

# INNOVATION PARK

HIGH-PROFILE, PLANNED RETAIL DEVELOPMENT  
IN ORO VALLEY, ARIZONA



CBRE

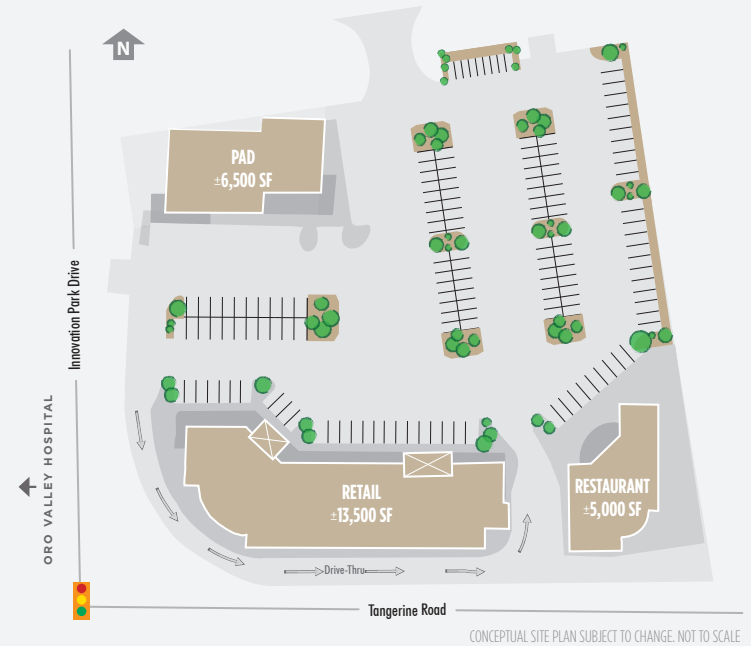


## AT THE ENTRY TO INNOVATION PARK

A master planned business park in a contemporary environment for work and play. Situated on a ±535 acre campus in the heart of the Tucson bioscience region, in the town of Oro Valley. [www.innovationparkaz.com](http://www.innovationparkaz.com)

Home to Ventana (Roche Group), Sanofi, WNPA (HQ), Oro Valley Hospital, Securaplane (Meggitt) and across the street from Oro Valley Marketplace with power tenant to pull shoppers to the intersection.

## PROPOSED CORNER DEVELOPMENT



SITE PLAN NOT TO SCALE



## SPECIFICATIONS

### THE CENTER

Phase I: ±25,000 SF  
Retail Center

### SPACE SIZES

From ±3,000 SF up to  
±13,000 SF

### RENTAL RATES

Starting at \$35/SF, NNN

### NNN CHARGES

TBD



## HIGHLIGHTS

End-cap with drive-thru

Signalized intersection

Visibility from Tangerine Rd.

Patio seating for restaurants



## DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	1,686	25,157	47,568
AVG. HOUSEHOLD SIZE	2.50	2.29	2.36
AVG. HOUSEHOLD INCOME	\$99,003	\$103,656	\$99,311



## DRIVE COUNTS

### TANGERINE RD (2013)

±19,000 VPD

### ORACLE RD (2012)

±85,000 VPD

SOURCE: ESRI 2017, KALIBRATE 2017



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DEVELOPMENT BY:



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