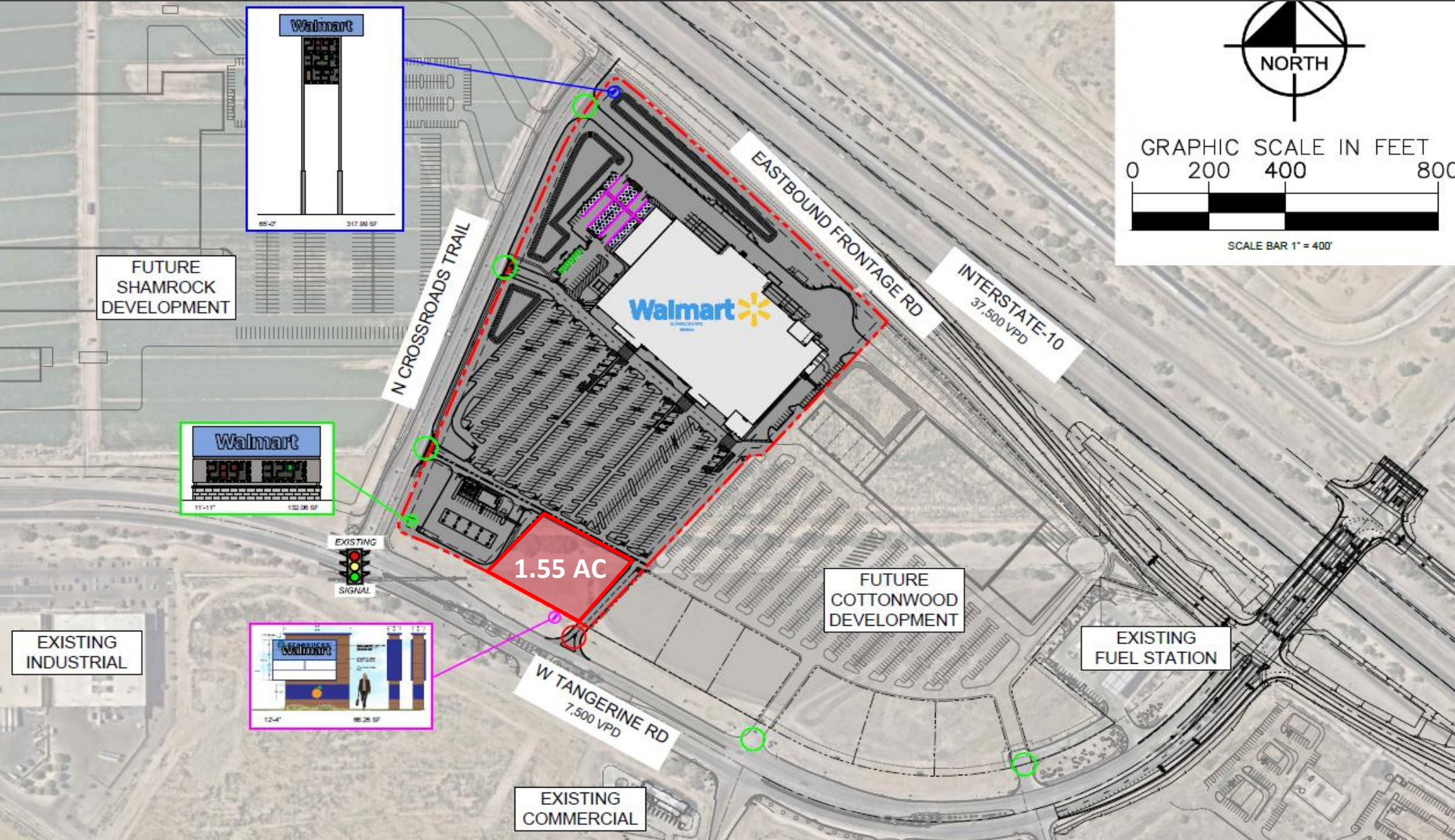




WALMART OUTPARCEL AVAILABLE – 1.55 AC

TANGERINE & I-10 | MARANA, AZ

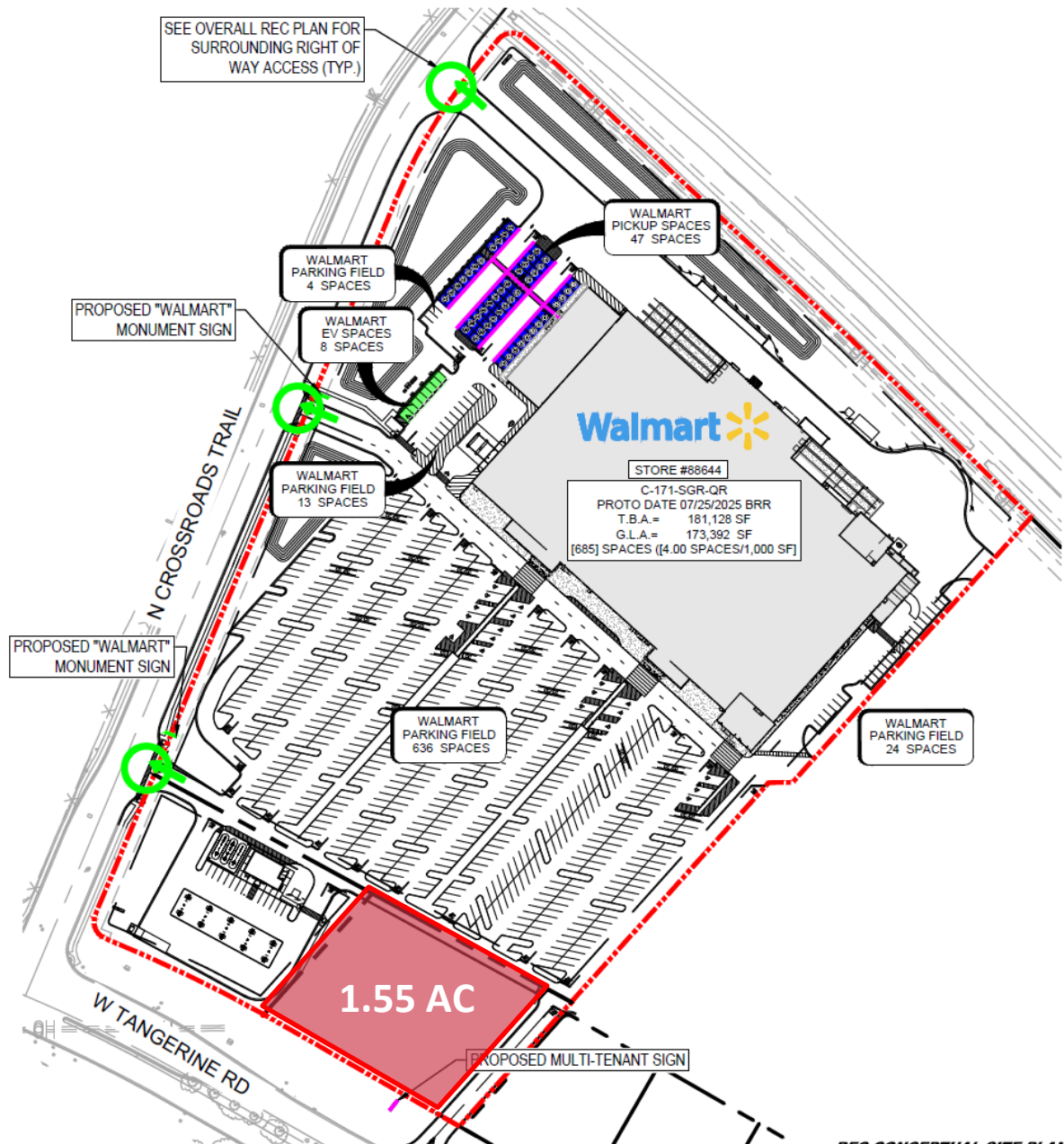


ALEX CLARK
aclark@commonbondgroup.com
602.478.6115

COMMON BOND
— DEVELOPMENT GROUP —

SITE PLAN

1.55 AC | 67,608 SF



SEE OVERALL REC PLAN FOR SURROUNDING RIGHT OF WAY ACCESS (TYP.)

PROPOSED "WALMART" MONUMENT SIGN

PROPOSED "WALMART" MONUMENT SIGN

PROPOSED MULTI-TENANT SIGN

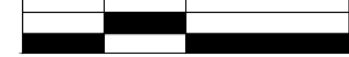
Walmart

STORE #88644
 C-171-SGR-QR
 PROTO DATE 07/25/2025 BRR
 T.B.A. = 181,128 SF
 G.L.A. = 173,392 SF
 [685] SPACES (4.00 SPACES/1,000 SF)

1.55 AC



GRAPHIC SCALE IN FEET
 0 100 200 400



SCALE BAR 1" = 200'

SITE AREA TABLE

WALMART	[19.33 AC (842,021 SF)]
FUEL STATION	[1.52 AC (66,420 SF)]
OUTPARCEL 1	[1.55 AC (67,608 SF)]
TOTAL WALMART AREA	[22.41 AC (976,049 SF)]

SITE ANALYSIS TABLE

WALMART BUILDING AREA	181,128 SF
TOTAL PROPOSED PARKING RATIO	[3.84] / 1000
TOTAL REQUIRED PARKING RATIO	[4.00] / 1000
STORE PARKING	[685] SPACES
STORE PARKING RATIO	[3.79] / 1000
OPD SPACES	[47] SPACES
TOTAL PARKING	[732] SPACES*
CART CORRAL	[30] SPACES**

* [47] SPACES WITHIN 150' OF GM VESTIBULE

** [44] SPACES WITHIN 150' OF GR VESTIBULE

** CART CORRALS EXCLUDED FROM ALL PARKING RATIOS ABOVE

PLAN LEGEND

ACCESS

- FULL ACCESS
- RESTRICTED ACCESS (RIGHT IN / RIGHT OUT)

SIGNAGE

- MONUMENT SIGN
- MULTI-TENANT SIGN
- PYLON SIGN

OTHER

- WALMART LEASE LINE
- PROPOSED BUILDING
- PROPOSED EV PRKG STALLS

SITE DATA

- ZONING AND ENTITLEMENTS:
 - LOCAL JURISDICTION: CITY OF MARANA, AZ
- ZONING CLASSIFICATION:
 - SPECIFIC PLAN - CROSSROADS AT GLADDEN
 - SPECIFIC PLAN - TANGERINE COMMERCE PARK
- PERMITTED USE (Y/N):
 - [Y] - AUTOMOTIVE SERVICES
 - [Y] - RETAIL ESTABLISHMENTS

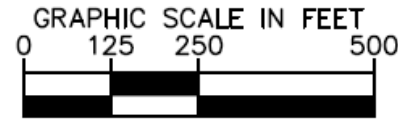
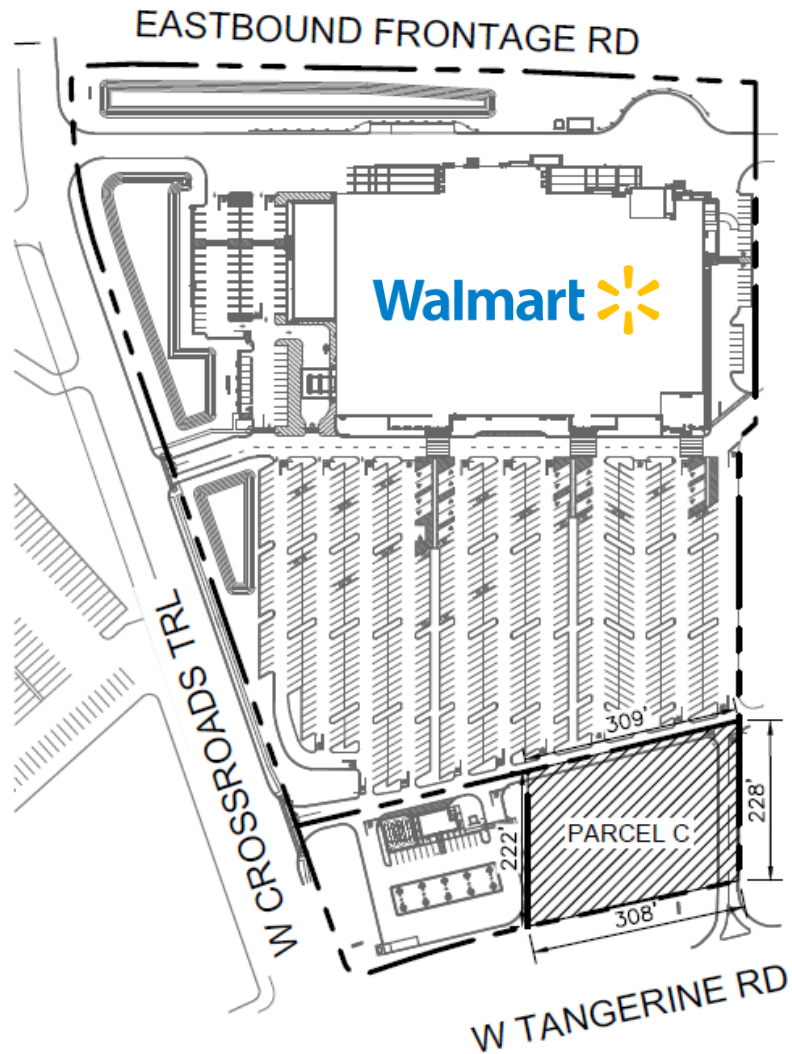
DEVIATIONS FROM WALMART GUIDELINES

1. RELOCATED BEND IN PARKING FIELD TO SOUTH END OF SITE TO ALIGN WITH FUEL ENTRANCE
2. ADDITION OF LANDSCAPED ISLANDS IN PARKING FIELD TO MEET LANDSCAPE REQUIREMENTS
3. LOCATION OF ONE-WAY AND TWO-WAY DRIVE AISLES DIFFER FROM ANYTOWN DUE TO SITE LAYOUT.
4. ADDITION OF EV STALLS NEAR PHARMACY PER WALMART GUIDANCE.
5. ADDITION OF REGULAR STALLS IN OPD AREA TO MEET MINIMUM PARKING REQUIREMENTS.
6. ADDITION OF REGULAR STALLS IN ACC AREA TO MEET MINIMUM PARKING REQUIREMENTS.

**REC CONCEPTUAL SITE PLAN
 (FOR PRESENTATION)**

SITE PLAN

1.55 AC | 67,608 SF



SCALE 1"=250'
WHEN PRINTED AT
FULL SIZE 8.5"X11"

LEGAL DESCRIPTION PARCEL C

BEGINNING AT THE HEREINBEFORE MENTIONED POINT "A"; THENCE SOUTH 61°22'41" EAST, 309.05 FEET;
THENCE SOUTH 41°59'25" EAST, 228.02 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N. TANGERINE ROAD;
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 60°13'50" WEST, 307.64 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 41°59'25" EAST, 221.69 FEET TO POINT "A", AND TO THE POINT OF BEGINNING OF THIS PARCEL.
CONTAINING 67609 SQUARE FEET OR 1.55 ACRES, MORE OR LESS.

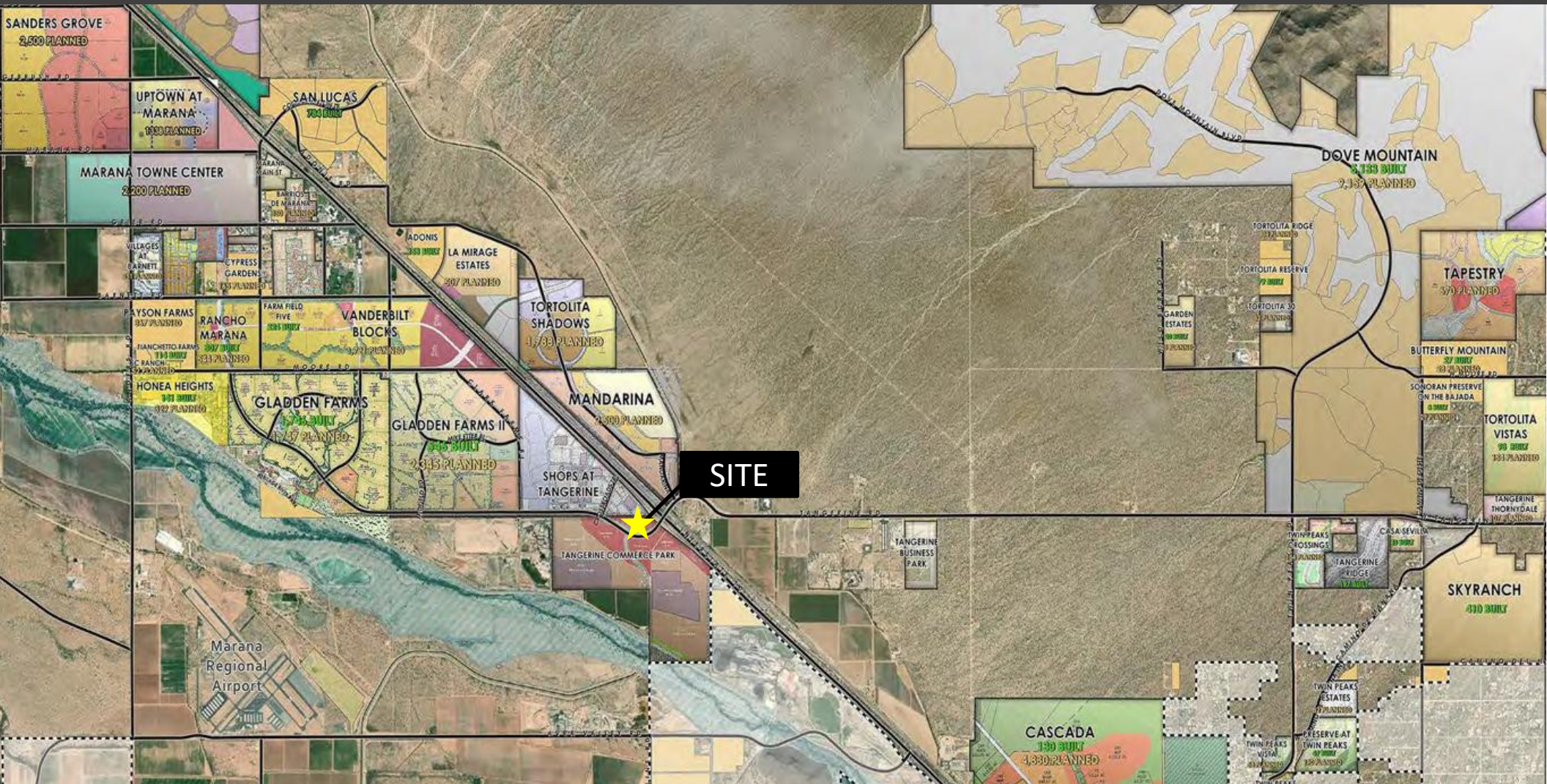
LEGEND

----- WALMART PROPERTY LINE

 PARCEL C

MARKET AREA

SURROUNDING DEVELOPMENT

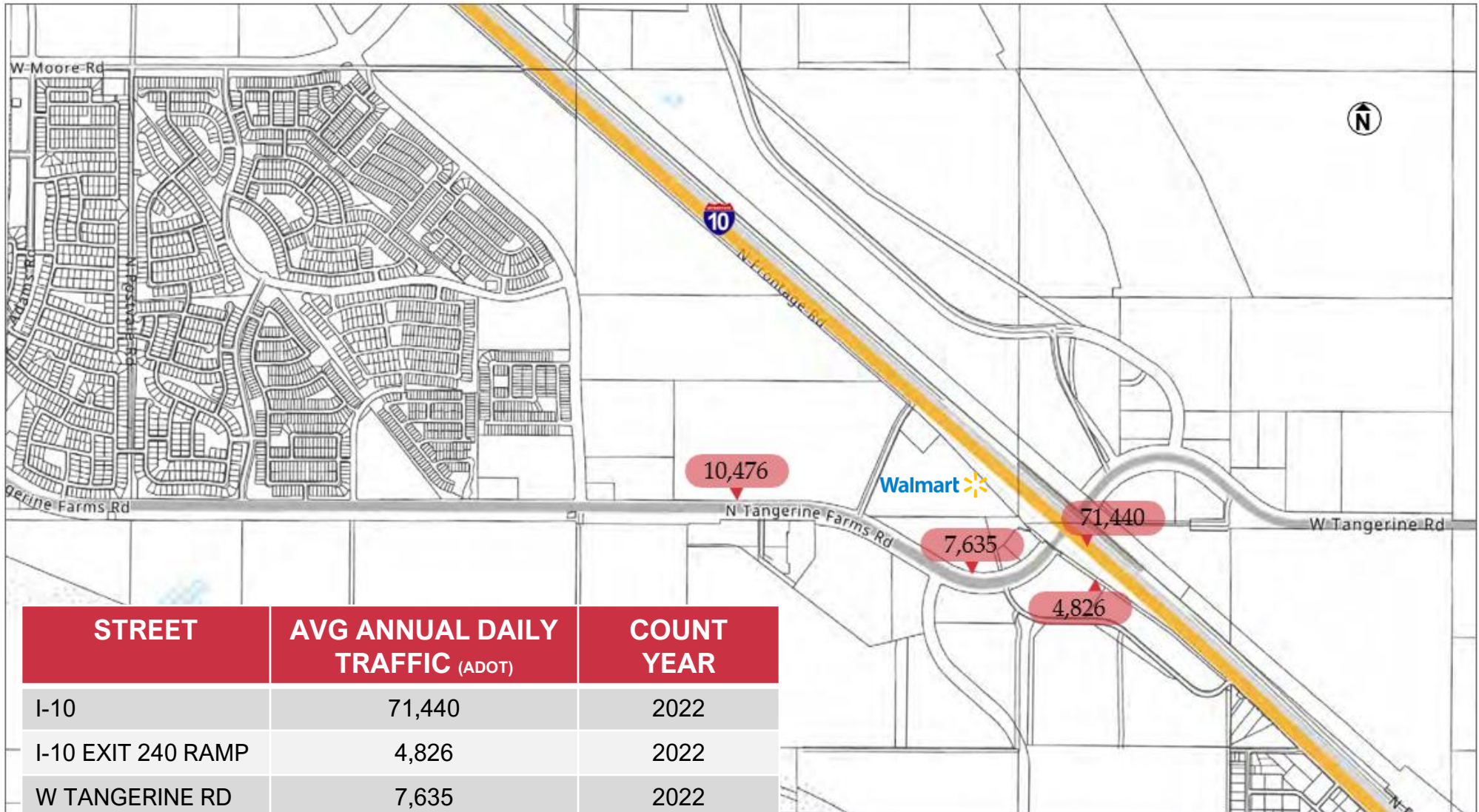


LOCATION

- Just east of Gladden Farms, a 1,350 AC master-planned community
- Just east of Roche (Ventana Medical) which has two high tech manufacturing facilities totaling 120,000 SF
- Located at Tangerine Rd exit off I-10
- Gateway to Marana & Oro Valley

LOCAL MAP

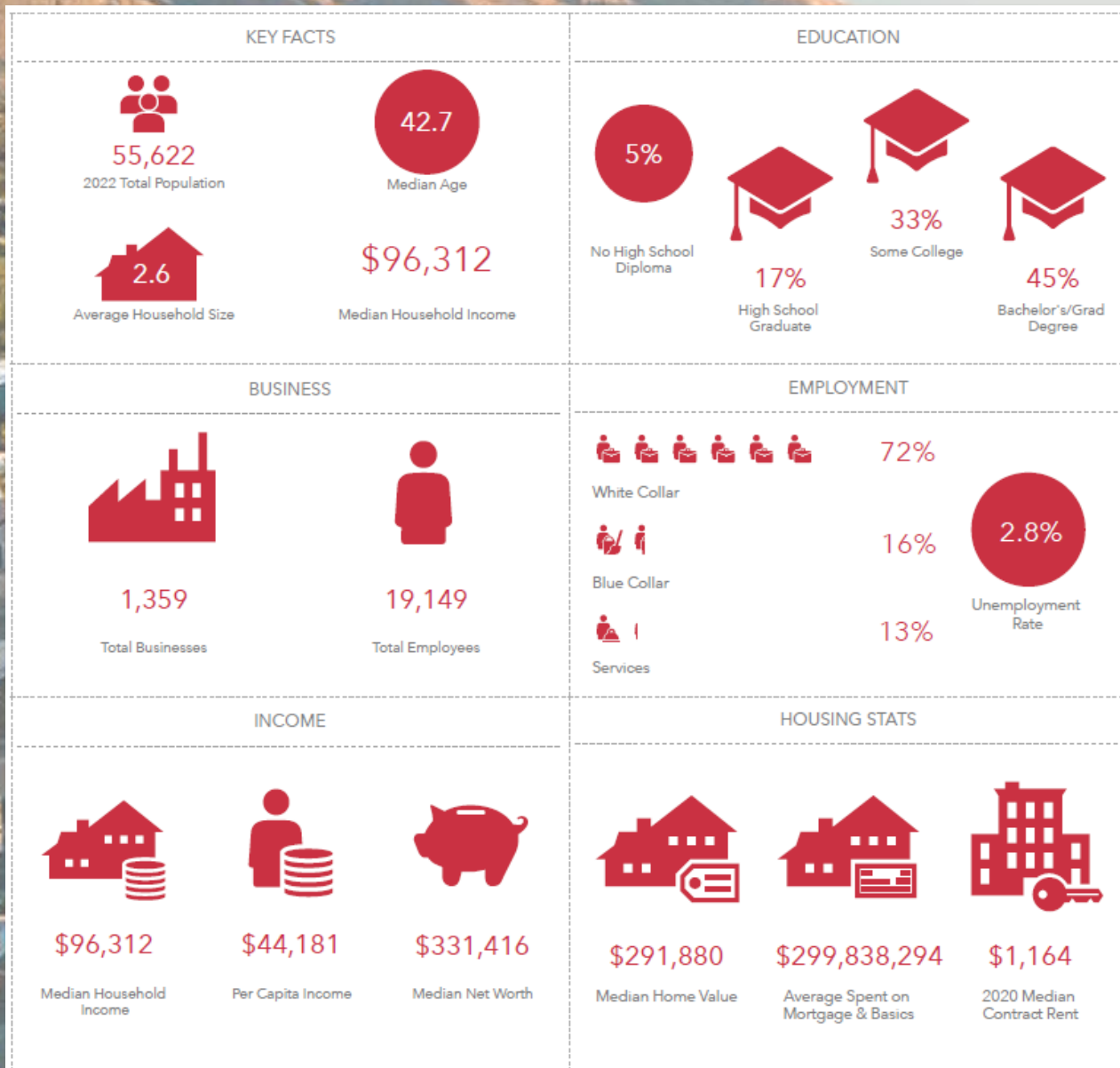
TRAFFIC COUNTS



STREET	AVG ANNUAL DAILY TRAFFIC (ADOT)	COUNT YEAR
I-10	71,440	2022
I-10 EXIT 240 RAMP	4,826	2022
W TANGERINE RD	7,635	2022
N TANGERINE RD	10,476	2022

DEMOGRAPHICS

ABOUT MARANA



DRIVE TIMES



TUCSON

20 MIN

UNIVERSITY OF
AZ

29 MIN

PHOENIX

1 HR 30 MIN



Rapid Growth

Population has increased
more than 18% since 2020

ABOUT MARANA, AZ

Marana, Arizona is one of the fastest-growing communities in Southern Arizona, spanning more than 120 square miles northwest of Tucson and experiencing steady population and economic growth of roughly 3–4% annually. Positioned about 25 miles from downtown Tucson with nearly 20 miles of Interstate 10 frontage, Marana offers strategic regional connectivity, abundant developable land, and infrastructure that supports both residential and commercial expansion.

Marana's business-friendly environment is supported by strong transportation and logistics access, including Interstate 10, the Union Pacific Railroad corridor, and the Marana Regional Airport, which serves executive and general aviation. The town has also prioritized long-term planning through initiatives such as the "Make Marana 2040" framework, helping guide sustainable growth while enhancing quality of life and economic development.

The Northwest Tucson retail corridor remains highly constrained, with a low 2.7% retail vacancy rate and increasing demand for restaurants and retail amenities driven by rapid population growth. Affluent demographics—featuring a median household income of approximately \$103,000—combined with projected job growth of 46% over the next decade further support long-term economic expansion. Residential development continues to accelerate, with more than 3,000 homes delivered and approximately 3,800 additional units planned, including single-family and multifamily housing. Aerospace, aviation services, and defense industries also maintain a growing presence in the area, contributing to job creation and strengthening Marana's economic base.





COME JOIN WALMART

TANGERINE & I-10 | MARANA, AZ

**Not an accurate representation of future store*



CONTACT

ALEX CLARK
ACLARK@COMMONBONDDG.COM
602.478.6115

COMMON BOND
DEVELOPMENT GROUP