

# ORO VALLEY, ARIZONA



For Sale or  
Build-to-Suit  
Prime Retail  
Development  
Sites In  
Innovation  
Park

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Site plan not to scale.

# ORO VALLEY, ARIZONA

LOCATED IN THE TOWN OF ORO VALLEY, RATED ONE OF AMERICA'S BEST CITIES.

## SITE CHARACTERISTICS:

- Prime positioning on Oracle & Tangerine Roads – visibility!
- Signalized intersections.
- Small pads – large development sites!

## RELATED LINKS

- [www.innovationparkaz.com](http://www.innovationparkaz.com)
- Town of Oro Valley: [www.orovalleyaz.gov](http://www.orovalleyaz.gov)
- Catalina State Park: [www.azstateparks.com](http://www.azstateparks.com)
- Oro Valley Marketplace: [www.orovalleymarketplace.com](http://www.orovalleymarketplace.com)

## NEARBY HIGH-TECH EMPLOYMENT

- Honeywell
- Bio5 Labs
- Oro Valley Hospital
- Roche/Ventana Medical Systems
- Icagen
- Meggitt

## DEMOGRAPHICS

MEDIAN AGE	55
2015 EST. AVG. HH INCOME	\$88,783
# VENTANA MEDICAL SYSTEMS & SANOFI AVENTIS EMPLOYEES	1,200
ORO VALLEY HOSPITAL BEDS	144

SOURCE: CLARITAS

## TRAFFIC COUNTS

ORACLE ROAD (2012):	85,000 VEHICLES PER DAY
TANGERINE ROAD (2010)	19,000 VEHICLES PER DAY
TOTAL:	104,000 VEHICLES PER DAY

SOURCE: PAG

## GROWTH

2000-2012	53%
2012-2017	10.5%

SOURCE: CLARITAS



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