

MERCADO AT CAÑADA HILLS



Retail/Office Space for Lease

Lease Rate:

Starting at \$26.00/s.f./yr

Lease Type:

NNN (CAM est. \$7.80/s.f./yr)

South End:

6,479 S.F.

Retail, Financial, Medical & Food among the many uses.

Owners/Agents

LYNN TAYLOR

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520-546-9003

BARRY KITAY

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Property Features

Mercado at Cañada Hills is located at the key signalized intersection of La Cañada and Lambert in the heart of Oro Valley.

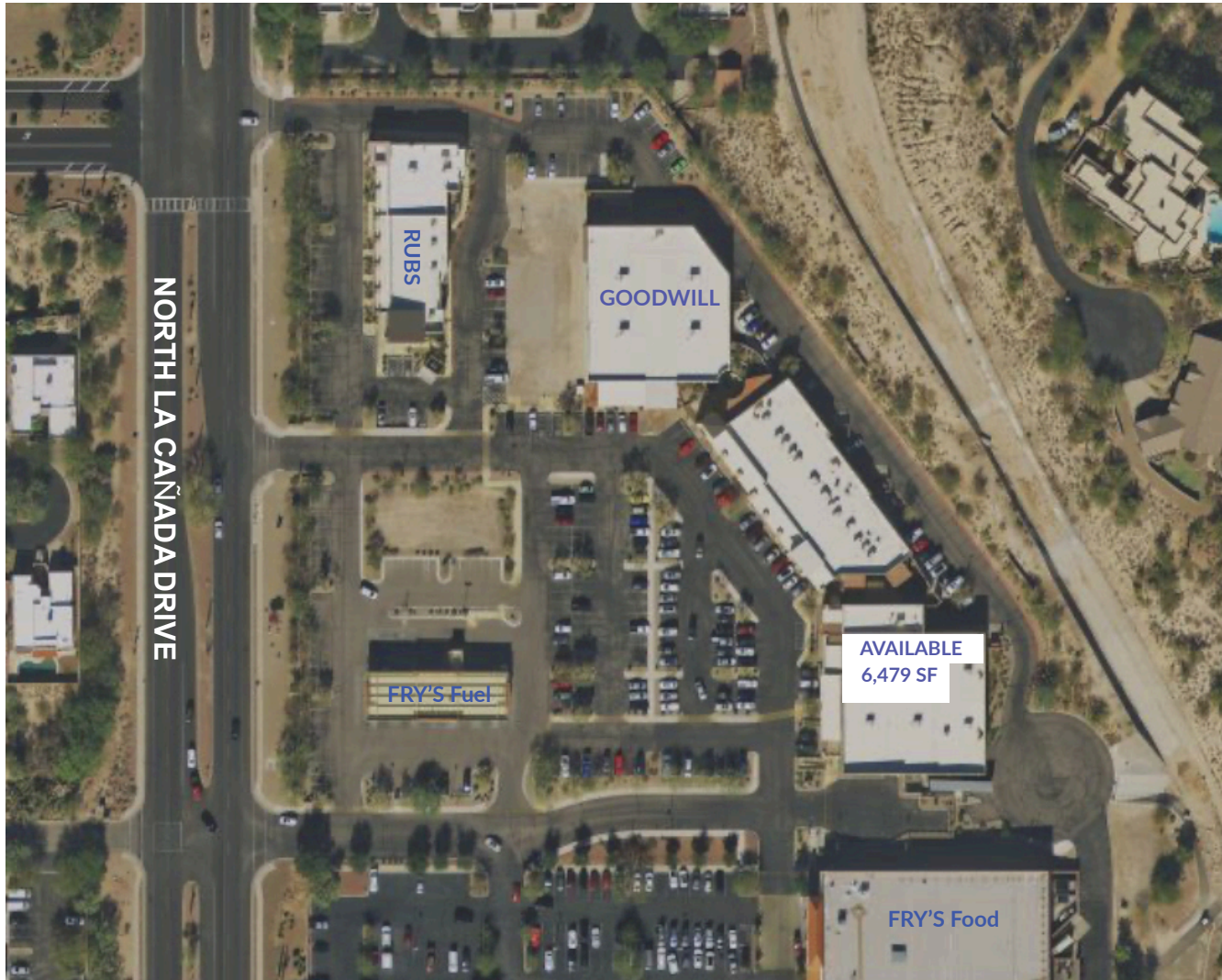
- There are very few retail or office opportunities in this area.
- Excellent opportunity for retail or office users with high visibility and access, anchored by Fry's Food and its fueling station.
- Lambert and La Cañada is the main cross road of downtown Oro Valley.
- Easy access to shopping and all Oro Valley town amenities.
- Population: 1 mile: 5,870 3 miles: 41,938 5 miles: 95,878
- HH Inc.: 1 mile: \$94,194 3 miles: \$86,630 5 miles: \$79,636
- Traffic: 34,174 (21,640 La Cañada, 12,534 Lambert)

MERCADO AT CAÑADA HILLS

Retail/Office Space for Sale or Lease

Mercado at Cañada Hills
NEC Lambert Lane and La Cañada
Oro Valley, AZ 85737

Existing 2022 Aerial View - Buildings and PADS

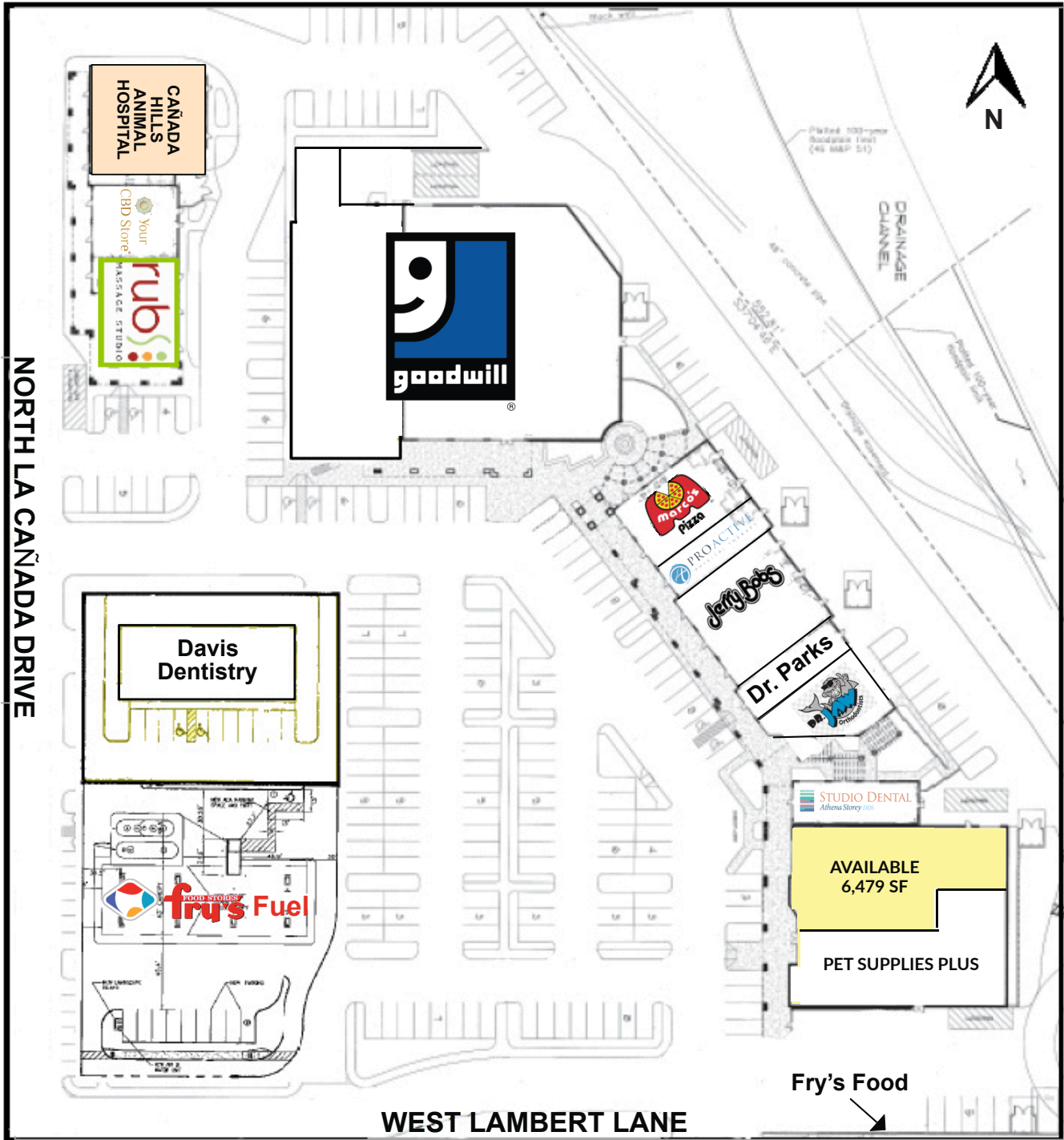


Goodwill moved into their new space and increased their size to 22,100 square feet. 6,479 square feet is available to lease.

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Site Plan

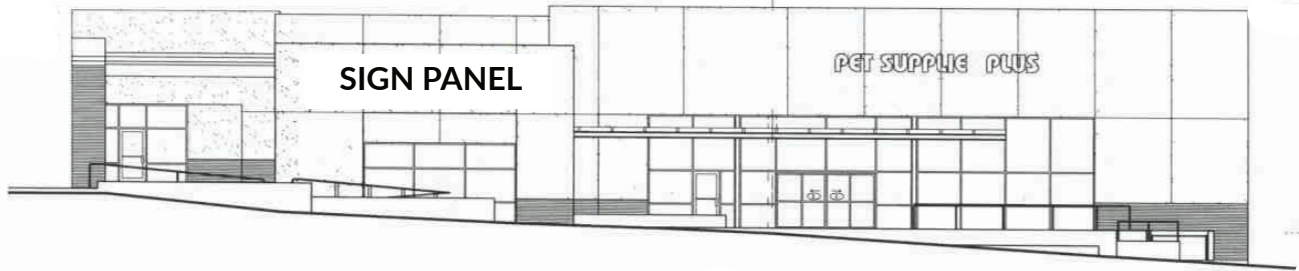


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Floor Plan & Front Elevation



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Traffic Count - La Cañada and Lambert



21,640 La Cañada, 12,534 Lambert: **34,174**

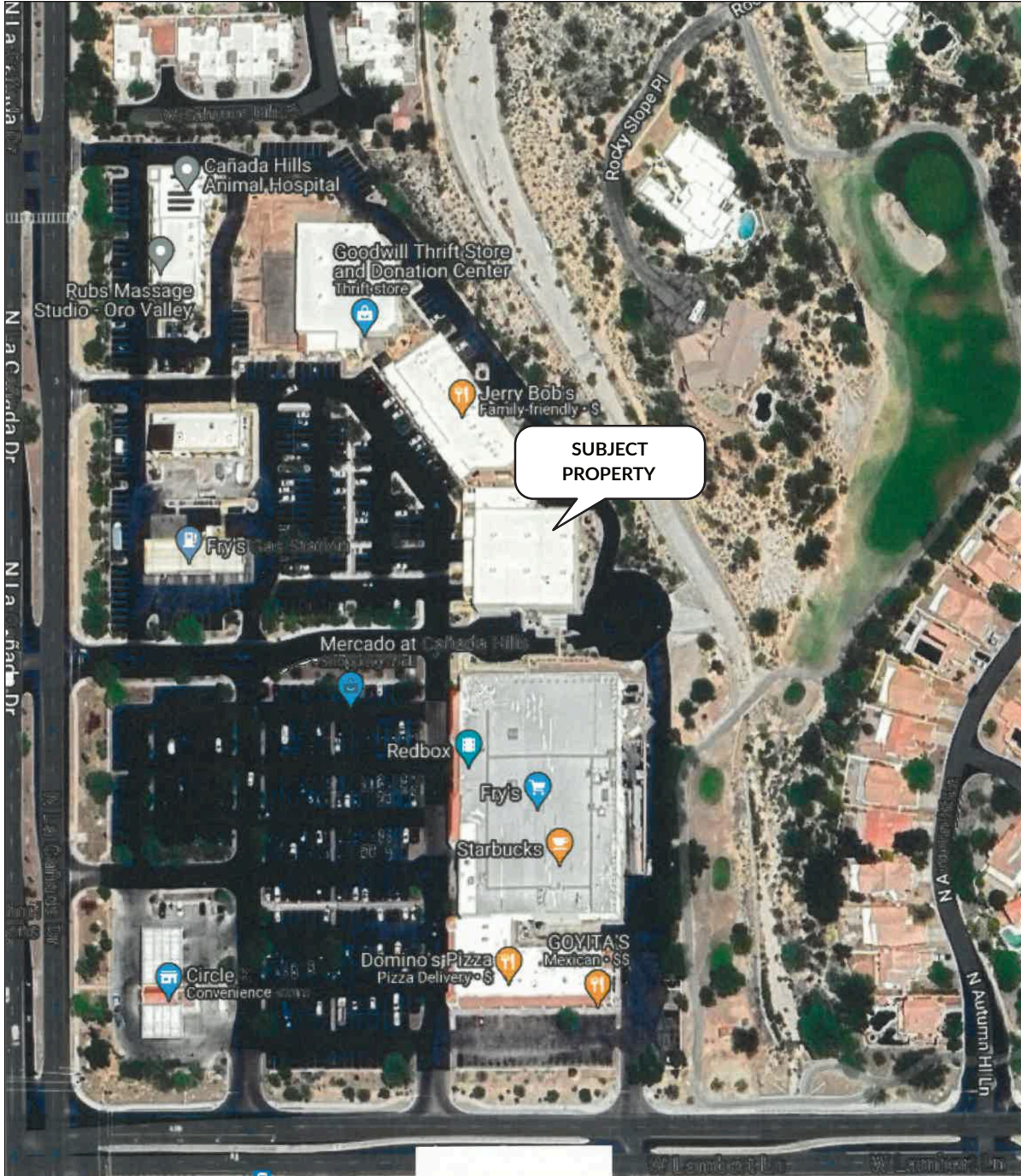


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Aerial View - Entire Center



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Aerial View - Local Area



Whirlygig Properties, LLC >> Commercial Real Estate Excellence

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