

FOR LEASE

PLAZA ESCONDIDA

SEC ORACLE & MAGEE ROADS | ORO VALLEY, ARIZONA

RETAIL

JOIN TRADER JOE'S & MARSHALLS



PROPERTY INFO

- + Upscale tenant-mix catering to the surrounding neighborhood demographic
- + "Going-home" traffic into Oro Valley, Catalina, SaddleBrooke and Pinal County
- + Signalized intersection with visibility for tenant signage
- + Busy center across from national retailers like Walmart Neighborhood Market, Sprouts Farmer Market, Home Goods and Kohl's

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CBRE

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LEASE RATE

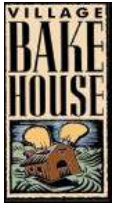
\$22-24/SF, NNN

NNN charges currently estimated at \$4.75/SF

SPACE AVAILABILITY

±1,400 SF, ±2,364 SF

JOIN



TRAFFIC COUNTS

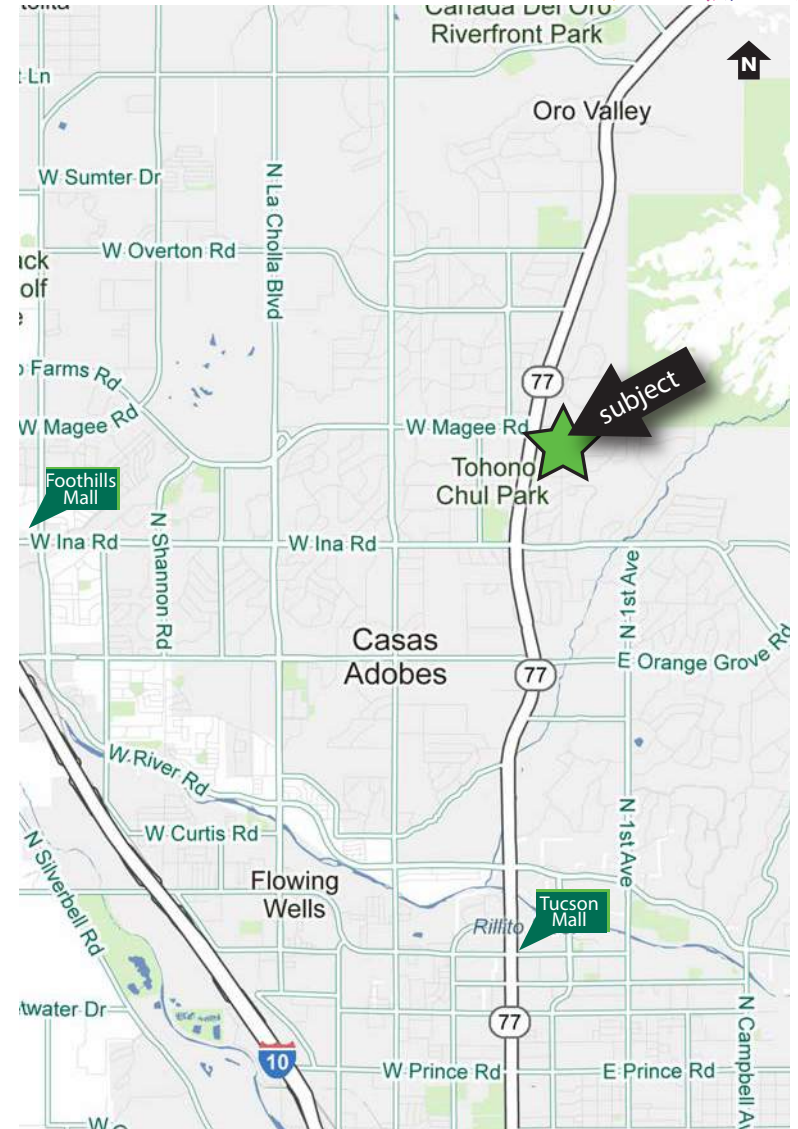
ORACLE ROAD	±41,552 vehicles per day
MAGEE ROAD	±14,000 vehicles per day
TOTAL	±55,552 vehicles per day

Source: Kalibrate, March 2018

2016 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	4,904	36,739	136,331
AVG. HH INCOME	\$77,668	\$91,683	\$80,808
DAYTIME POPULATION	8,218	39,352	140,157

Source: Eseri, March 2018

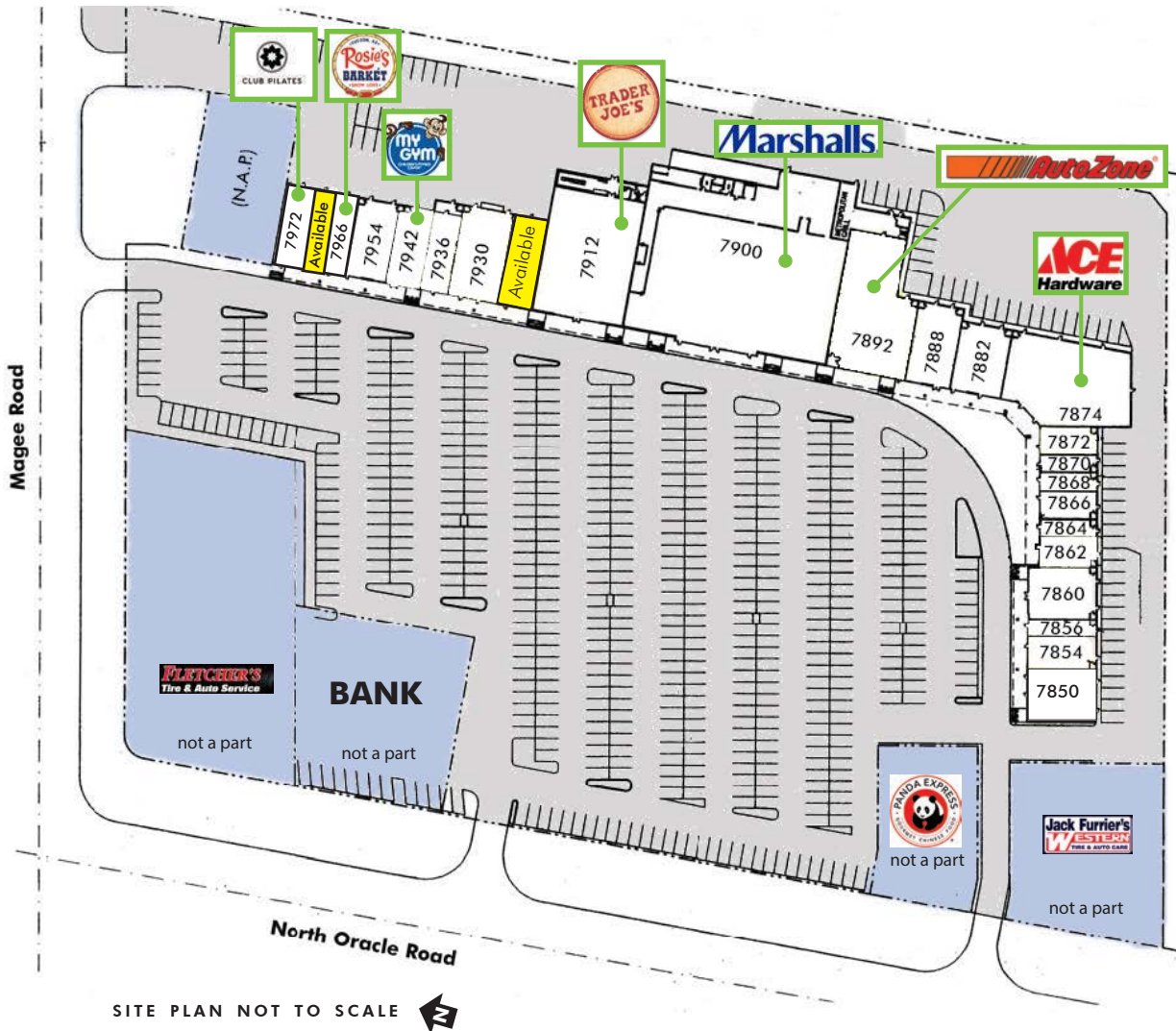


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SITE PLAN NOT TO SCALE

Tenant Directory

Suite	Tenant	SF (±)
7972	Club Pilates	1,750
7966	Rosie's Basket	1,400
7960	Available	1,400
7954	Academy of Music & Dance	2,375
7942	My Gym	2,175
7936	Sweet Repeats	2,000
7930	La Posada	3,650
7918	Available	2,364
7912	Trader Joe's	10,000
7900	Marshall's	27,760
7892	AutoZone	9,231

7882	Village Bakehouse	2,400
7874	Ace Hardware	7,776
7872	Lucky Cat Social Art	1,250
7870	Venus Three	750
7866-7868	Anthony's Cigar Emporium	2,000
7864	CDO Barber Shop	750
7862	Zounds Hearing	1,250
7860	Nationwide Vision	2,700
7856	Seville \$1.99 Cleaners	900
7854	Alfonso Gourmet Olive Oils & Balsamics	1,740
7850	Ragazzi Northern Italian Cuisine	2,700

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