

CAÑADA CROSSROADS

SWC Lambert Ln & La Cañada Dr | Oro Valley, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



CAÑADA CROSSROADS

SWC Lambert Ln & La Cañada Dr | Oro Valley, AZ



PROPERTY DETAILS

Available	Suite 157: 1,200 SF	CLICK TO VIEW VIRTUAL TOUR
	Suite 117: 1,200 SF	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
NNN Rate	Est. \$6.12/SF	
Zoning	C-N - Neighborhood Commercial District (Oro Valley)	

HIGHLIGHTS

- Strategically situated in major intersection serving the entire northwest corridor in Oro Valley
- Limited retail and office space opportunities in the area
- High visibility and access

TRAFFIC COUNTS

Lambert Lane	12,289 VPD (2023)
La Cañada Dr	26,964 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	5,699	\$146,614	1,001
3 Miles	42,896	\$153,780	7,152
5 Miles	107,865	\$145,984	26,935

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8/15/2024

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SITE PLAN

Shops B – 10355 N. La Cañada Drive



Suite	Tenant	Size (SF)
111	Subway	1,060 SF
121	Les Cheveux Salon & Spa	1,940 SF
151	Caffe Torino	3,582 SF
181	Cañada Hills Dental	2,514 SF
101	Breadsmith	2,651 SF
117	AVAILABLE	1,200 SF
125	ATI Physical Therapy	1,800 SF
141	Harvest	3,000 SF
157	AVAILABLE	1,200 SF
165	Sun Cleaners & Rebecca's Alterations	1,100 SF
173	Book Shoppe Too!	1,100 SF
181	Edward Jones	1,100 SF
189	Creative Nails	1,200 SF
197	Farm Bureau Financial Services	2,400 SF

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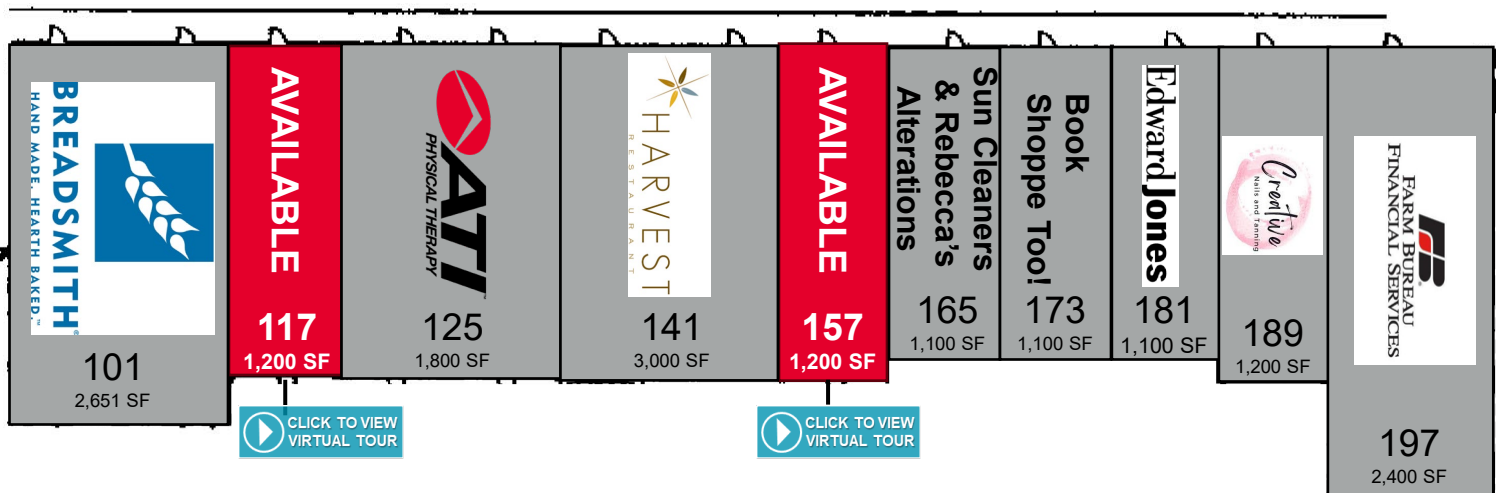
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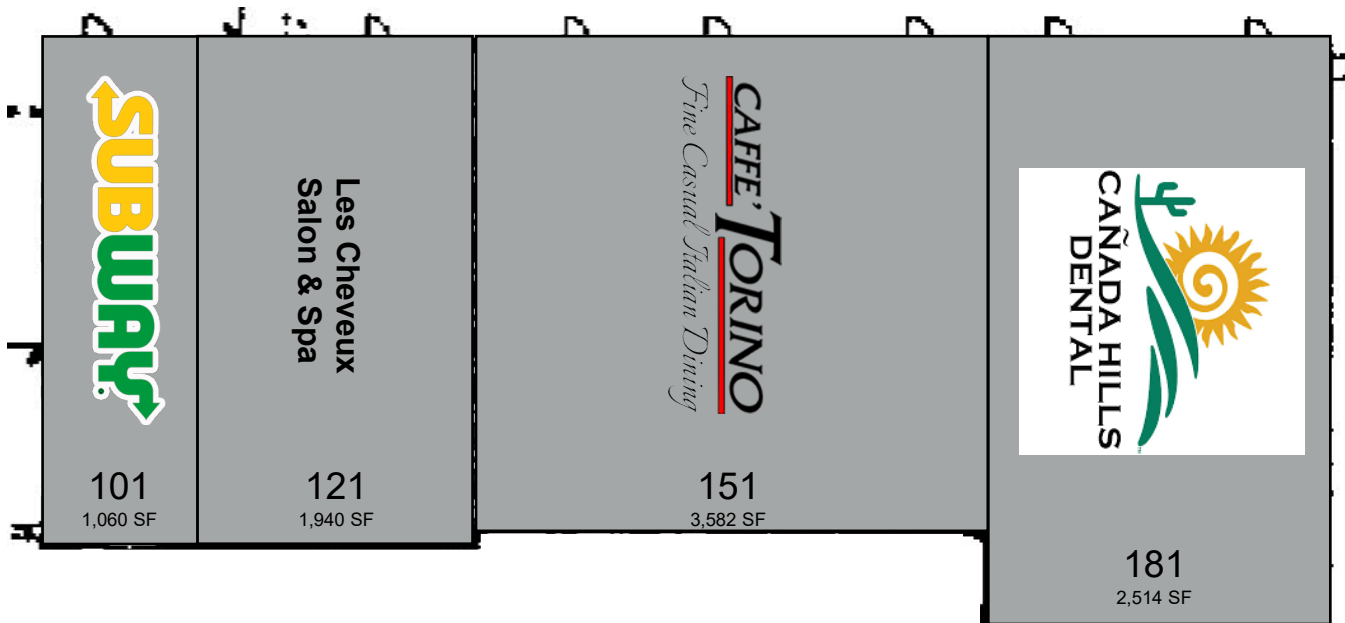


CAÑADA CROSSROADS

SWC Lambert Ln & La Cañada Dr | Oro Valley, AZ

SITE PLAN

Shops A – 10325 N. La Cañada Drive



Suite	Tenant	Size (SF)
111	Subway	1,060 SF
121	Les Cheveux Salon & Spa	1,940 SF
151	Caffe Torino	3,582 SF
181	Cañada Hills Dental	2,514 SF



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Innovation Academy
405 Students

Roche MEGGITT
ORO VALLEY HOSPITAL
SAFEMART
Bank of America

Walmart
UPS
HARBOR FREIGHT
GASLIGHT THEATERS
CHASE
FARMERS

Moore Rd
Painted Sky Elementary School
335 Students

Leman Academy
1,238 Students

Copper Creek Elementary School
321 Students

Oro Valley Marketplace
Walmart Supercentre
CINEMARK
Carbon Health
petco
THE KEG
CHARRED
ULTRA
DSW
Red Lobster
Olive Garden

Richard B. Wilson K-8 School
1,303 Students

fray's Marketplace
verizon
ANY TIME FITNESS
Firestone COMPLETE AUTO CARE

Tangerine Rd
Leman Academy
1,238 Students

La Canada Dr
PIMA COUNTY PUBLIC LIBRARY
Municipal complex
Naranja Park

First Ave
QT
Freddy's STEAKBURGER

Ironwood High School
1,830 Students

Naranja Dr

THE HOME DEPOT
DOLLAR TREE
McDonald's
TACO BELL

BASIS Oro Valley
628 Students

Casas Christian School
311 Students

OV Community Center

fray's ACE Hardware

Oro Valley Retail Center
TARGET
fray's
five BELOW
PETSMART
OfficeMax
FirstWatch
ROSS
WELLS FARGO
BANK OF AMERICA
S

MOD
Panera BREAD
CVS pharmacy
Johnny Rockets

SUBJECT

NORTHWEST MEDICAL CENTER
noble.hops
HARVEST
TMOOne
CHASE

Hilton
Tucson El Conquistador
Golf & Tennis Resort

