

FOR LEASE

# PLAZA ESCONDIDA

SEC ORACLE & MAGEE ROADS | ORO VALLEY, ARIZONA

RETAIL

JOIN TRADER JOE'S & MARSHALLS



## PROPERTY INFO

- + Upscale tenant-mix catering to the surrounding neighborhood demographic
- + "Going-home" traffic into Oro Valley, Catalina, SaddleBrooke and Pinal County
- + Signalized intersection with visibility for tenant signage
- + Busy center across from national retailers like Walmart Neighborhood Market, Sprouts Farmer Market, Home Goods and Kohl's

## CONTACT US

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CBRE

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## LEASE RATE

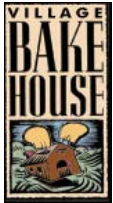
\$22-24/SF, NNN

NNN charges currently estimated at \$4.75/SF

## SPACE AVAILABILITY

±900 SF, ±1,400 SF, ±2,364 SF, ±2,700 SF (built-out restaurant)

## JOIN



## TRAFFIC COUNTS

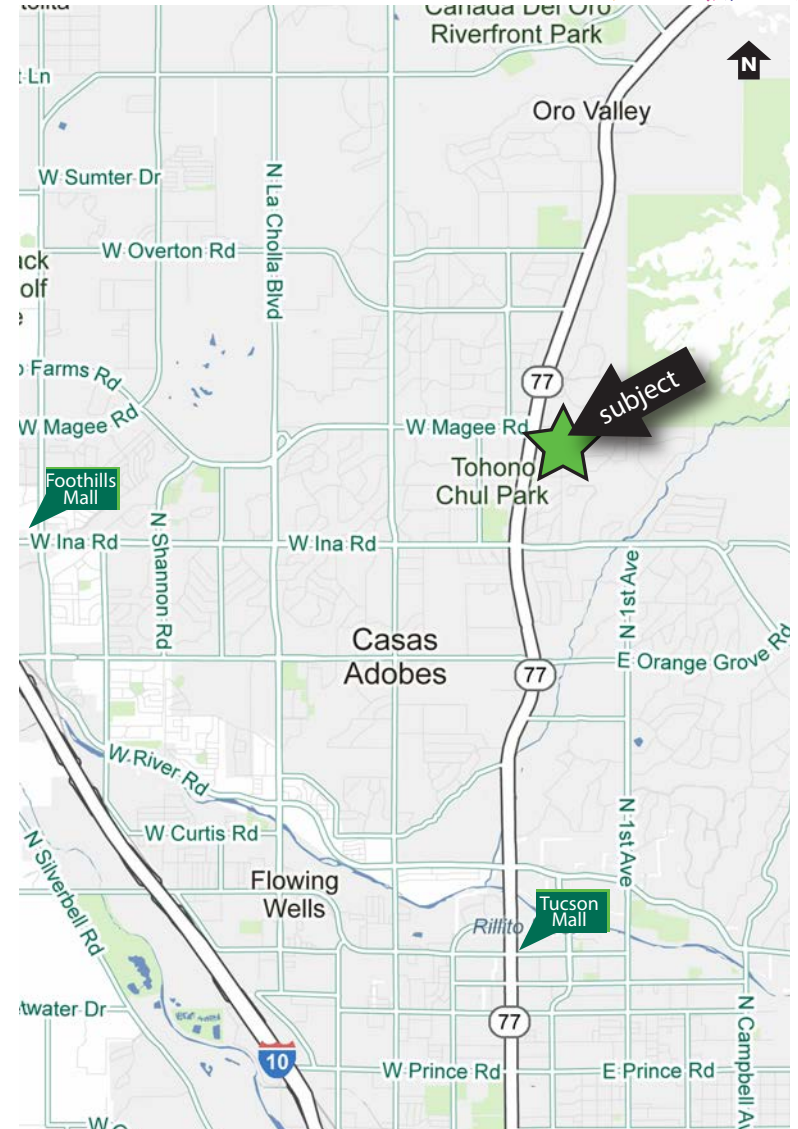
ORACLE ROAD	±41,552 vehicles per day
MAGEE ROAD	±14,000 vehicles per day
TOTAL	±55,552 vehicles per day

Source: Kalibrate, March 2018

## 2016 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	4,904	36,739	136,331
AVG. HH INCOME	\$77,668	\$91,683	\$80,808
DAYTIME POPULATION	8,218	39,352	140,157

Source: Eseri, March 2018

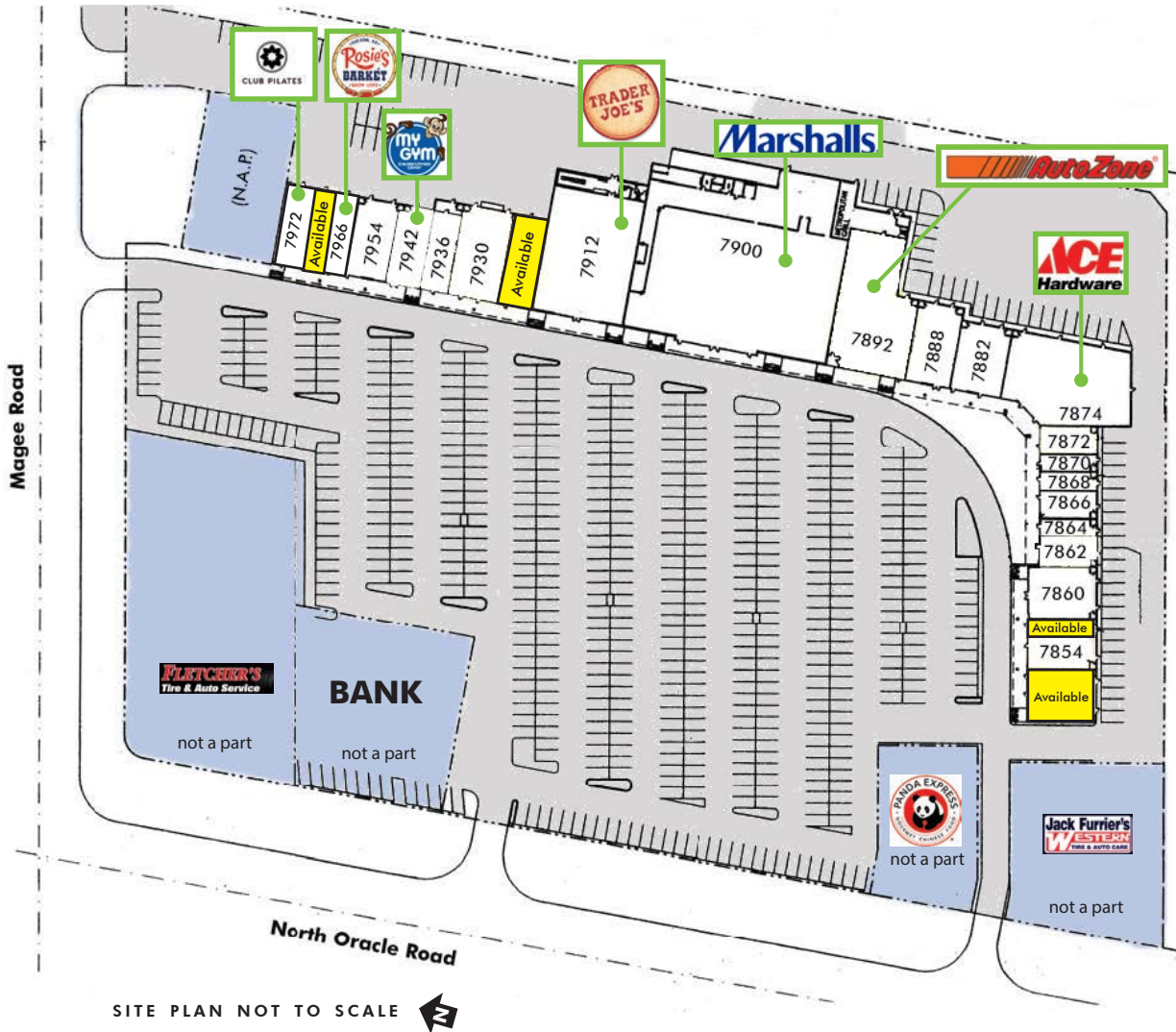


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Tenant Directory		
Suite	Tenant	SF (±)
7972	Club Pilates	1,750
7966	Rosie's Basket	1,400
7960	Available	1,400
7954	Academy of Music & Dance	2,375
7942	My Gym	2,175
7936	Sweet Repeats	2,000
7930	Trinity Bookstore	3,650
7918	Available	2,364
7912	Trader Joe's	10,000
7900	Marshall's	27,760
7892	AutoZone	9,231
7888	Trouville Salon-Day Spa	2,800
7882	Village Bakehouse	2,400
7874	Ace Hardware	7,776
7872	Lucky Cat Social Art	1,250
7870	Venus Three	750
7866-7868	Anthony's Cigar Emporium	2,000
7864	CDO Barber Shop	750
7862	Zounds Hearing	1,250
7860	Nationwide Vision	2,700
7856	Available	900
7854	Alfonso Gourmet Olive Oils & Balsamics	1,740
7850	Available Restaurant Build-Out	2,700

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