

For Lease
Anchor Space
 8,000-24,000 SF Available

North Pima Center
 SEC Ina & Thornydale Roads
 Marana, Arizona



Property Highlights

- Join Peter Piper Pizza, ACE Hardware, Dollar Tree and Bookman's
- Well-positioned center at major northwest Tucson intersection with a high concentration of national retailers
- Surrounded by densely populated middle income neighborhoods
- Tenants at the intersection include Target, Fry's Grocery, Lowe's, Big 5 Sporting Goods, Walgreen's, CVS, McDonald's & Big Lots!

Availability

- **3749 W Ina Rd, Marana, AZ**
 ±8,040 to ±24,029 SF
 AVAILABLE MARCH 1, 2020



Demographics	1 Mile	3 Mile	5 Mile
2019 Estimate	14,512	63,036	128,255
2024 Projection	15,321	65,233	132,114
Average Age	38.50	40.00	40.80
2019 Avg HH Income	\$69,518	\$74,646	\$75,599

Traffic Counts	VPD	VPD
Thornydale Rd (N/S)	31,583	34,152
Ina Rd (E/W)	37,264	33,612

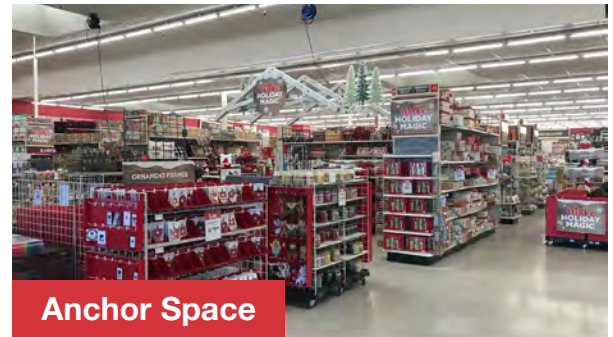
Call Agent for Pricing

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Dave Dutson 2900 N Swan Rd, Suite 200
 Tucson, Arizona
 c +1 520 241 1160
 dave.dutson@naihormon.com
 +1 520 326 2200
 naihormon.com

For Lease

North Pima Center
SEC Ina & Thornydale Roads
Marana, Arizona



NAIHorizon

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Dave Dutson 2900 N Swan Rd, Suite 200
Tucson, Arizona
c +1 520 241 1160
dave.dutson@naihonorizon.com
naihonorizon.com

SITE PLAN

For Lease

North Pima Center
SEC Ina & Thornydale Roads
Marana, Arizona



Call Agent for Pricing

NAIHorizon

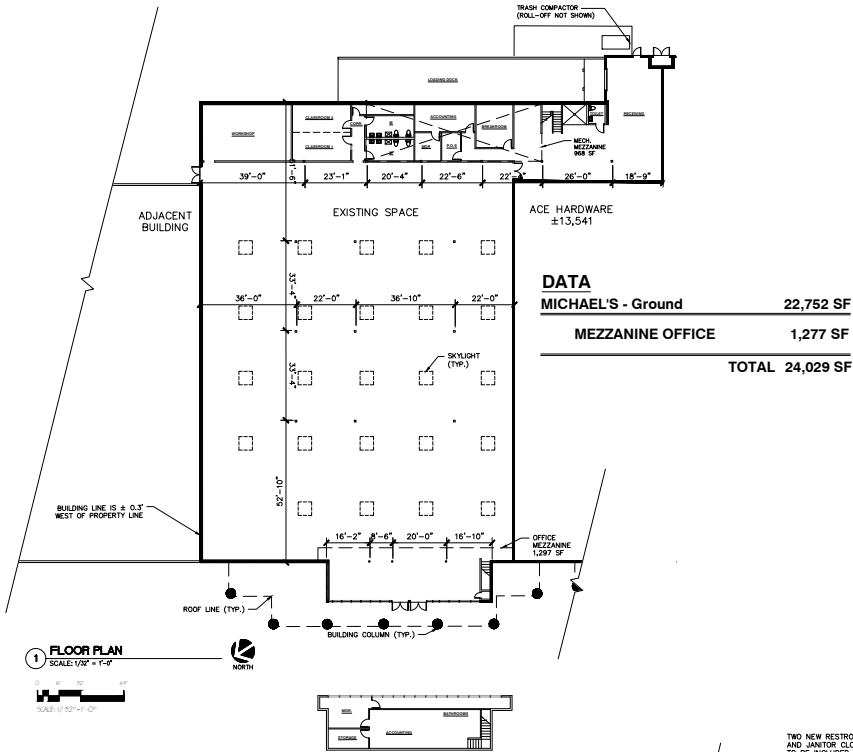
ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Dave Dutson 2900 N Swan Rd, Suite 200
Tucson, Arizona
c +1 520 241 1160
dave.dutson@naihorizon.com
+1 520 326 2200
naihorizon.com

FLOOR PLAN

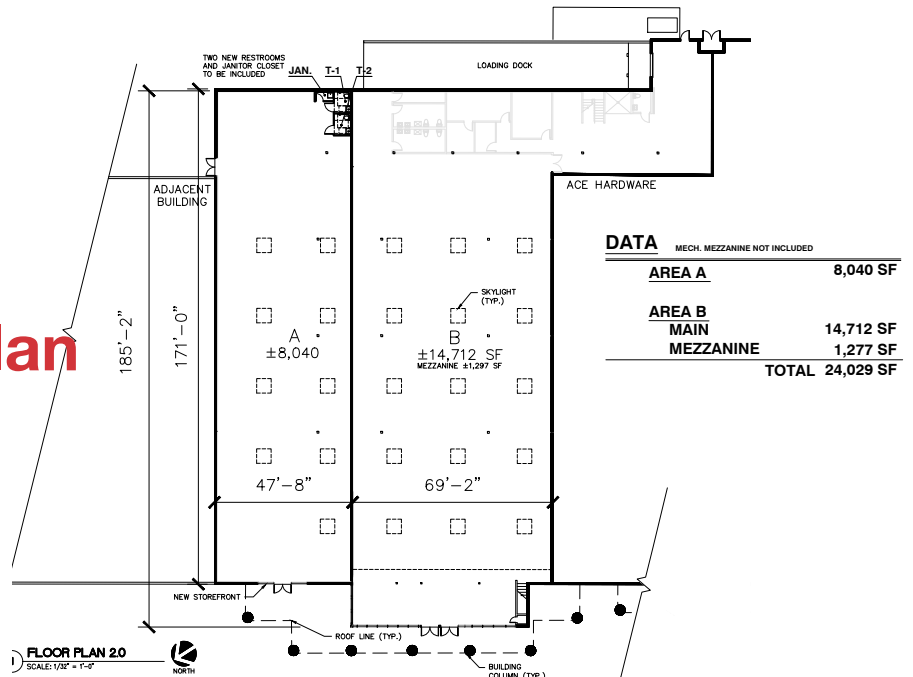
For Lease

North Pima Center
SEC Ina & Thornydale Roads
Marana, Arizona



Entire Space Plan

Potential Demising Plan



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Dave Dutson 2900 N Swan Rd, Suite 200
Tucson, Arizona
c +1 520 241 1160
dave.dutson@naihonor.com
naihonor.com

AERIAL

For Lease

North Pima Center
SEC Ina & Thornydale Roads
Marana, Arizona



Call Agent for Pricing

NAIHorizon

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Dave Dutson 2900 N Swan Rd, Suite 200
Tucson, Arizona
c +1 520 241 1160
dave.dutson@naihorizon.com
naihorizon.com

DEMOGRAPHICS

For Lease

North Pima Center
SEC Ina & Thornydale Roads
Marana, Arizona

	1 Mile	3 Mile	5 Mile
POPULATION			
2019 Estimated Population	14,512	63,036	128,255
2024 Projected Population	15,321	65,233	132,114
2010 Census Population	11,944	58,984	123,305
Growth 2010-2019	21.50%	6.87%	4.01%
Growth 2019-2024	5.57%	3.49%	3.01%
2019 Estimated Median Age	38.00	39.80	41.20
2019 Estimated Average Age	38.50	40.00	40.80
HOUSEHOLDS			
2019 Estimated Households	5,412	24,807	52,091
2024 Projected Households	5,705	25,635	53,611
2010 Census Households	4,519	23,491	50,479
Growth 2010-2019	19.76%	5.60%	3.19%
Growth 2019-2024	5.41%	3.34%	2.92%
2019 Estimated Average Household Size	2.70	2.50	2.40
INCOME			
2019 Median Household Income	\$58,883	\$60,157	\$58,664
2019 Estimated Average Household Income	\$69,518	\$74,646	\$75,599
HOUSING			
2019 Estimated Housing Units	6,045	27,408	58,607
2019 Estimated Occupied Units	5,412	24,807	52,091
2019 Estimated Owner Occupied Units	3,805	17,105	36,028
2019 Estimated Renter Occupied Units	1,607	7,702	16,063
2019 Estimated Median Housing Value	\$158,235	\$176,163	\$190,391



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Dave Dutson 2900 N Swan Rd, Suite 200
Tucson, Arizona
c +1 520 241 1160
dave.dutson@naihonorizon.com
naihonorizon.com