

RIVERSIDE PLAZA

CORTARO ROAD & SILVERBELL ROAD- MARANA, AZ
SHOVEL-READY PADS FOR COMMERCIAL DEVELOPMENT
FOR SALE OR BUILD-TO-SUIT OPPORTUNITY



CORTARO ROAD

SILVERBELL ROAD

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PROPERTY HIGHLIGHTS

PROPERTY INFO:

- + Adjacent to Silverbell-Cortaro District Park, the Wheeler-Taft Abbott, Sr. Pima County Public Library, and Leman Academy of Excellence with an enrollment of 1,000+ students.
- + Located in the Continental Ranch/Reserve trade area.
- + Easy access to Interstate 10.
- + Near the Arizona Pavilions retail development with anchors Super Walmart, Kohl's, L.A. Fitness, and Harkins Theatre.
- + Finished pad with all utilities at or near parcel boundaries.
- + Property is located within a specific plan and allows for medical, retail, and office uses.
- + Monument signage available.



PROPERTY HIGHLIGHTS

TRADE AREA DEMOGRAPHICS

2018 Population - Current Year Estimate	65,831
2018-2023 Projected Growth Rate	12%
2018 Average Household Income	\$94,163

SOURCE: Eseri, September 2018

TRADE AREA HOUSING

Existing Households	24,709
Lots, Active Platted/In Plat	8,429
Lots Planned	29,071
Projected New Homes	37,500
Total Existing and Projected	62,209

TRAFFIC COUNTS

Silverbell Rd Cortaro Rd.	38,802 vpd
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SOURCE: PAG, September 2018

DRIVE TIMES



87 Mins



17 Mins



22 Mins



28 Mins



AMENITIES MAP



NEARBY AMENITIES



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