
Year Built	2015
Zoning	Specific Plan, Town of Marana

HIGHLIGHTS

- The site is located in northwest Tucson where wealthy suburban communities such as Catalina Foothills have some of the area's most expensive homes including many multimillion-dollar estates.
- Home to some of Tucson's major upscale resorts including The Ritz-Carlton Dove Mountain, Miraval Resort, Westin La Paloma Resort & Spa, Loews Ventana Canyon Resort, Canyon Ranch Resort, and JW Marriott Starr Pass Resort & Spa.
- Tourism generates \$2.4 billion and nearly 4 million visitors annually for Tucson.

TRAFFIC COUNTS

I-10	100,691 VPD (2022)
Twin Peaks Rd	21,059 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	1,380	\$141,768	293
3 Miles	36,949	\$137,240	5,403
5 Miles	77,906	\$128,743	14,169

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AERIAL FACING SOUTH



100,691 VPD (2022)



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AERIAL FACING NORTH



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MARANA CENTER MASTER PLAN



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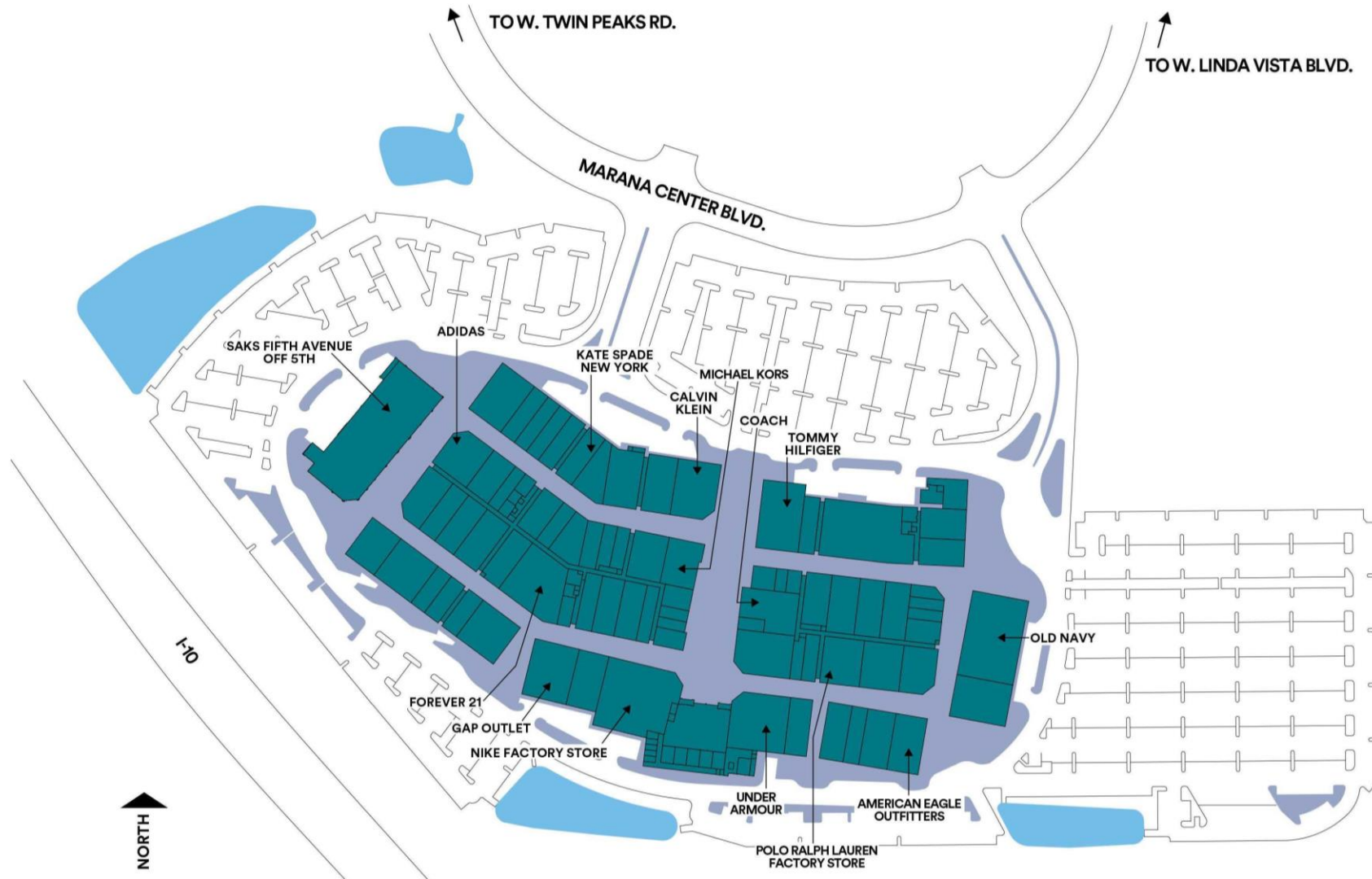
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SITE PLAN



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ALL AVAILABLE SUITES

Suite	Size (SF)	Suite	Size (SF)	Suite	Size (SF)	Suite	Size (SF)
303	7,400	821	4,050	830	3,616	917	2,036
901	4,804	803	4,000	833	3,446	904	1,152
910	4,478	500	3,925	221	2,802	922	1,000
920	4,091	844	3,895	610	2,540	516	666
829	4,083	201C	3,740	620	2,400	514	666

■ Vacant / Available
■ Current Short Term Lease

