

FOR LEASE

SHOPPES AT CONTINENTAL RANCH

Located in the highly desirable Marana market, this premier shopping center offers outstanding leasing opportunities.

SEC N SILVERBELL RD & TWIN PEAKS RD, TUCSON, AZ

SUBJECT
PROPERTY

SILVERBELL RD

TWIN PEAKS RD

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Mathews

JOIN AN *EXCEPTIONAL* TENANT MIX

Shoppes at Continental Ranch is a premier Safeway-anchored neighborhood shopping center strategically located at the signalized intersection of Twin Peaks Road and Silverbell Road in the heart of Marana, Arizona. Serving the rapidly expanding Northwest Tucson trade area, the property benefits from exceptional visibility, affluent surrounding demographics, strong residential growth, and convenient access to Interstate 10. The center offers multiple retail leasing opportunities, together with Phase II pre-leasing and a ±3-acre development parcel for sale, providing an ideal opportunity for retailers, restaurants, medical users, fitness concepts, and other service-oriented businesses to establish a presence within one of Southern Arizona's most dynamic and desirable retail markets.

ADDRESS	SEC N Silverbell Rd & Twin Peaks Rd Tucson, AZ
GROSS LEASE ABLE AREA	±121,000 SF
LAND AREA	±18.20 AC
ZONING	C-2
PARKING RATIO	2.96/1,000
PARKING	Surface - 250 Spaces



SITE PLAN



TENANT LIST

Safeway	55,267 SF
TA Nails	1,197 SF
Great Clips	1,200 SF
Suite 120	900 SF
J Braun Salon	1,500 SF
Fortune Cookie	1,500 SF
Subway	1,500 SF
Twin Peaks Cleaners	1,200 SF
Sylvan Learning Center	1,136 SF
Filiberto's	2,400 SF
Suite 140	1,300 SF
Suite 150	1,150 SF
Suite 180	3,400 SF
Sodalicious	1,166 SF
Starbucks	2,400 SF
Safeway Gas	2,800 SF
Verizon	2,200 SF
Mobility Plus	1,192 SF
Jeremiah's Italian Ice	970 SF
O'Reilly Auto Parts	8,000 SF
Phase II	1,000 - 20,000 SF

*Suite 150 and Suite 180 can be combined for a total of ±4,550 SF

LEASE SUMMARY



OPTIONS *FOR LEASE*

AVAILABLE

Suite	Available	Asking Rate
SUITE 120	±900 SF	\$26-28/SF
SUITE 140	±1,300 SF	\$31-33/SF
SUITE 150	±1,150 SF	\$32-34/SF
SUITE 180	±3,400 SF	\$33-35/SF
PHASE II	±1,000 - 20,000	Call Broker



SUITE HIGHLIGHTS

Suite 180

Existing fitness improvements, high visibility, combinable to ±4,550 SF; ideal for fitness, medical, physical therapy, wellness, veterinary, specialty retail, education, and professional office.

Suite 150

Inline retail; can be combined with Suite 180; ideal for boutique retail, salon, spa, medical, and professional office.

Suite 140:

Ideal for restaurant, wellness, medical, beauty, and specialty retail.

Suite 120:

Ideal for insurance, accounting, financial services, professional office, and boutique retail.

Phase II

A ±5,000 SF junior anchor opportunity, ±10,000 SF multi-tenant shop building and flexible build-to-suit opportunities with drive-thru capability.

PHASE II PARCEL $\pm 900-20,000$ SF AVAILABLE

Phase II at The Shoppes at Continental Ranch features a proposed $\pm 5,000$ SF junior anchor opportunity, a $\pm 10,000$ SF multi-tenant shop building, and build-to-suit opportunities with drive-thru capability. Phase II provides flexible leasing options designed to accommodate a variety of retail and service users.

PRE-LEASING

TOTAL PARCEL SIZE	± 3.0 AC ($\pm 130,070$ SF)
AVAILABLE	$\pm 1,000 - 20,000$ SF
IDEAL USES	Restaurant, Medical, Fitness and other Complementary Retail Concepts
LEASE RATE	Call Broker



LEASE SUMMARY



TUCSON PREMIUM OUTLETS		

↑ Tucson

RATTLESNAKE
RIDGE ELEMENTARY
SCHOOL

BUISNESS
CENTER

Public
Storage



15,603+ VPD

CONTINENTAL
RANCH

6,664+ VPD

TWIN PEAKS
K-8 SCHOOL

SHOPPES AT
CONTINENTAL RANCH

LA PUERTA
DEL NORTE

CONTINENTAL
RANCH
SUNFLOWER

TWIN PEAKS

TENANT PROFILES



As one of the world's most recognized coffee brands, Starbucks serves as a high-frequency traffic generator that drives consistent daily visits and enhances overall center activity.

Starbucks is a leading global coffee retailer and one of the most established quick-service beverage brands in the United States. The company operates thousands of locations nationwide through company-operated and licensed stores, offering specialty coffee beverages, food items, and grab-and-go offerings. Starbucks benefits from strong brand recognition and repeat customer behavior, generating steady morning, midday, and afternoon traffic patterns that support neighboring retailers and increase overall center visibility and customer engagement.

443+

OF AZ LOCATIONS

±380K

TOTAL EMPLOYEES

\$36B+

ANNUAL REVENUE



Subway is one of the world's largest and most recognized quick-service restaurant (QSR) brands with approximately 20,000 locations across the United States.

Subway's core positioning as an affordable, customizable, and fast-service meal option drives consistent all-day traffic, with particularly strong lunch and early evening demand. The brand benefits from high-frequency repeat visitation, strong commuter and workplace adjacency performance, and a streamlined service model that supports rapid throughput and short dwell times. Its scale and accessibility make it a reliable traffic generator that contributes to daily foot traffic, co-tenancy synergy, and overall center activity.

±30K+

GLOBAL LOCATIONS

±117K

TOTAL EMPLOYEES

\$20B+

ANNUAL REVENUE

MARANA MOMENTUM

Marana is one of Southern Arizona's fastest-growing communities, located northwest of Tucson along the I-10 corridor. The market has transformed into a thriving suburban destination supported by expanding residential development, strong demographics, and continued investment in retail, hospitality, and employment sectors.

Marana benefits from strong population growth, expanding residential development, and continued investment throughout Tucson MSA.

Demand is driven by a growing population base with increasing household incomes and strong consumer spending power, supporting a diverse mix of neighborhood, lifestyle, and service-oriented retail categories.

Marana serves as a key growth corridor within the Tucson MSA, with a trade area extending throughout Northwest Tucson and surrounding communities. The area continues to benefit from master-planned communities, including Dove Mountain, that attract new residents and businesses seeking a high-quality suburban environment.

Population growth and ongoing development continue to strengthen long-term retail demand,

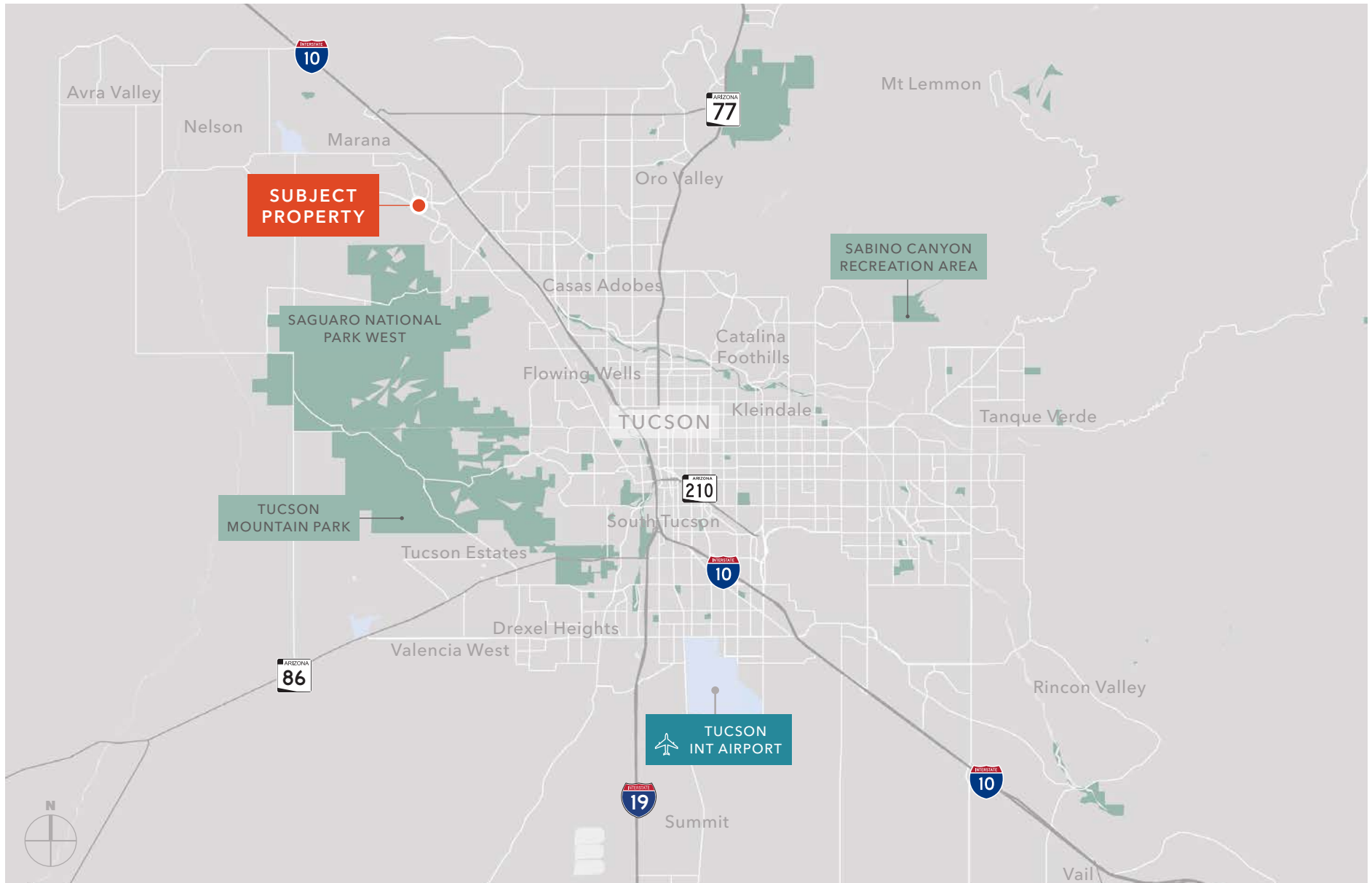
Marana's growing household base and strong demographics continue to support long-term retail demand.

while the area's convenient access to I-10 provides connectivity to major employment hubs, regional amenities, and the broader Tucson market.

Supported by a growing residential base and increasing commercial investment, Marana continues to attract national and regional tenants seeking opportunities in one of Southern Arizona's most dynamic growth markets.



LOCATION OVERVIEW



TUCSON'S ECONOMIC IMPACT

Part of the Tucson MSA, Marana benefits from the growth and connectivity of the greater Tucson region.

Tucson is the second-largest city in Arizona with a population of 1,066,578. It is the largest city in Pima County, which totals 1.075 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 1,077,232 residents by 2028 (1.1 million in Pima County).

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job. Tucson is the first North American city to be designated a UNESCO City of Gastronomy. Tucson boasts hundreds of miles of hiking trails, from the Sonoran Desert, to the Sky Islands peaks 9,000 feet above sea level. There are over 40 golf courses, including Omni Tucson National Resort, home of an annual PGA Tour Champions event.

2ND

LARGEST CITY IN
ARIZONA

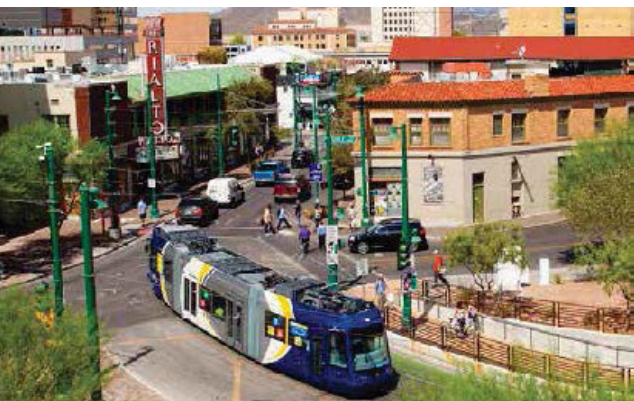
5TH

BEST PLACES TO
RETIRE

6TH

BEST US CITY FOR
GEN-Z

LOCATION OVERVIEW



EDUCATION

The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention. UA brings in more than \$580 million in research investment each year. UA’s enrollment is ±45,000 with numerous branch campuses and learning centers throughout Southern Arizona. Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

ACCESSIBILITY

Interstate 10 is a major east-west highway connecting Tucson with California, Phoenix, and New Mexico, while Interstate 19 links Tucson to Nogales and the Mexican border through the CANAMEX trade corridor. The Port of Tucson serves as an important inland rail and transportation hub connecting California and Texas. Tucson also operates the Sun Link streetcar system, connecting Downtown Tucson and the University of Arizona through a 3.9-mile route with 24 stops.

MAJOR EMPLOYERS

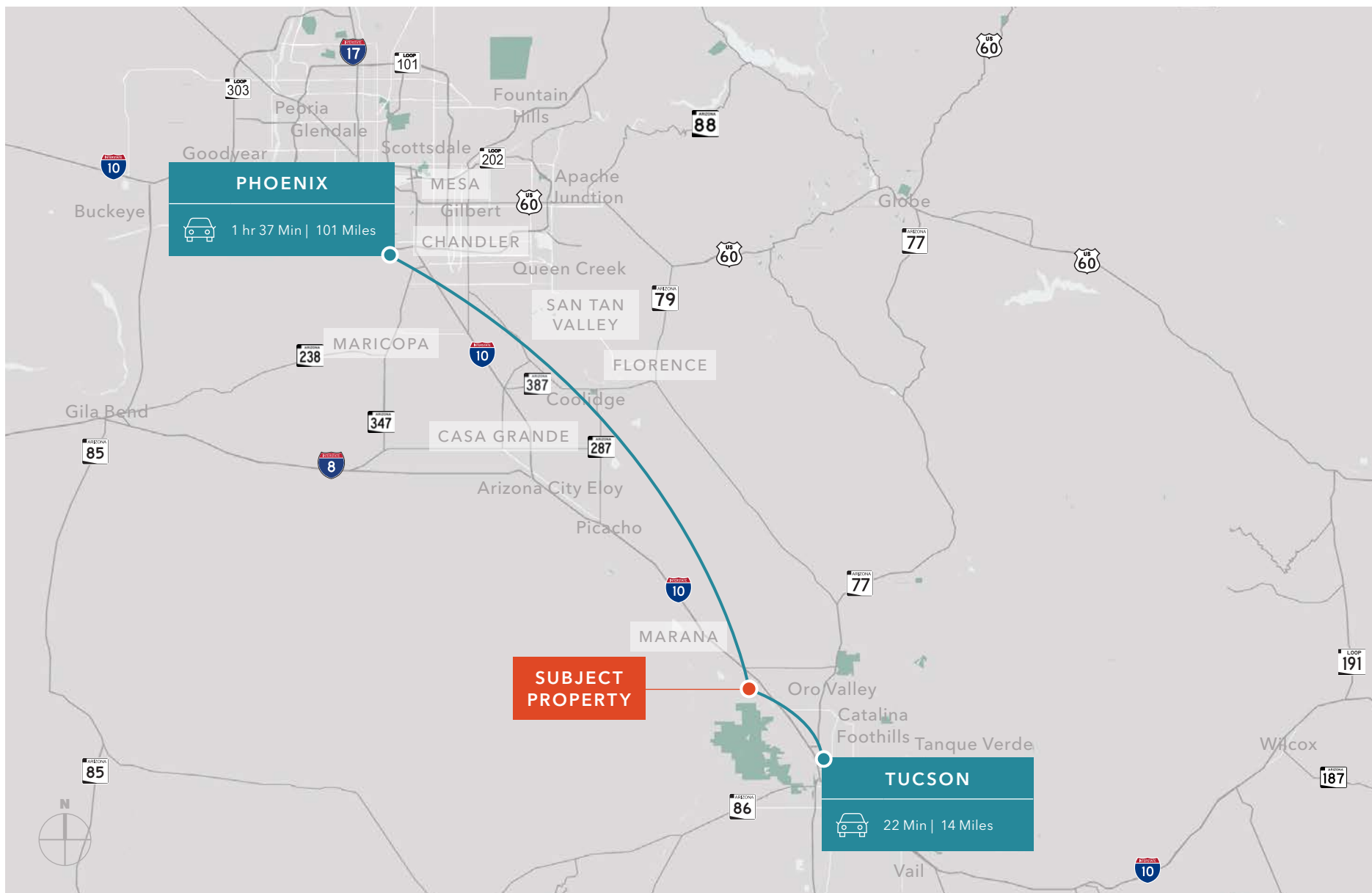
				
				

EMPLOYMENT

Tucson is a growing hub for bioscience, aerospace, optics, technology, and renewable energy. It benefits from strong partnerships between the University of Arizona, research parks, and local industry, supporting advances in precision medicine, defense, engineering, and solar energy.

Known as “Optics Valley,” the city has a strong concentration of optics companies and astronomical research. Its strategic location near Mexico and major western U.S. cities also makes it a key transportation and logistics center.

Tucson’s economy is further supported by education and workforce development from institutions like the University of Arizona and regional colleges. Recent business growth, including companies like Caterpillar, has added high-paying jobs and strengthened the local economy.



DEMOGRAPHICS



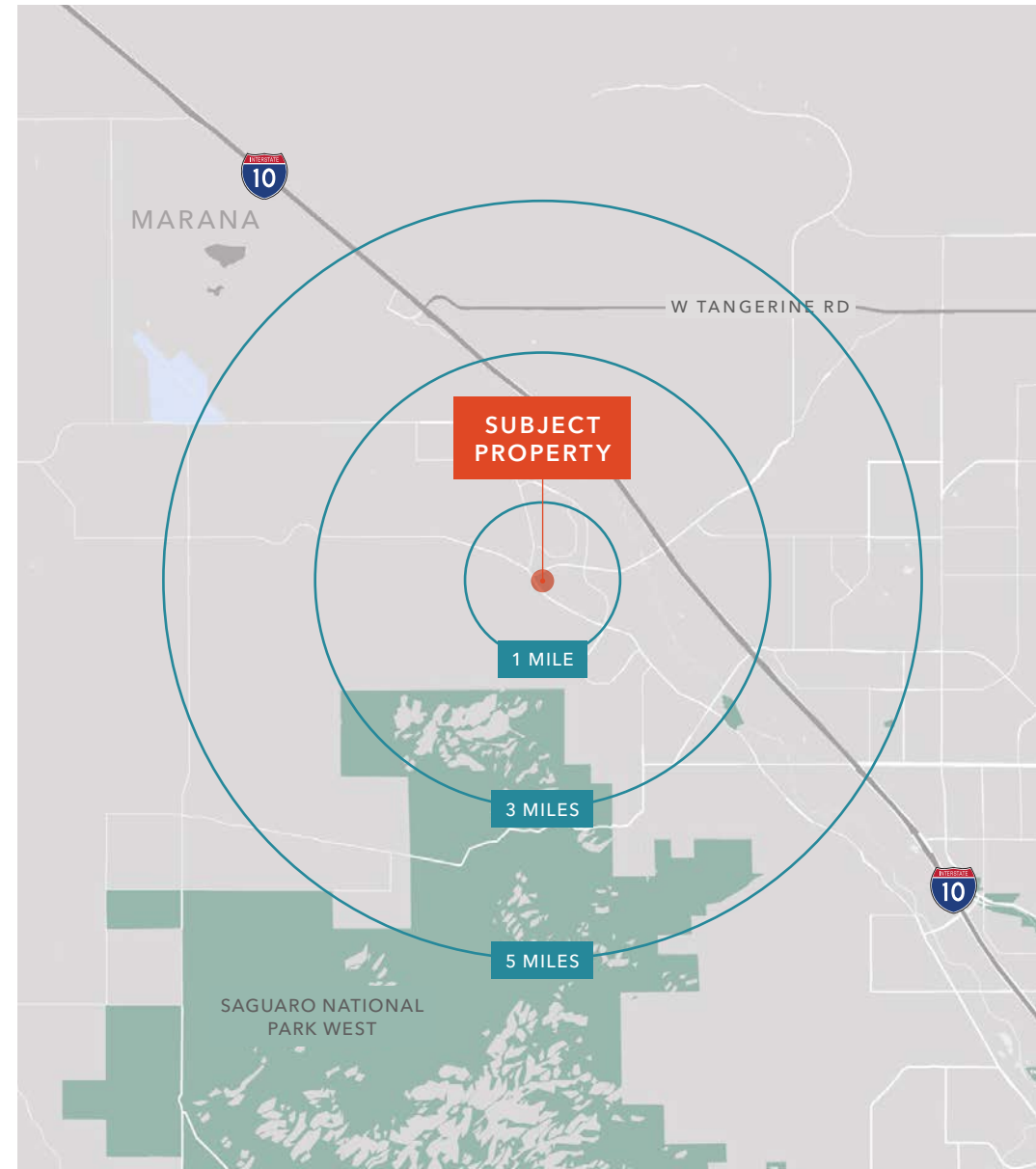
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,237	18,149	38,318
2020 CENSUS	7,905	23,126	45,288
2026 ESTIMATED	8,052	24,799	49,654
2031 PROJECTED	8,509	26,687	52,948



Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$94,551	\$105,181	\$104,864
2031 MEDIAN PROJECTED	\$92,029	\$103,582	\$104,109
2026 AVERAGE	\$127,059	\$139,328	\$138,476
2031 AVG PROJECTED	\$124,064	\$137,279	\$137,606



THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NUMBER OF BROKERS

32.5M+

ANNUAL SF OF LEASES

32.4M+

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S



SHOPPES AT CONTINENTAL RANCH

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