

TANGERINE FARMS & LON ADAMS

SEC | Marana, AZ 85653



ADDITIONAL INFORMATION:

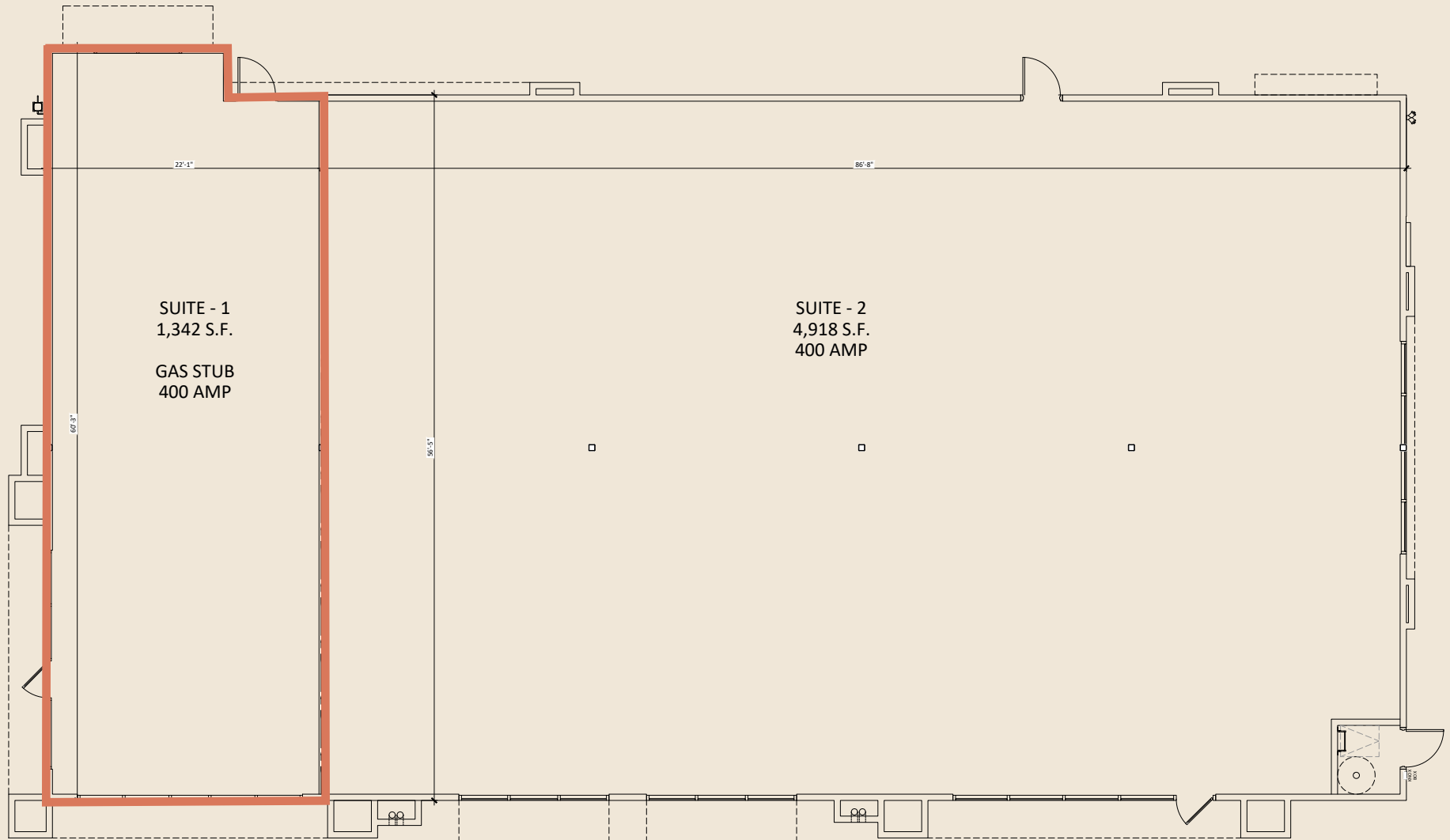
Joe Doucett | Senior Managing Director
t 602-952-3817
m 480-390-2262
joe.doucett@nrmk.com

NEWMARK

PROPERTY HIGHLIGHTS

- ±1,342 SF endcap available for lease
- Co-tenant with Pacific Dental
- Adjacent to new Fry's Marketplace Center
- High growth area in Marana, AZ (northwest Tucson)
- Call for details and pricing

FLOOR PLAN



FLOOR PLAN
SCALE: 1/4" = 1'-0"



 Available



AVAILABLE
±1,342 SF
endcap





MARANA RD

Planned Residential



GRIER RD



10

La Mirage Estates
± 507 Planned Homes



STATE LAND

Monarch Master Planned Community
First Phase ± 1,300 Homes
At 33% Build-Out

MOORE RD

GLADDEN FARMS
Phase 1
± 2,000 Homes
Fully Built-Out

Heritage Park

SANTA CRUZ RIVER

SITE

GLADDEN FARMS
Phase 2
± 2,200 Homes
At ± 50% Build Out

TANGERINE RD

10,675 VPD



Distribution Center



NW Regional Hub



New Corp. Office
1,330 Trucks

Planned Commercial & Mixed Use

MAVERIK Under Construction

Retail Pads

10

71,440 VPD

Mandarin Master Planned Community
± 2,500 Homes
Connection has started



Apartments

Mandarin Planned Residential



TANGERINE RD

5,291 VPD



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High average household incomes in 1, 3, and 5-mile radii



42.9% of Residents hold a bachelor's degree or higher



Fastest growing community in Southeastern Arizona



Located 25 miles north of downtown Tucson and 85 miles south of Phoenix with 20 miles of frontage along Interstate 10



The beautiful Tortolita Mountains are home to many miles of hiking trails, including the Wild Burro Trail. The Tortolita Mountains are also home to the Ritz-Carlton, Dove Mountain, which is one of the top-rated resorts in the world.

DEMOGRAPHIC PROFILE

LATITUDE: 32.4282 | LONGITUDE: -111.2081

POPULATION	1-MILE	3-MILE	5-MILE
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2025 Estimated Population	5,937	15,709	22,406
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2030 Projected Population	6,055	16,331	24,232
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HOUSEHOLDS			
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2025 Estimated Households	1,975	5,112	7,479
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2030 Projected Households	2,050	5,418	8,187
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INCOME			
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2025 Est. Average HH Income	\$126,091	\$131,236	\$134,255
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2025 Est. Median HH Income	\$109,333	\$107,593	\$110,231
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2025 Est. Per Capita Income	\$40,549	\$44,017	\$44,926
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BUSINESS			
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2025 Est. Employees	287	3,849	4,864
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2025 Est. Businesses	41	220	293
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Source: Esri, Esri and Infogroup

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