



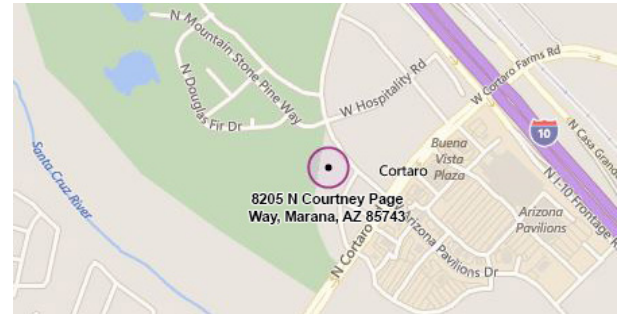
8205-8225 N Courtney Page Way

Marana, Arizona 85743

Property Features

- Located in the Town of Marana, one of the fastest growing metropolitan communities in Arizona
- Across the street from Arizona Pavilions, one of Tucson's largest power centers whose tenants include Walmart, Lowe's, Harkins Theatres, Kohl's and LA Fitness
- Minutes from I-10
- 1.5 miles from Simon Premier Outlet mall whose tenants include Saks 5th Avenue OFF 5th, Forever 21, Famous Footwear, GAP Factory, Old Navy and others

Suite 121 - \$19.00/SF - 1,099 SF White box condition with new HVAC



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	39.1	37.2	37.5
Population:	3,529	33,488	76,171
Average HH Income:	\$75,592	\$79,489	\$76,327

Traffic Counts

	VPD
N Cortaro Rd	29,470
N Silverbell Rd	26,473

For Lease: \$19.00 SF/yr (NNN)

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For Lease

Cortaro Crossings

Additional Photos



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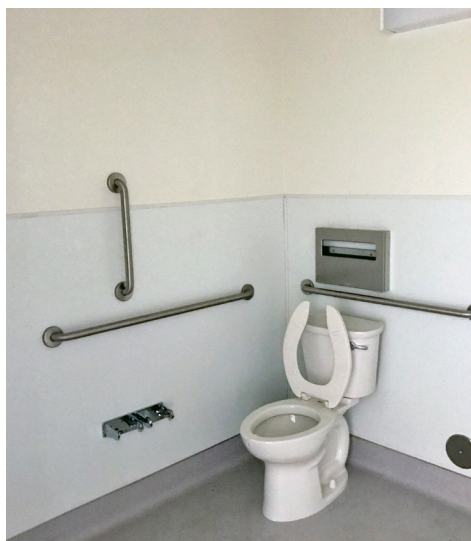
For Lease

Cortaro Crossings

Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 121	Strip Center	\$19.00 SF/YR	NNN	1,099 SF	Vacant white box with new HVAC



Suite 121



Suite 121



Suite 121

Cortaro Crossings

Demographics Report

	1 Mile	3 Mile	5 Mile		
POPULATION	2018 Estimated Population	5,291	39,850	83,435	
	2023 Projected Population	5,520	41,306	86,266	
	2010 Census Population	4,681	36,737	78,079	
	Growth 2010-2018	13.03%	8.47%	6.86%	
	Growth 2018-2023	4.33%	3.65%	3.39%	
	2018 Estimated Median Age	36.40	38.20	39.30	
	2018 Estimated Average Age	36.50	38.30	39.30	
HOUSEHOLDS	2018 Estimated Households	1,916	14,695	32,227	
	2023 Projected Households	2,000	15,232	33,303	
	2010 Census Households	1,697	13,572	30,331	
	Growth 2010-2018	12.91%	8.27%	6.25%	
	Growth 2018-2023	4.38%	3.65%	3.34%	
	2018 Estimated Average Household Size	2.80	2.70	2.60	
	INCOME	2018 Median Household Income	\$78,163	\$71,803	\$67,020
2018 Estimated Average Household Income		\$85,521	\$84,077	\$81,310	
HOUSING		2018 Estimated Housing Units	2,109	16,185	35,328
		2018 Estimated Occupied Units	1,916	14,695	32,227
		2018 Estimated Owner Occupied Units	1,480	11,732	23,961
		2018 Estimated Renter Occupied Units	436	2,963	8,266
		2018 Estimated Median Housing Value	\$220,644	\$189,297	\$188,927



THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.

- 1 Personal Service:** When you work with Baceline, you get a personal leasing associate, who works to make terms and conditions that work for you and your business. We pride ourselves on providing real, human interaction and support you can count on.
- 2 Involvement:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty.
- 3 Sustainability:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



Baceline
Investments LLC

INVESTING IN OUR COMMUNITIES