

For Lease
**Corner PAD
 Building**
 14,958 SF



10390 N La Cañada Dr & 1375 W Lambert Lane

Oro Valley, Arizona 85742

Property Features

- Approximately 15,000 SF can be demised
- Signalized intersection
- Hard corner SEC La Canada Drive & Lambert Lane
- High visibility to both arterials
- Heart of Oro Valley
- Surrounded by medium to high income densely populated neighborhoods
- Most visible location at the intersection
- Newly improved roads to accommodate high traffic on Lambert and La Canada commuters
- Premium signage



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	48.2	45.2	43.8
Population:	5,017	41,666	88,073
Average HH Income:	\$94,915	\$89,552	\$86,744

Traffic Counts	VPD
W Lambert Ln	12,259
N La Canada Dr	15,425

For Lease: Contact Agent

Phil Skillings
 +1 520 977 6369
 phil.skillings@naihorizon.com

Ben Craney
 +1 520 398 4885
 ben.craney@naihorizon.com

2900 North Swan Road, Suite 200
 Tucson, AZ 85712
 +1 520 326 2200

naihorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease

Corner PAD Building

Aerial Map



Phil Skillings
+1 520.977.6369
phil.skillings@naihorizon.com

Ben Craney
+1 520.398.4885
ben.craney@naihorizon.com

NAI Horizon

For Lease

Corner PAD Building

Additional Photos



Phil Skillings

+1 520.977.6369

phil.skillings@naihorizon.com

Ben Craney

+1 520.398.4885

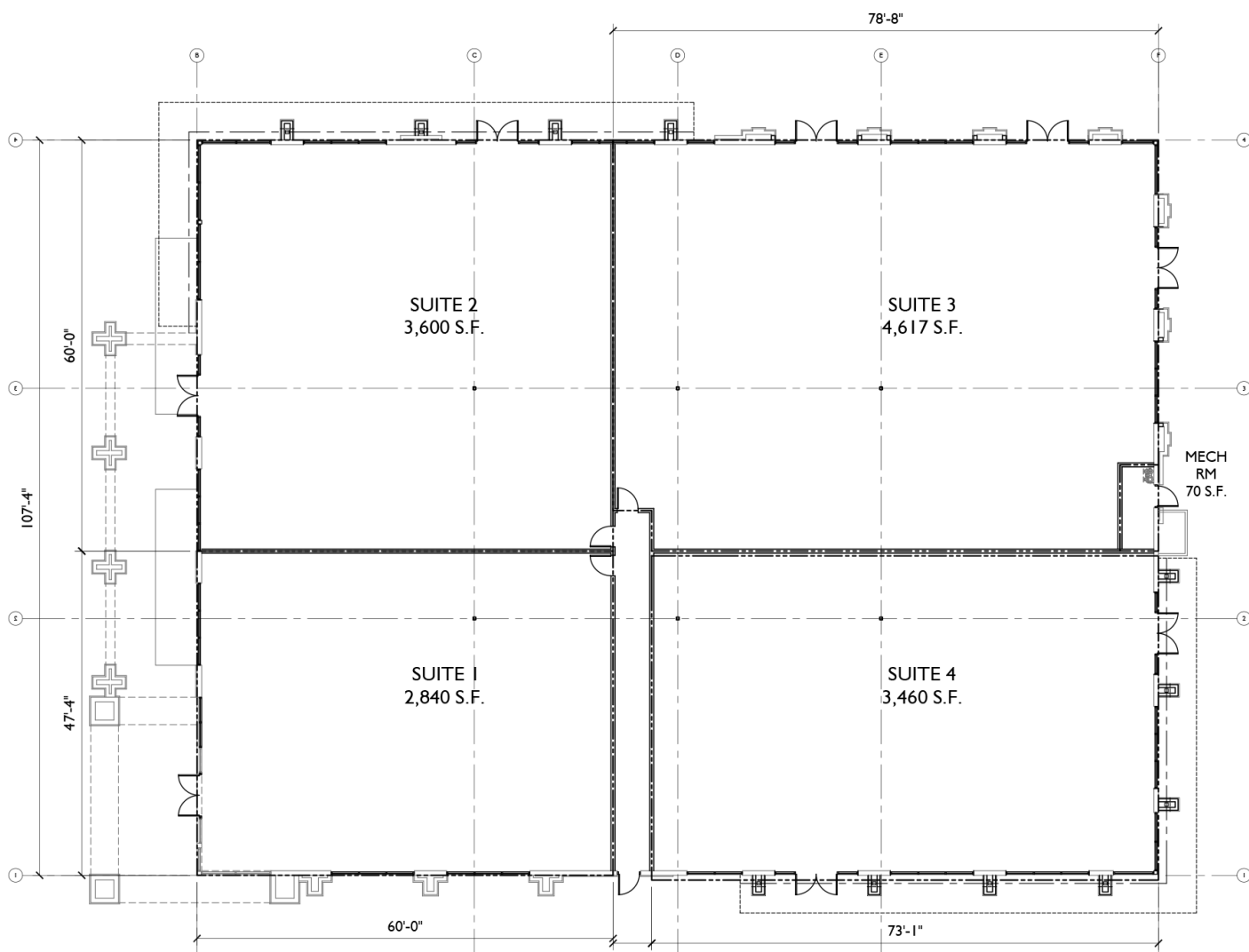
ben.craney@naihorizon.com

NAI Horizon

For Lease

Corner PAD Building

Floor Plan



Phil Skillings

+1 520.977.6369

phil.skillings@naihonorizon.com

Ben Craney

+1 520.398.4885

ben.craney@naihonorizon.com

