

ORO VALLEY MARKETPLACE

SWC TANGERINE ROAD & ORACLE ROAD, ORO VALLEY, AZ

498,725 SF Class A Grocery Anchored Regional Retail Community Center Investment Opportunity

PRICE: SUBMIT



ORO VALLEY MARKETPLACE

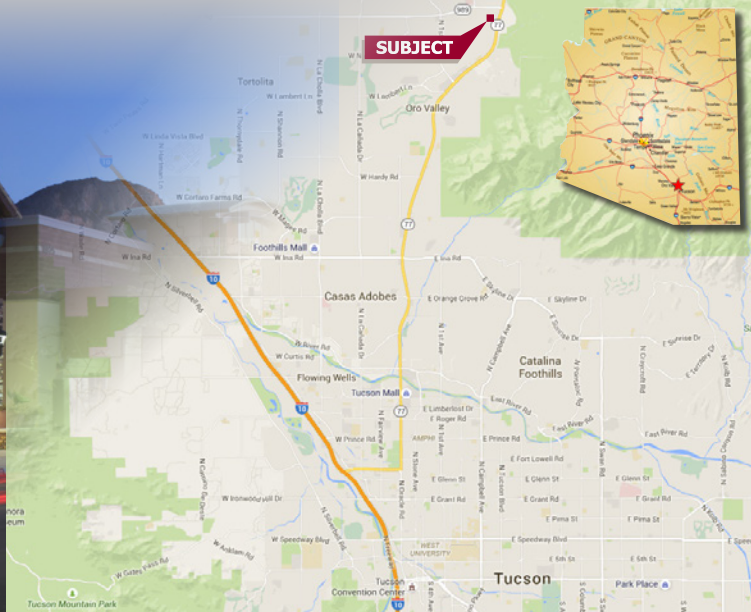
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ORO VALLEY, AZ



498,725 SF Class A Grocery Anchored Regional Community Center Retail Investment Opportunity

FEATURES:

- **Area:** Tucson, Arizona
- **Submarket:** North Tucson & Oro Valley
- **GLA:** 498,725 SF
- **Occupancy:** 89.5%
- **Site Area:** ±102 Acres
- **# of Floors:** 1
- **Year Completed:** 2008
- **In-Place NOI:** \$3,703,217
- One of the most desirable areas in Tucson, Arizona.
- The property is anchored by a Walmart Supercenter, Century Theaters, Best Buy, Dick's Sporting Goods, Cost Plus World Market, & other great tenants.
- Oro Valley Marketplace is 89.5% leased with 80% of the space at the center leased to national credit grade tenants.
- The site offers investors a stabilized income stream from credit tenants and the opportunity to increase income through the lease up of 9 PADs and development of approximately 140,000 SF in phase 2.
- This location benefits from approximately 45,000 VPD from the heavily traveled North-South arterial Oracle Road.
- Located due south of Innovation Business Park, a 535-acre business campus. The park is currently home to Roche, Sanofi, Ventana Medical Systems, & Oro Valley Hospital. The park will accommodate 2.5 million SF of commercial space when fully built out.



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