



SHOPPES AT CONTINENTAL RANCH Marana Arizona

PROPERTY HIGHLIGHTS

- Location:** SEC of Twin Peaks & Silverbell Roads
Marana, AZ
- Space Available:** 4,450 SF (existing),
900 - 20,000 SF
Phase II (new shop space)
- Lease Rate:** Call for rates
- Triple Net Expenses:** \$8.70/SF/YR (estimated)
- PADs Available:** See Site Plan-Call for Pricing

DESCRIPTION

- ◆ Established center anchored by a Safeway store that has experienced strong sales growth.
- ◆ Serves the rapidly-growing communities of Continental Ranch, Continental Reserve, Ironwood Reserve, Saguario Bloom, and Cascada. There are over 29,900 planned residential lots in the submarket, with half already built. (Source: Bright Future Real Estate Research, 2016)
- ◆ Highly affluent surrounding area, with incomes over \$98k within 1 mile.
- ◆ Join a fast-growing tenant base, including the recently opened Orange Theory Fitness, Smoothie King, Verizon Wireless and O'Reilly Auto Parts.



This property is currently building out all phases while also accepting land lease offers, as well as, purchase offers on pad sites. It is expected that this project will be completely leased by 2020 to help serve the vastly grown residential area that has been developed over recent years. This project is located at Twin Peaks Road and Silverbell in the highly sought-after community of Marana.



TWIN PEAKS ROAD

SILVERBELL ROAD



Tenant	Address	Sq Ft
Safeway	9100 N Silverbell Road	55,267
TA Nails	9110 N Silverbell Road #100	1,197
Great Clips	9110 N Silverbell Road #110	1,200
Farmers Insurance	9110 N Silverbell Road #120	900
J Braun Salon	9110 N Silverbell Road #130	1,500
Fortune Cookie Res	9110 N Silverbell Road #140	1,500
Subway	9110 N Silverbell Road #150	1,500
Twin Peaks Cleaners	9110 N Silverbell Road #160	1,200
Sylvan Learning Center	9110 N Silverbell Road #170	1,136
Shoppes 10 - AVAILABLE	9150 N Silverbell Road	6,200
Shoppes 11 -AVAILABLE	9150 N Silverbell Road	9,200
PAD 1 -AVAILABLE	9150 N Silverbell Road	5,000
PAD 2 - Orange Theory	9150 N Silverbell Road	3,400
PAD 2 -AVAILABLE	9150 N Silverbell Road	1,166
PAD 2 - Smoothie King	9150 N Silverbell Road	1,166
PAD 3 -AVAILABLE	9150 N Silverbell Road	5,000
PAD 4 Safeway	9150 N Silverbell Road	2,800
PAD 5 - Verizon	9150 N Silverbell Road	2,200
PAD 5 -AVAILABLE	9150 N Silverbell Road	1,192
PAD 5 - Jeremiah's Ice	9110 N Silverbell Road #170	1,192
PAD 6 - O'Reilly Auto Parts	9150 N Silverbell Road	8,000
TOTAL GLA:		111,916



DEMOGRAPHIC HIGHLIGHTS

	1MI	3MI	5MI
Population:	6,941	19,896	40,255
Average HH Inc:	\$98,790	\$94,779	\$94,138

(Source: Applied Geographic Solution/TIGER Geography, May, 2018)



TRAFFIC COUNTS

Silverbell Rd.:	17,763 VPD (2017)
Twin Peaks Rd.:	6,338 VPD (2017)
Total:	24,101 VPD

(Source: Pima Association of Governments, Traffic Volumes Database)