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GLADDEN FARMS SHOPPING CENTER

MARANA, ARIZONA (TUCSON MSA)

VIEW
MARKETING
PACKAGE

9.5 YEARS OF WALT

OFFERED AT
\$17,990,000 | 5.85% CAP RATE

INVESTMENT HIGHLIGHTS



Subject Property Consists of Shops A (6,091 SF), Shops B (14,179 SF) & Free-Standing Heartland Dental Outparcel (4,200 SF)



100% Leased Neighborhood Shopping Center Anchored by Fry's Marketplace with Fueling Station – Co-Tenants Include McDonald's, Chipotle, & Pima Federal Credit Union



Brand New 2025 Construction with 9.5 Years of WALT (14 Tenants) – Desirable Mix of National & Credit Tenancy – Stable Cash Flow



Located in Rapidly Expanding Northwest Tucson Retail Corridor – Low 2.7% Retail Vacancy Rate (source: Co-Star)



Within 1,340 Acre Gladden Farms Master Planned Community - Booming Residential Development – 3,000 Homes Delivered with 3,800 Additional Homes Approved

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