

INNOVATION PARK

HIGH-PROFILE, PLANNED RETAIL DEVELOPMENT
IN ORO VALLEY, ARIZONA



CBRE

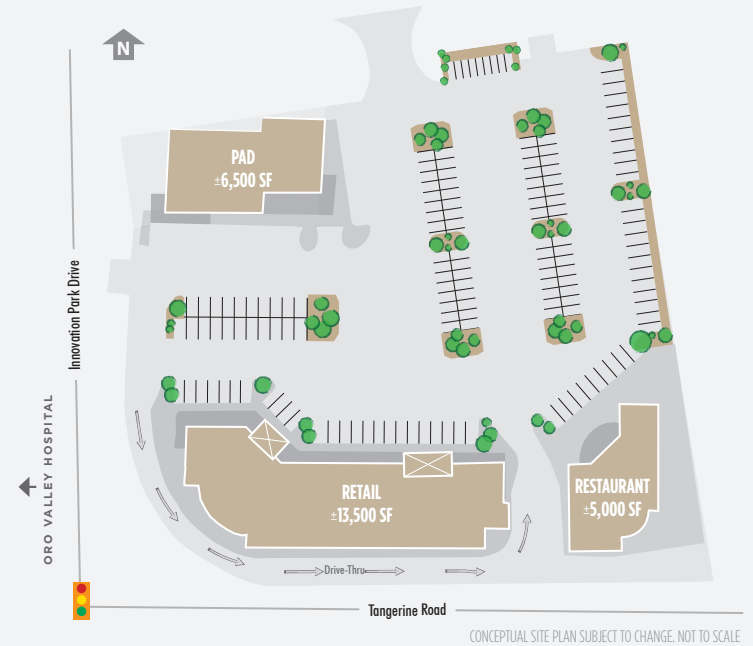


AT THE ENTRY TO INNOVATION PARK

A master planned business park in a contemporary environment for work and play. Situated on a ±535 acre campus in the heart of the Tucson bioscience region, in the town of Oro Valley. www.innovationparkaz.com

Home to Ventana (Roche Group), Sanofi, WNPA (HQ), Oro Valley Hospital, Securaplane (Meggitt) and across the street from Oro Valley Marketplace with power tenant to pull shoppers to the intersection.

PROPOSED CORNER DEVELOPMENT





SPECIFICATIONS

THE CENTER

Phase I: ±25,000 SF
Retail Center

SPACE SIZES

From ±3,000 SF up to
±13,000 SF

RENTAL RATES

Starting at \$35/SF, NNN

NNN CHARGES

TBD



HIGHLIGHTS

End-cap with drive-thru

Signalized intersection

Visibility from Tangerine Rd.

Patio seating for restaurants



DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	1,686	25,157	47,568
AVG. HOUSEHOLD SIZE	2.50	2.29	2.36
AVG. HOUSEHOLD INCOME	\$99,003	\$103,656	\$99,311



DRIVE COUNTS

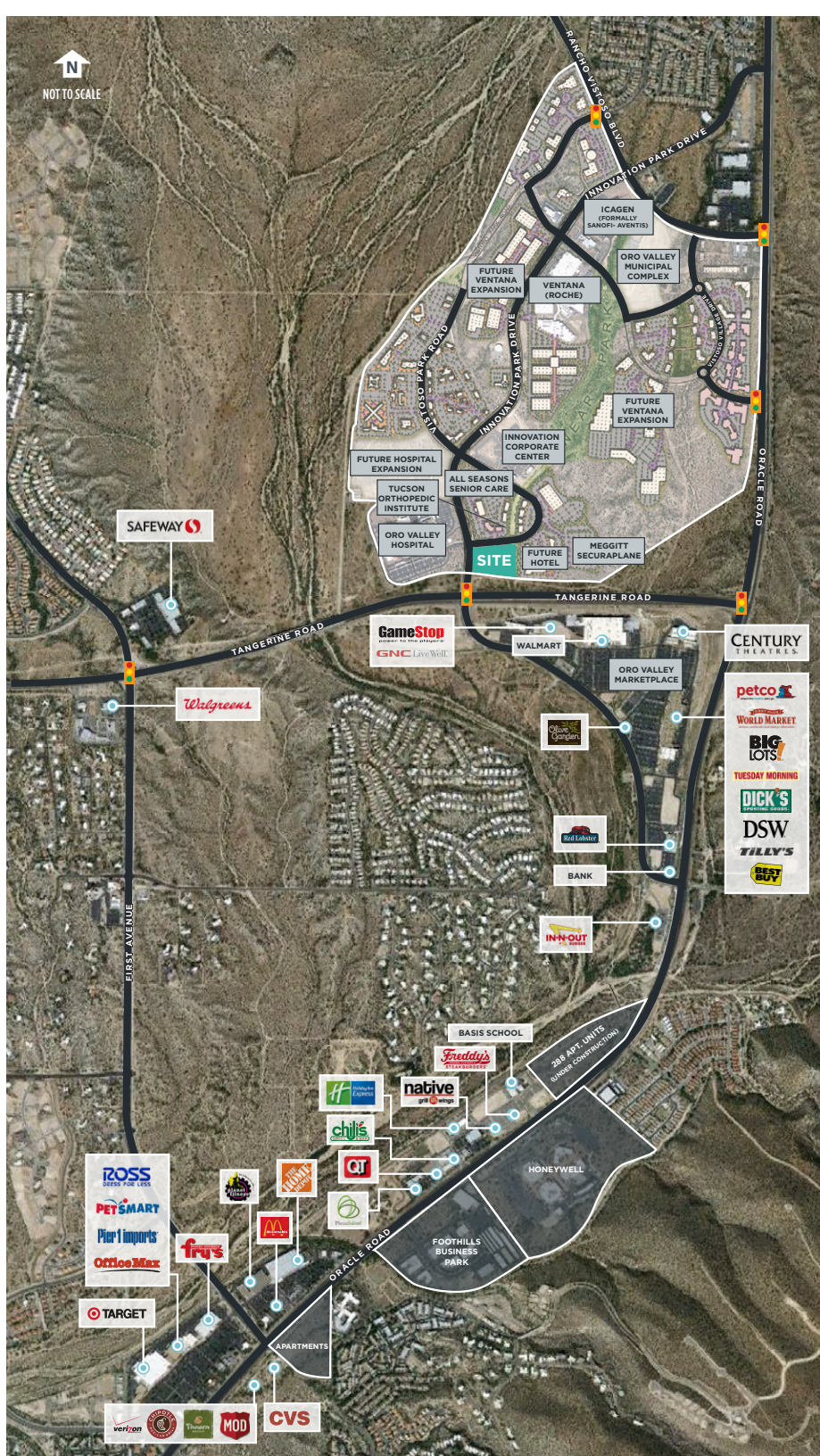
TANGERINE RD (2013)

±19,000 VPD

ORACLE RD (2012)

±85,000 VPD

SOURCE: ESRI 2017, KALIBRATE 2017



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CBRE

**ANOTHER QUALITY
DEVELOPMENT BY:**



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