

SWC LA CAÑADA & NARANJA

ORO VALLEY, AZ



For Lease | Inline Space Available

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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SWC LA CAÑADA & NARANJA

ORO VALLEY, AZ

RETAIL SPACE

1,477 SF

LEASE RATE

\$28.00/SF

NNN CHARGES

\$8.00/SF

ZONING

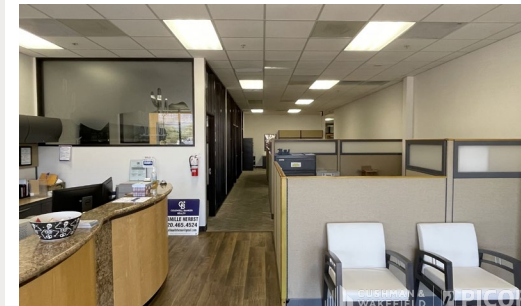
El Conquistador PAD, Town of Oro Valley

NEIGHBORING TENANTS

Coldwell Banker, Bruegger's Bagels, Title Security, zpizza, Elegant Nails, Nico's Tacos, and Sparkle Cleaners

COMMENTS

- Excellent visibility and access
- Desirable demographics and household income
- Over 5,700 K-12 students within 2 miles from site
- Located at the signalized intersection of La Cañada Dr & Naranja Dr
- Across the street from Oro Valley Municipal Complex
- Traffic counts on La Cañada Dr: 25,559 VPD (2022); Naranja Dr: 12,348 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	8,305	\$157,272	1,073	\$148.07 M
3 Miles	42,635	\$153,180	6,967	\$800.77 M
5 Miles	91,067	\$137,020	22,479	\$1.63 B

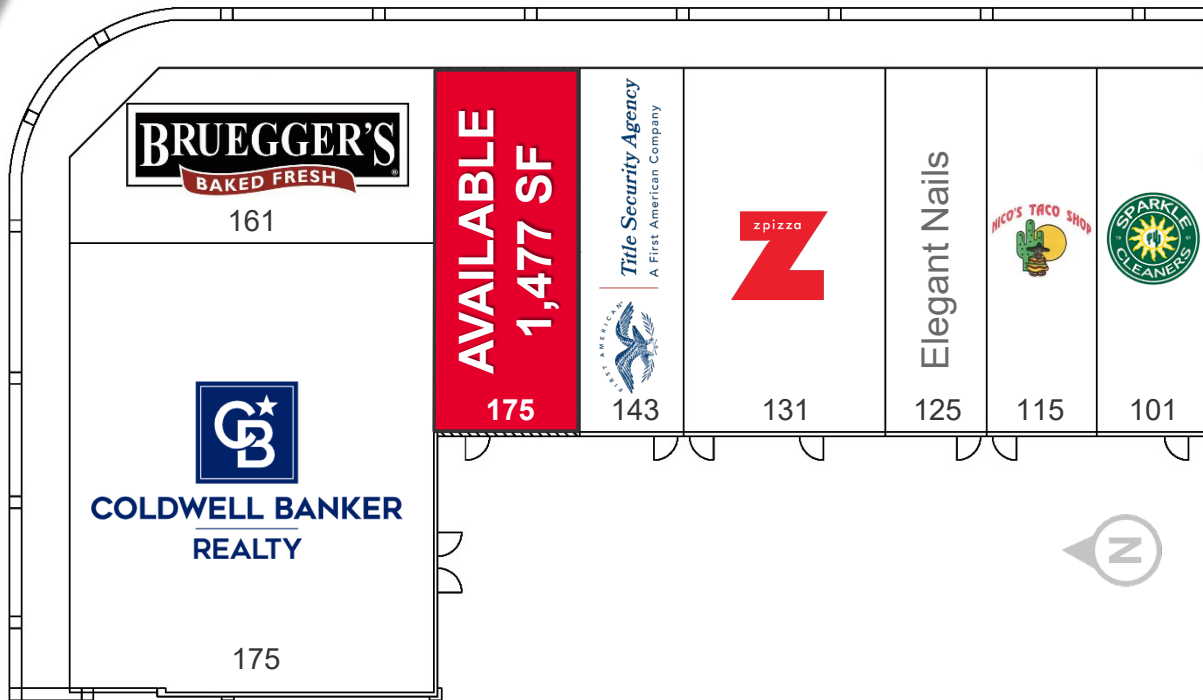
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SITE PLAN



Suite	Tenant	Size (SF)
175	Coldwell Banker Realty	4,628 SF
161	Bruegger's Bagels	1,675 SF
175	AVAILABLE	1,477 SF
143	Title Security Agency	1,060 SF
131	zpizza	2,059 SF
125	Elegant Nails	1,041 SF
115	Nico's Tacos	1,130 SF
101	Sparkle Cleaners	1,200 SF

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AERIAL LOOKING SOUTH





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