

ORO VALLEY MARKETPLACE

SWC ORACLE RD. & TANGERINE RD.
ORO VALLEY, AZ



Oro Valley Marketplace is a 800,000+ sf regional power center development located on 114 acres. Oro Valley Marketplace is southern Arizona's premier regional power and entertainment center.

SHOP SPACE, ENDCAPS AVAILABLE

NOTABLE TENANTS



AVAILABILITY

- 1,600 SF-9,000 SF

FEATURES

- North Tucson's 12 screen Century Theatres.
- The only movie theatre in Oro Valley.
- Oro Valley has the highest household incomes in the greater Tucson area.

2018 Demographics	3 Mile	5 Mile	7 Mile
Estimated Population	19,298	47,162	79,444
Ave Household Income	\$107,243	\$106,502	\$105,341
Daytime Employment	9,363	15,326	25,828



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LEED CERTIFIED



DEVELOPED BY



INNOVATION PARK
2,500 Employees

ORO VALLEY HOSPITAL
600 Employees

Moore Rd.

Tangerine Rd.

Oracle Rd.

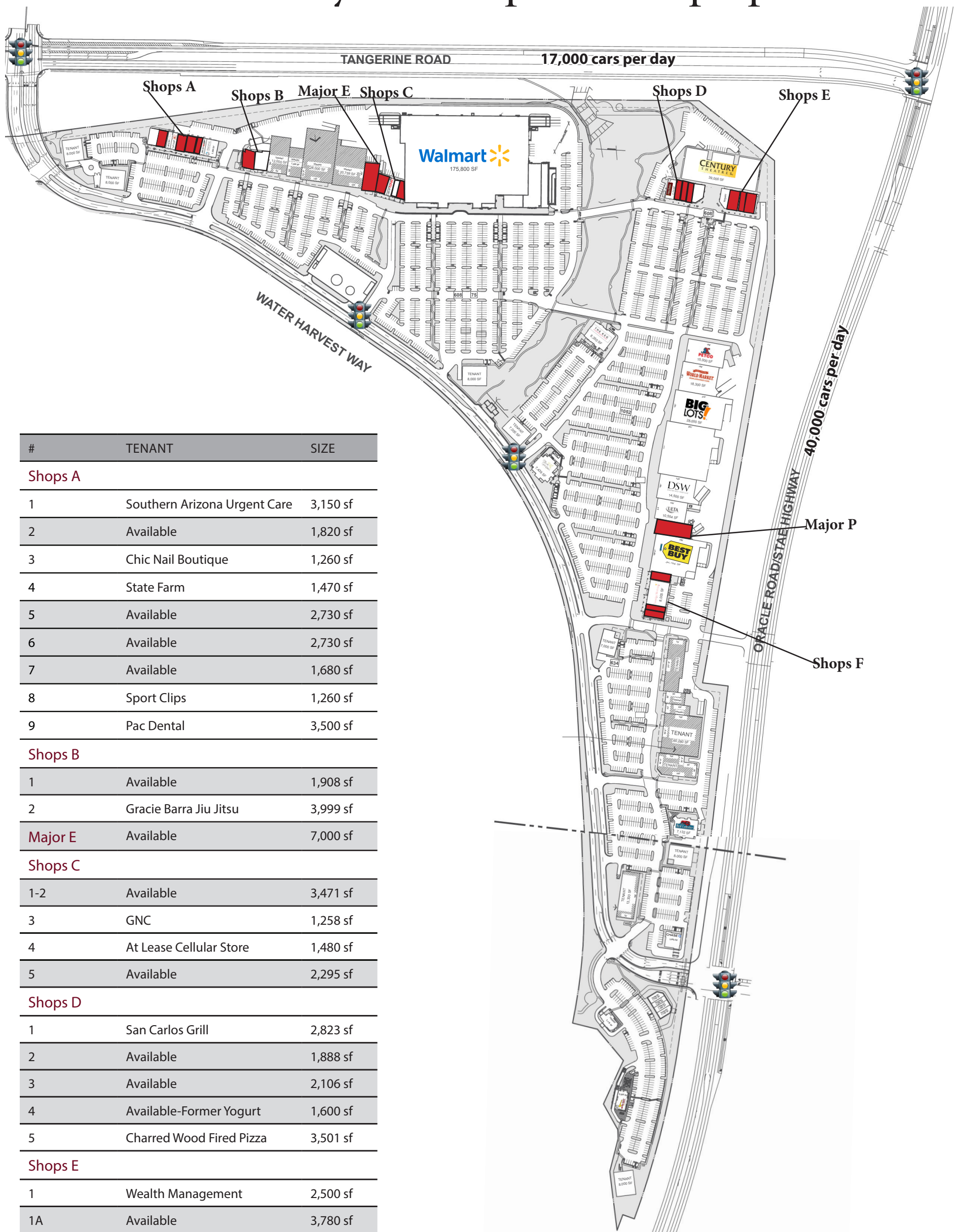
1st Ave.

Walmart | CENTURY THEATRES. | COST PLUS WORLD MARKET
 BEST BUY | PETCO.com | CHASE | IN-N-OUT BURGER
 Olive Garden | THE KEG STEAKHOUSE & BAR

Subject



Oro Valley Marketplace Shop Space



#	TENANT	SIZE
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Shops A

1	Southern Arizona Urgent Care	3,150 sf
2	Available	1,820 sf
3	Chic Nail Boutique	1,260 sf
4	State Farm	1,470 sf
5	Available	2,730 sf
6	Available	2,730 sf
7	Available	1,680 sf
8	Sport Clips	1,260 sf
9	Pac Dental	3,500 sf

Shops B

1	Available	1,908 sf
2	Gracie Barra Jiu Jitsu	3,999 sf

Major E

Available	7,000 sf
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Shops C

1-2	Available	3,471 sf
3	GNC	1,258 sf
4	At Lease Cellular Store	1,480 sf
5	Available	2,295 sf

Shops D

1	San Carlos Grill	2,823 sf
2	Available	1,888 sf
3	Available	2,106 sf
4	Available-Former Yogurt	1,600 sf
5	Charred Wood Fired Pizza	3,501 sf

Shops E

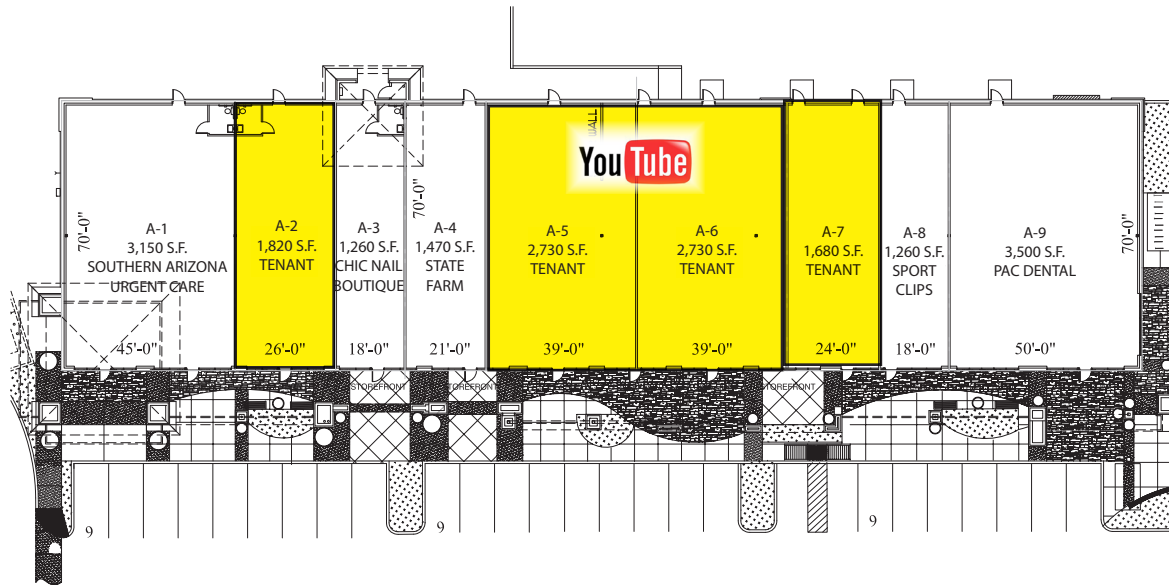
1	Wealth Management	2,500 sf
1A	Available	3,780 sf
2	Available	2,220 sf
3	Available	3,411 sf

Major P

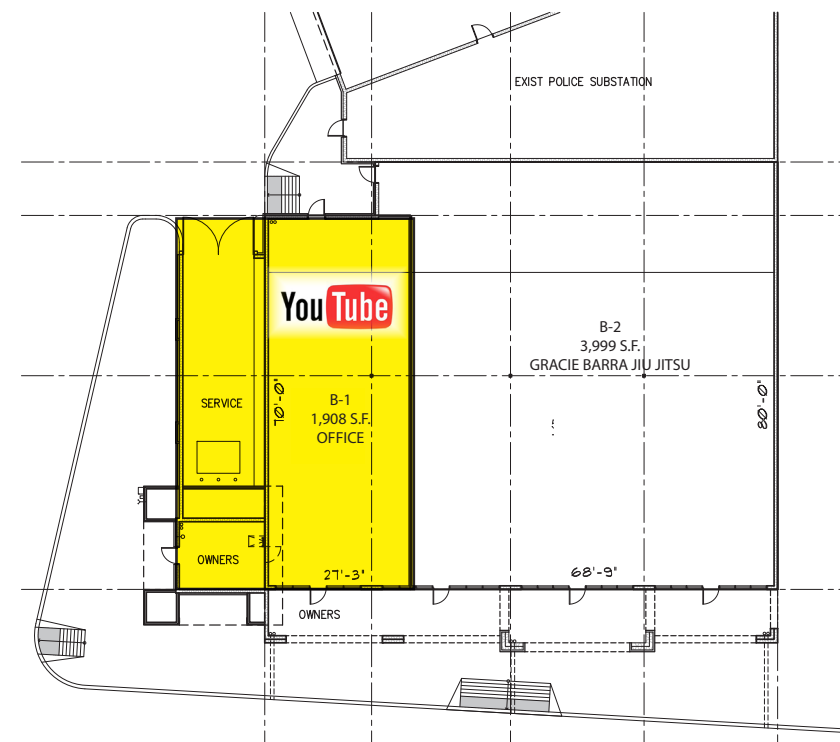
Available	9,000 sf
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Shops F

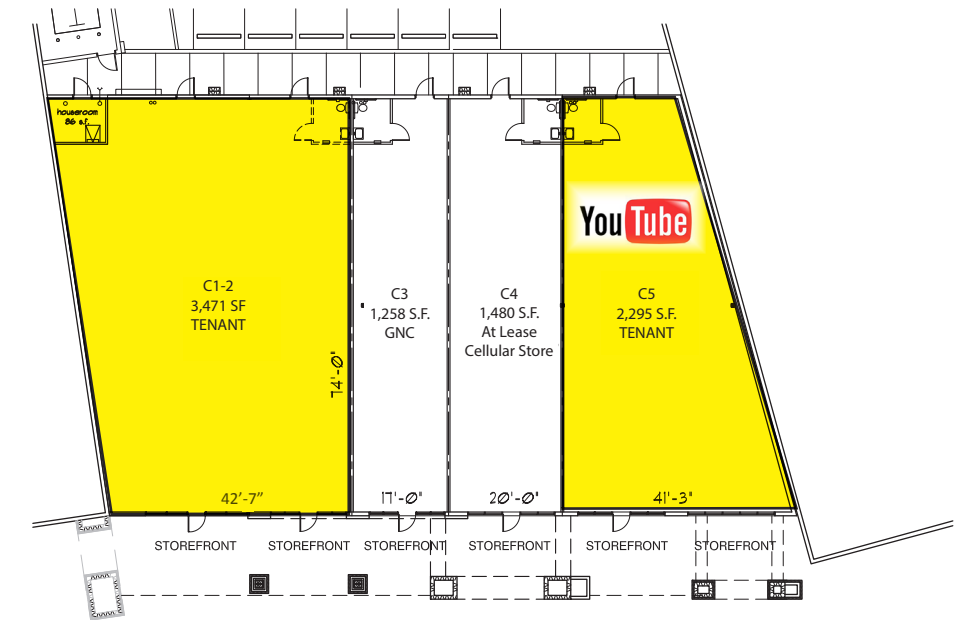
1	Available	2,640 sf
2-5	Tuesday Morning	8,000 sf
6	Available	1,769 sf
7	Available	2,542 sf



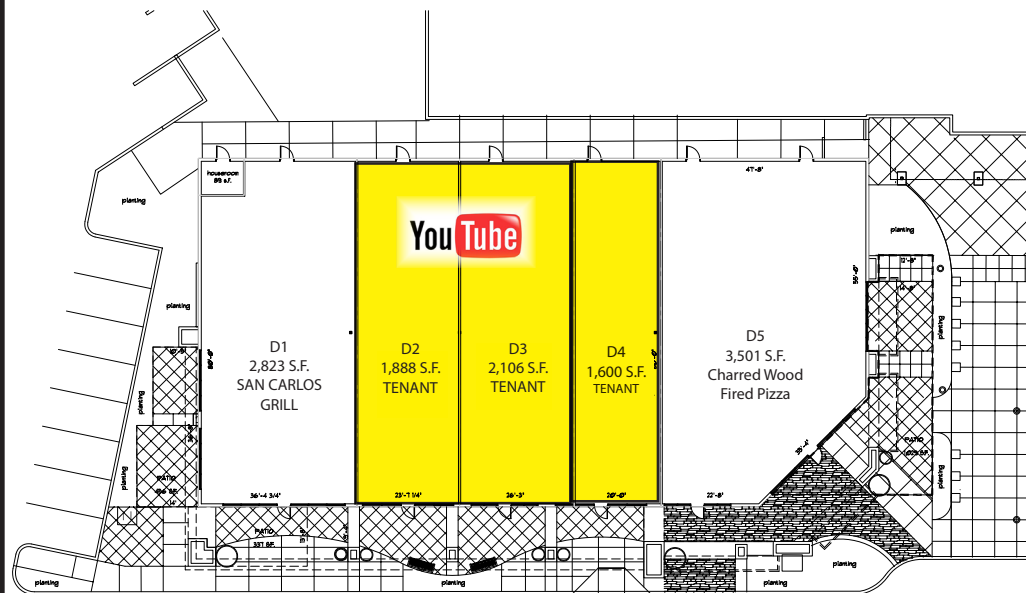
SHOPS A



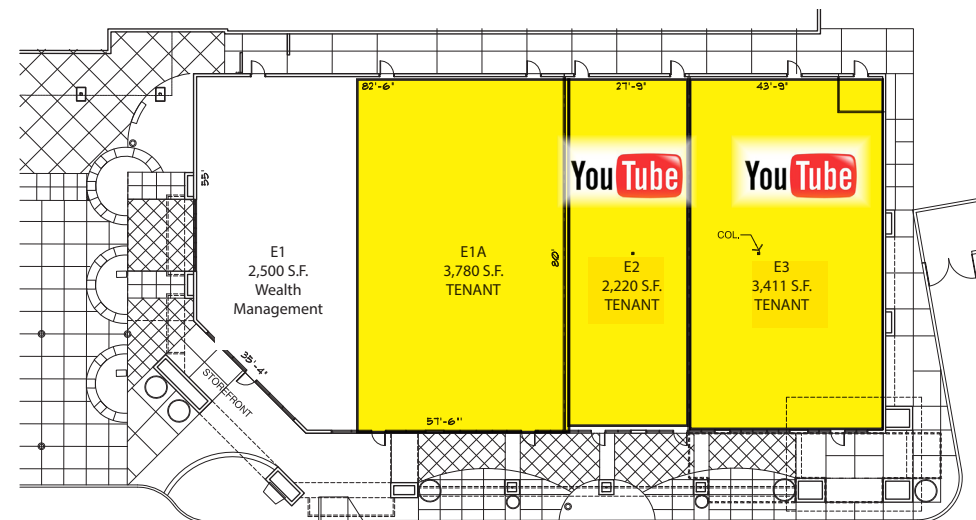
SHOPS B



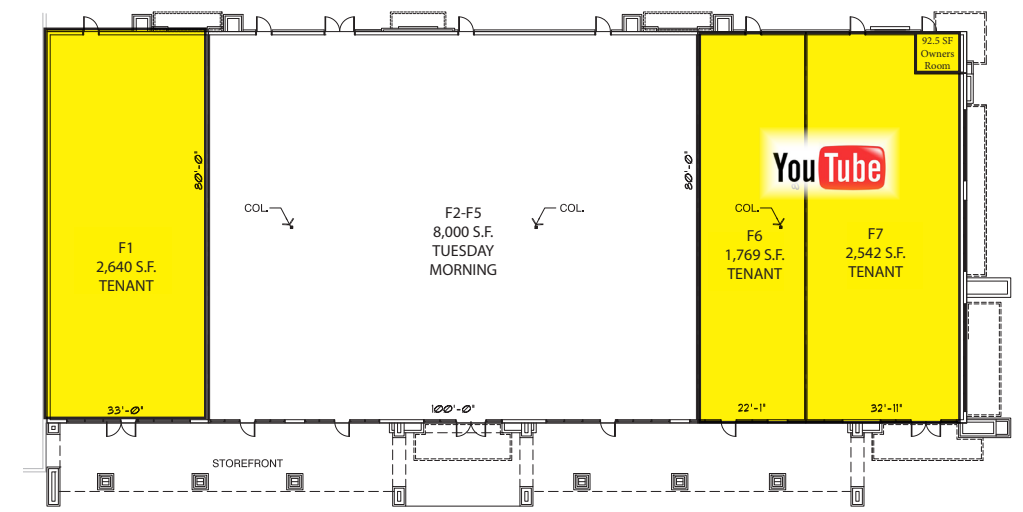
SHOPS C



SHOPS D



SHOPS E



SHOPS F

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STRATEGIC

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Up to 65,000 new homes recently constructed or planned in the projected trade area.

Willow Springs (north of site)
6,500 homes planned
buildout est. 10 years

Falcon Valley Pad
21,200 homes approved
timing TBD

SADDLEBROOKE RANCH
6,300 homes planned
buildout est. 20 yrs

BHP/SAn Manuel Project-15,000 homes proposed
San Manuel 85631 off-map, NE of site-4,375 pop.
Mammoth 85618 off-map, NE of site-est. pop 2,522

Biosphere II
1,500 homes planned

Manors at Copper Hills Estate
61 homes planned
ITC Homes

Cielo (off-map, north of Oracle)
3,330 homes planned

Coronado Reserve (off-map)
260 homes planned
buildout est. 10 yrs.

85232

450 homes planned

EAGLE CREST RANCH
660 homes existing
990 homes at buildout

85739

85658

Proposed
The Ritz-Carlton

440 homes planned
160 homes sold

85755

DOVE MOUNTAIN
2,500 homes existing
5,000 homes at buildout

RANCHO VISTOSO
4,000 homes existing
8,000 homes at buildout
buildout est. 10 years

85653

Oro Valley Marketplace

85619

85742

SKY RANCH
440 homes planned
160 homes sold

85737

LA RESERVE
635 homes existing
804 homes at buildout

85743

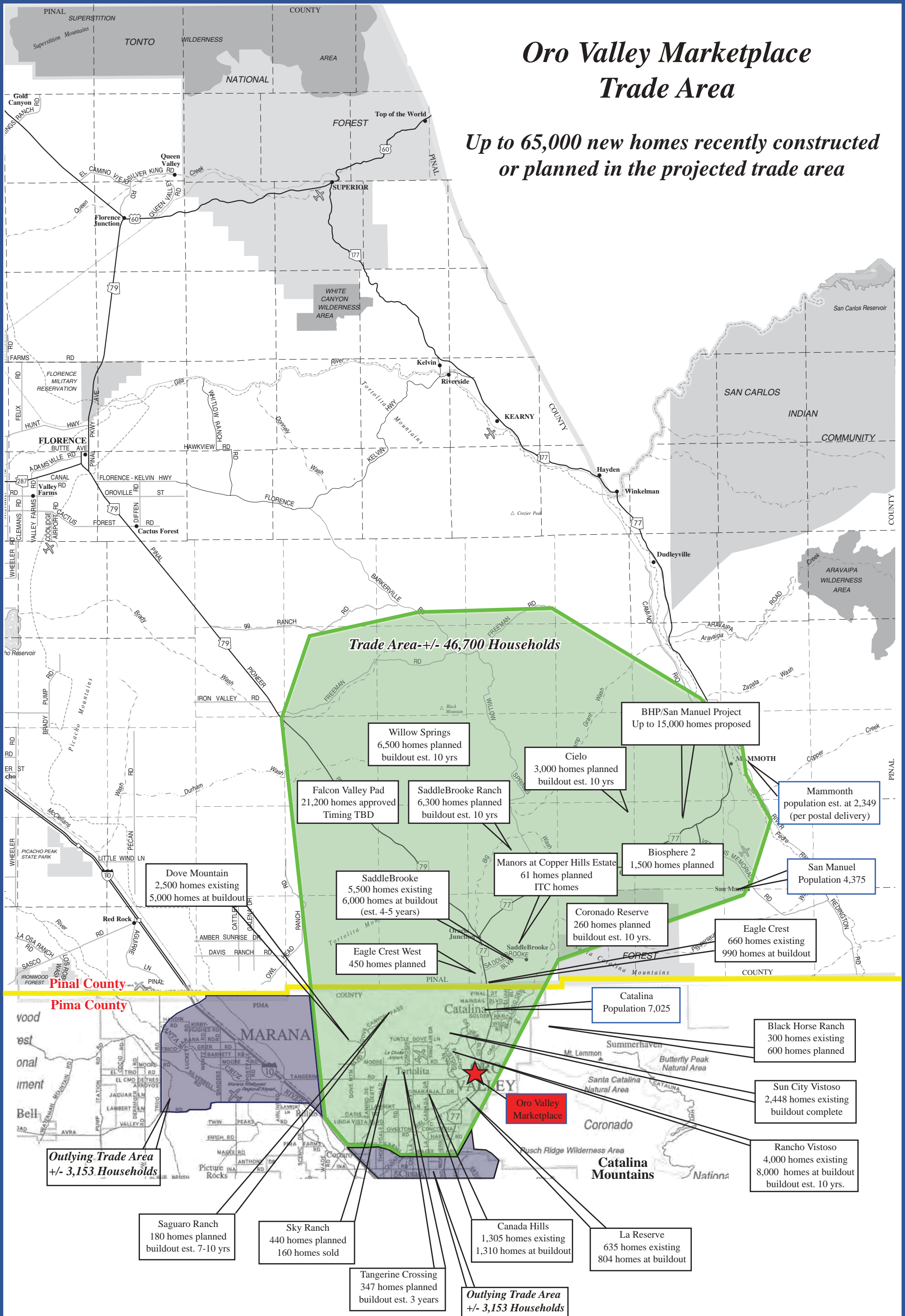
COUNTRYSIDE
734 homes existing
100% buildout

85704



Oro Valley Marketplace Trade Area

Up to 65,000 new homes recently constructed or planned in the projected trade area



STRATEGIC



ORO VALLEY MARKETPLACE

TRADE AREA HOUSEHOLDS Based on Current Postal Counts and Projected Master Planned Community Growth

	<u>Households</u>	<u>Est. Population</u>
Residential Postal Deliveries	46,700	129,826
Potential MPC Growth to Buildout	<u>63,090</u>	<u>175,390</u>
Total Potential at Buildout	109,790	305,216

TRADE AREA

EXISTING POSTAL COUNTS

ZIP CODE	ZIP CODE AREA	RESIDENTIAL DELIVERIES
85618	Mammoth	783
85631	San Manuel	1,580
85623	Oracle & Area East of Saddlebrooke Ranch	1,912
85658	NW Marana, East of Interstate 10, Including Dove Mountain	3,296
85704	S of Linda Vista, Between 1 st Ave. & La Cholla Blvd. (only includes portion north of Magee)	4,760
85755	Rancho Vistoso & Sun City Vistoso	6,775
85739	Town of Catalina, Eagle Crest & Saddlebrooke	8,054
85737	E & W of Oracle Rd., between Tangerine & Linda Vista	9,557
85742	N of Magee, W of Cholla (includes Saguaro Ranch, Tangerine Crossing, & Sky Ranch)	9,983
Total		46,700

Source: USPS