



## FOR LEASE RETAIL SPACE

# Marana Mercado

3682-3696 W Orange Grove Road  
NEC of Orange Grove and Thornydale  
Marana, Arizona

### Features:

- ✓ Highly Visible with Fast Access To I-10
- ✓ Extremely Strong Trade Area
- ✓ Located At The Second Busiest Intersection In Marana

### Available:

± 587 SF

from \$12.00 PSF + NNN\*

NNN Estimated at \$4.54

Available Properties:



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### Area Retailers Include:





## Aerial Map

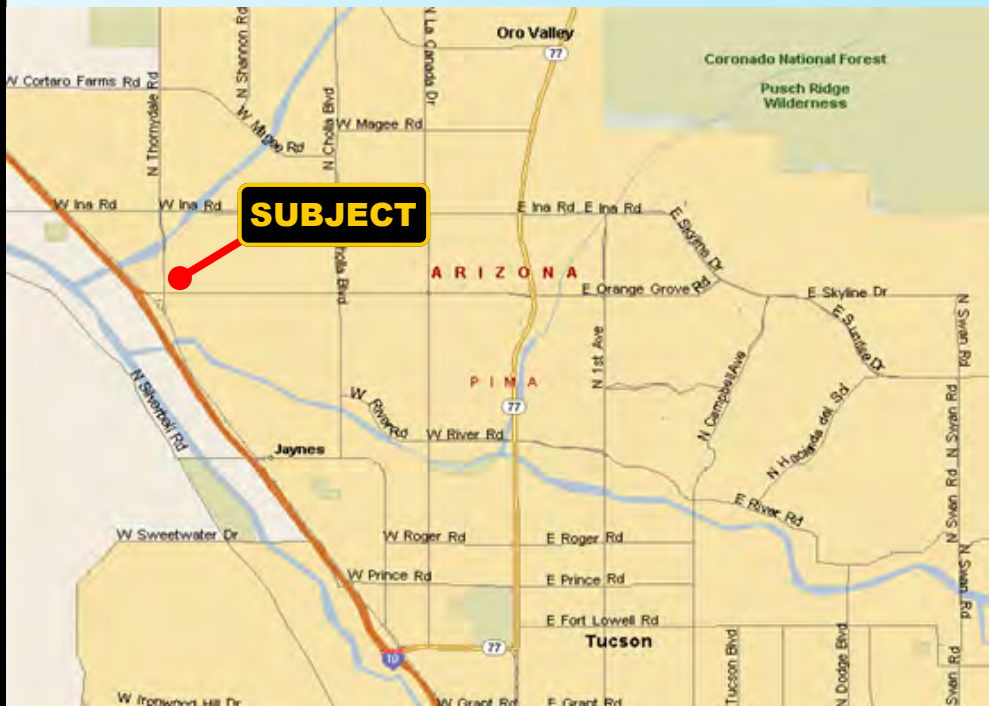


## Demographics 2020

Drive Time	10 Min	20 Min	30 Min
Population	97,871	512,965	805,015
Average Household Income	\$76,139	\$73,679	\$74,145
Number of Employees	42,185	246,950	357,766
Total Retail Expenditures	\$1.7 Billion	\$6.9 Billion	\$11 Billion

**TRAFFIC COUNTS: 88,800 Vehicles Per Day**  
 Orange Grove: 37,000 River Rd: 18,000 Thornydale: 33,800

## Area Map



## Site Map





# Marana Mercado

NEC Orange Grove Rd. & Thornydale Rd  
Marana, Arizona  
Aerial



NOT TO SCALE  
SUBJECT TO CHANGE



# Marana Mercado

NEC Orange Grove Rd. & Thornydale Rd  
Marana, Arizona  
Site Plan



NOT TO SCALE  
SUBJECT TO CHANGE

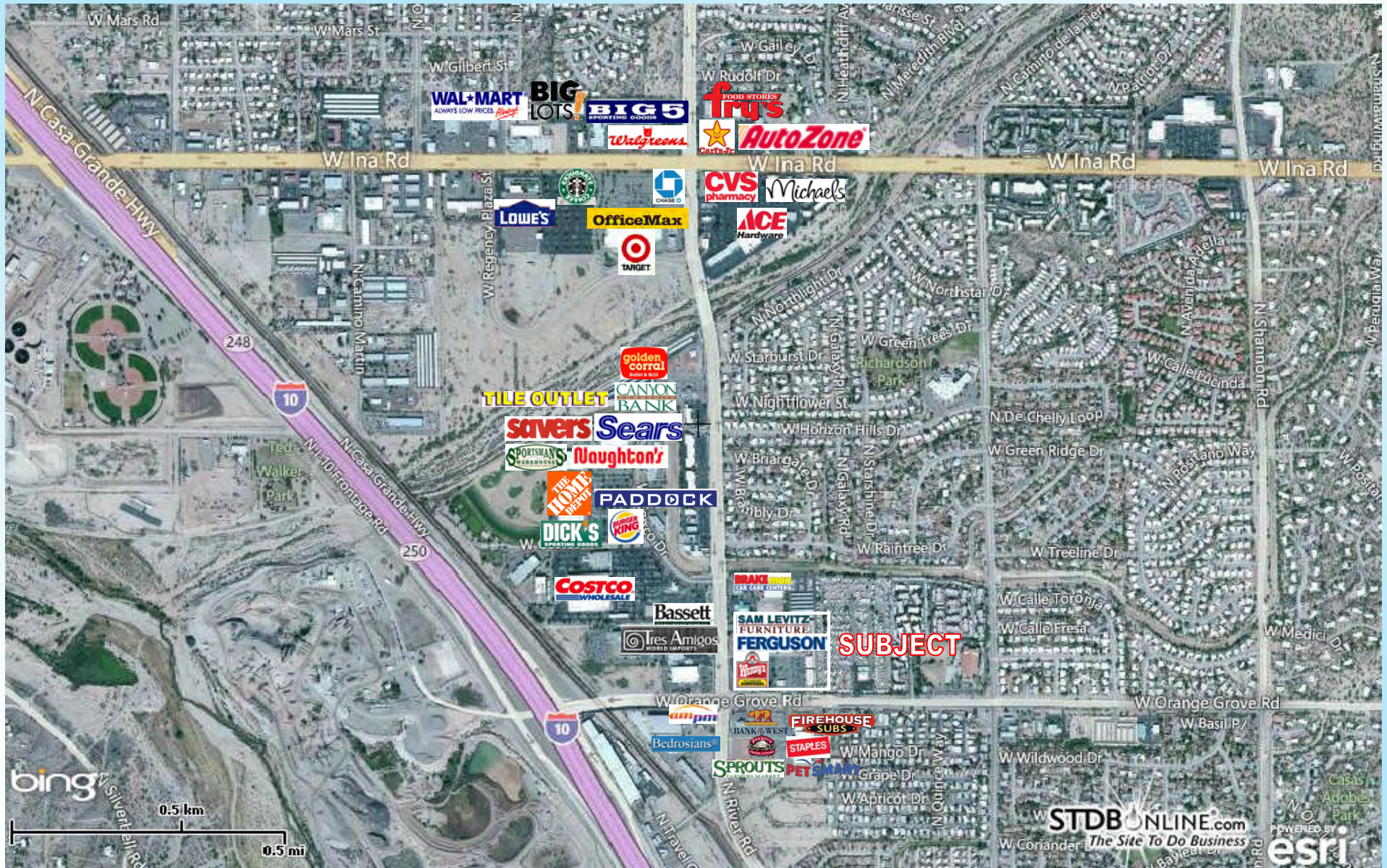


# Marana Mercado

## NEC Orange Grove Rd. & Thornydale Rd

### Marana, Arizona

### Site Plan



NOT TO SCALE  
SUBJECT TO CHANGE



**Marana Mercado**  
**NEC Orange Grove Rd. & Thornydale Rd**  
**Marana, Arizona**  
**Current Tenant List**

<b>Tenant</b>	<b>Suite #</b>	<b>Sq.Ft.</b>	<b>Tenant</b>	<b>Suite #</b>	<b>Sq.Ft.</b>
Gorgeous Nails	104	800	Crying Onion Café	156	1,800
<b>AVAILABLE</b>	<b>108</b>	<b>587</b>	David's Barber Shop	162	960
State Farm	110	587	Body Sculpting	166	880
Domino's Pizza	122	1,200	La Mesa Tortillas	168	1,505
Allstate Insurance	136	1,200	Mt. Rose Academy	180	14,695
Dream Dinners	132	1,794	Ferguson Fixtures	3688	16,100
High 5 Grille	146	3,900	Horizon Church	3696	11,820
OG Wash & Dry	150	1,800			

## EMPLOYMENT



White Collar

66%



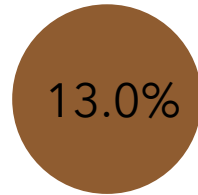
Blue Collar

17%



Services

17%



Unemployment  
Rate

## Marana Mercado

3682 W Orange Grove Rd,  
Tucson, Arizona, 85741  
Drive time of 10 minutes



3,575

Total Businesses



42,185

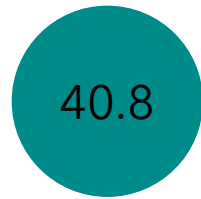
Total Employees

## BUSINESS

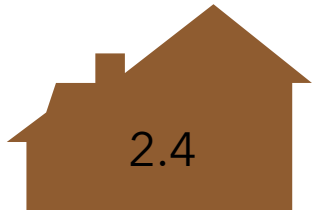
## KEY FACTS

97,871

Population



Median Age



2.4

Average  
Household  
Size

\$56,682

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



23%

High School  
Graduate



37%

Some College



30%

Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



24,251

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



18,491

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



23,039

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

## EMPLOYMENT



White Collar

64%



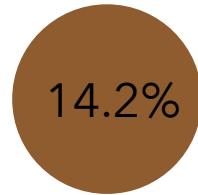
Blue Collar

18%



Services

19%



Unemployment  
Rate

## Marana Mercado

3682 W Orange Grove Rd,  
Tucson, Arizona, 85741  
Drive time of 20 minutes



17,131

Total Businesses



246,950

Total Employees

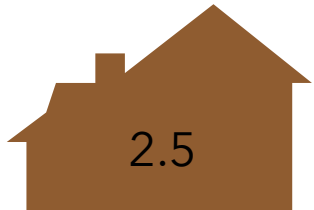
## KEY FACTS

512,965

Population



Median Age



2.5

Average  
Household  
Size

\$50,614

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



22%  
High School  
Graduate



32%  
Some College



33%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



133,218

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



90,077

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



105,872

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)



## EMPLOYMENT



White Collar

64%



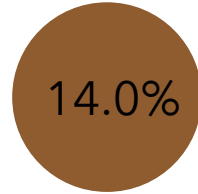
Blue Collar

18%



Services

18%



Unemployment  
Rate

## Marana Mercado

3682 W Orange Grove Rd,  
Tucson, Arizona, 85741  
Drive time of 30 minutes



25,277

Total Businesses



357,766

Total Employees

## BUSINESS

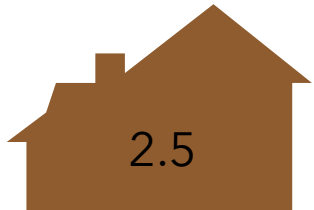
## KEY FACTS

805,015

Population



Median Age



2.5

Average  
Household  
Size

\$51,661

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



22%

High School  
Graduate



33%

Some College



32%

Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



204,424

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



142,401

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



171,612

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)