

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



10390 N La Cañada Dr

Oro Valley, Arizona 85737

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: N/A

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Additional Photos



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NAI Horizon

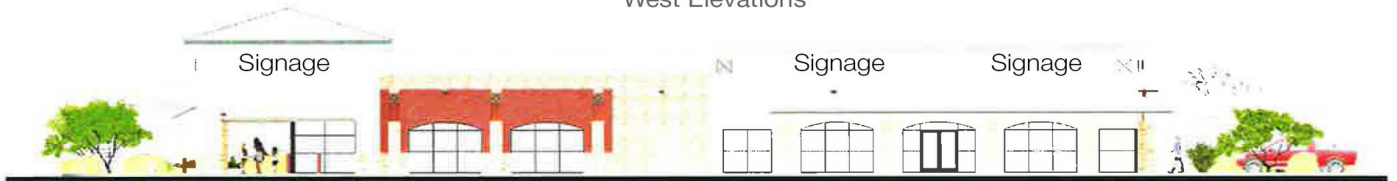
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West Elevations



South Elevations



East Elevations



North Elevations

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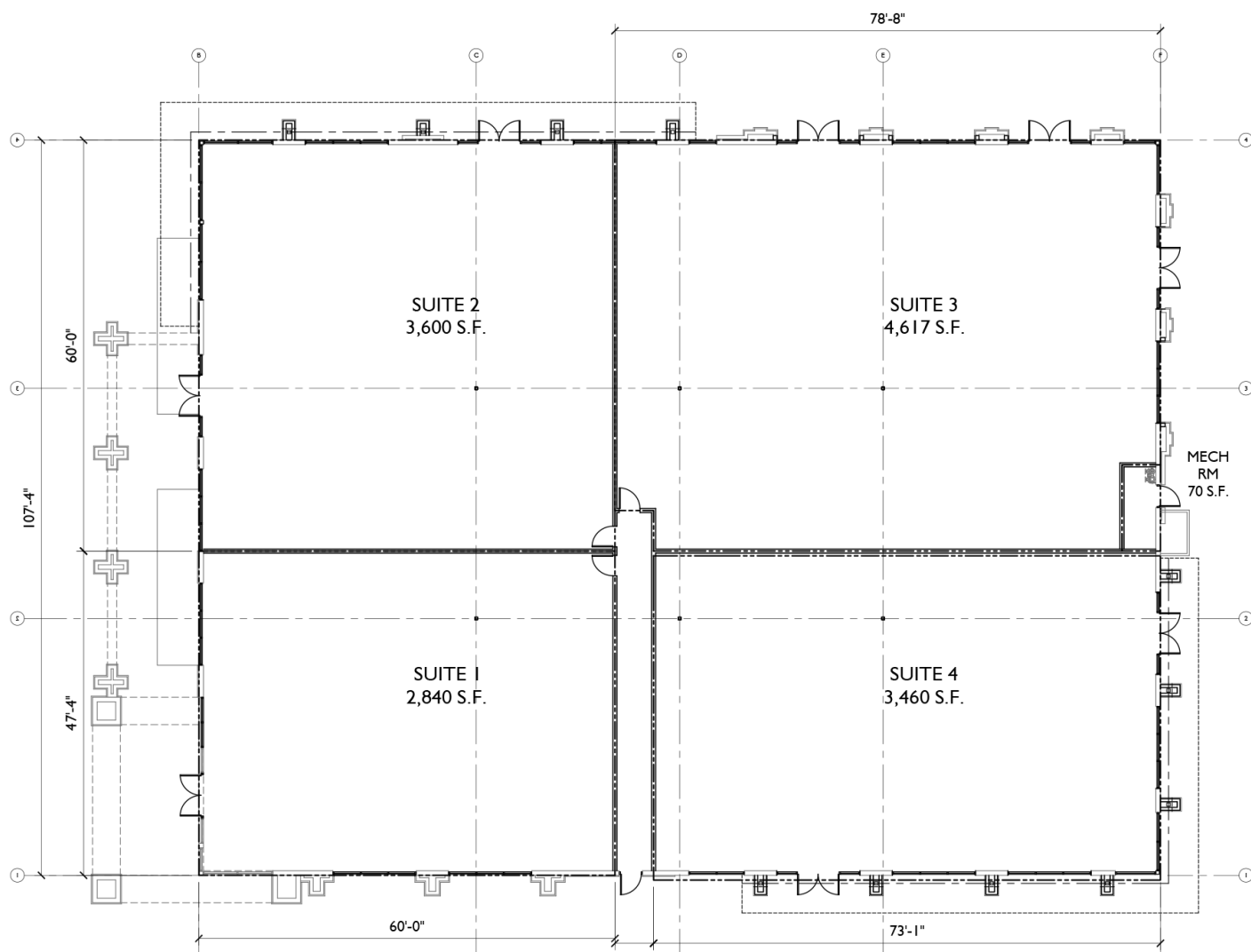
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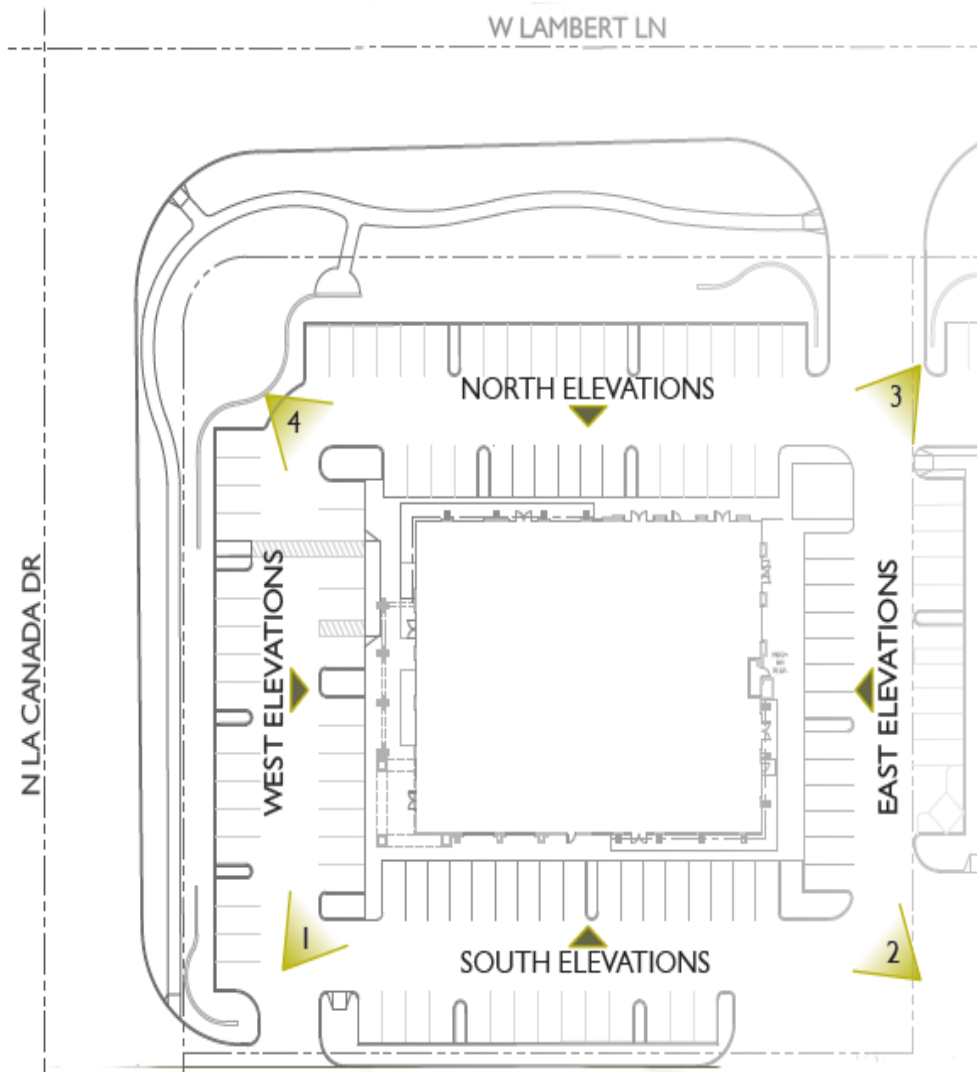
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| | |
|----------------------|-----------|
| TOTAL PARKING COUNT: | 110 SPOTS |
| STANDARD PARKING: | 106 SPOTS |
| ACCESSIBLE PARKING : | 4 SPOTS |

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