

NEW SHOP SPACE FOR LEASE FRONTING CORTARO ROAD

SWC Cortaro Road & I-10, Marana AZ



Exclusively represented by

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FEATURES

AVAILABLE	1,000 SF—9,000 SF
PRICING	Contact Agent
TAX PARCEL	221-05-272D and 226-28-023B
ZONING	Continental Ranch Zone F (Specific Plan) Town of Marana

HIGHLIGHTS

- Part of Arizona Pavilions, a large power center (650,000 sq ft GLA) anchored by major national retailers like Walmart, Kohl's, PetSmart, Ross, TJ Maxx, HomeGoods, LA Fitness and more.
- Last PAD fronting Cortaro
- Convenient access to Interstate-10
- Monument signage available
- High household incomes
- End cap drive thru

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	4,838	44,128	93,552
Avg Household Income	\$131,229	\$124,520	\$119,053
Total Employees	2,739	7,977	19,067

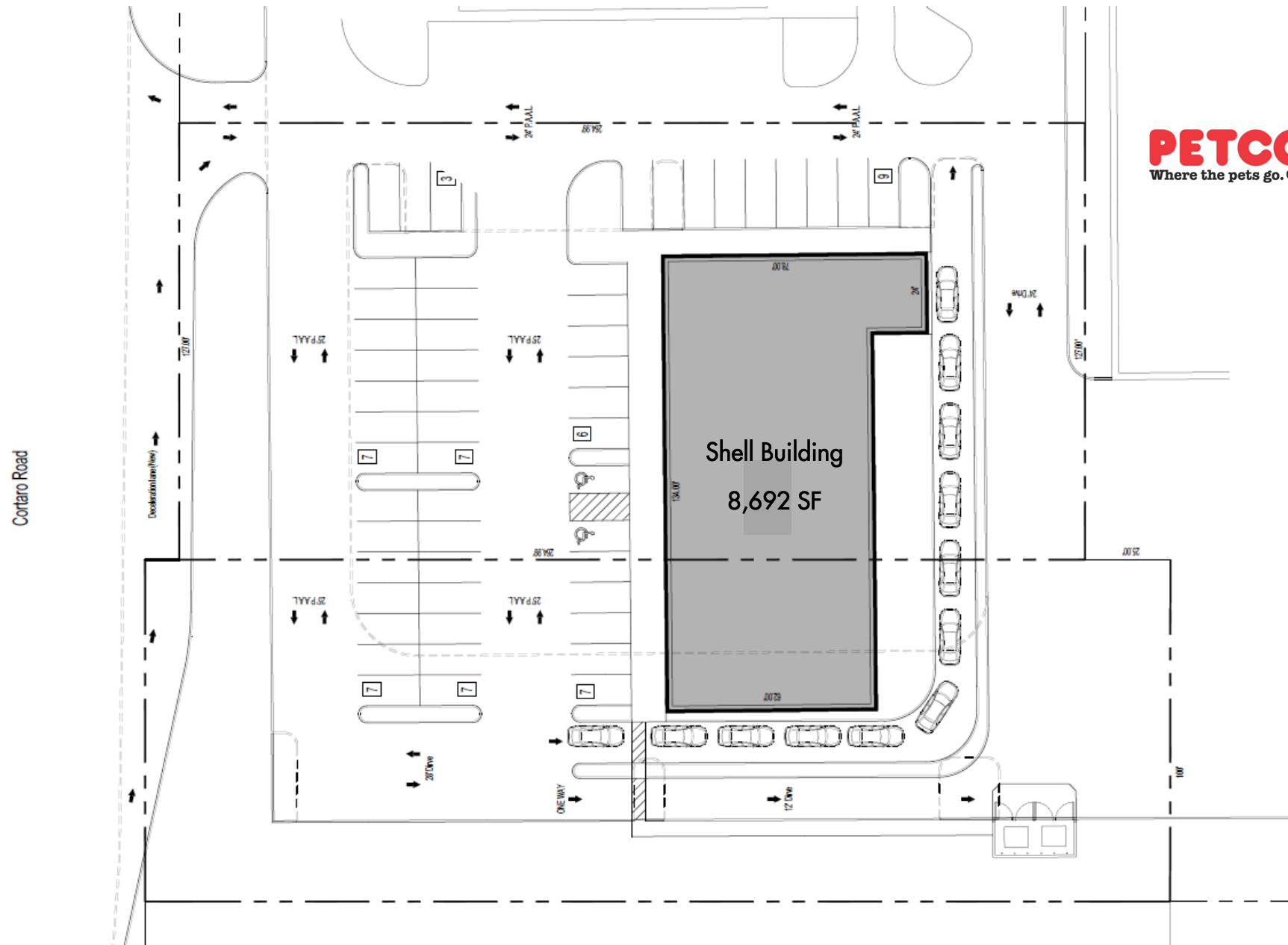
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

CORTARO ROAD	20,890 AADT
INTERSTATE 10	89,718 AADT

SOURCE: REGIS SITES USA 2025

CONCEPTUAL SITE PLAN



CONCEPTUAL MULTI-TENANT RENDERING



