

# THE SHOPPES AT TANGERINE CROSSING



## FOR LEASE

*Shop Space and New Pad Available  
at Fry's Marketplace Anchored Center*

3620-12070 W TANGERINE RD, MARANA, AZ

### NATIONAL CO-TENANTS



MATTHEW AULT  
602.513.5128  
matthew.ault@kidder.com

KIDDER.COM



# SITE PLAN



## TENANTS

Existing	Size	Tenant
Suite A101-103	3,000 SF	Dove M Bistro Chinese
Suite A104	1,200 SF	UPS Store
Suite A105-107	3,300 SF	Marana Sky Dental
Suite A108	2,338 SF	Tangerine Pet Clinic
Suite A109	1,945 SF	Nico's Taco Shop
<b>Suite A110</b>	<b>900 SF</b>	<b>VACANT</b>
Suite P1-101	1,500 SF	Dominos Pizza
Suite P1-103	1,200 SF	Great Clips
Suite P1-104	900 SF	Mountain View Cleaners
Suite P1-105	1,200 SF	State Farm
Suite P1-106	1,200 SF	Verizon
Suite P2-100	1,800 SF	Dairy Queen
<b>Suite P2-110</b>	<b>1,000 SF</b>	<b>VACANT</b>
Suite P2-120	1,200 SF	Precious Metals
Suite P2-130	1,200 SF	Kiwi Nails
Suite P4-101	1,320 SF	Subway
Suite P4-102	1,200 SF	EXP Realty
Suite P4-103-106	1,200 SF	Anytime Fitness
Suite P5-100	6,600 SF	Oro Valley Hospital
<b>Suite P5-110</b>	<b>900 SF</b>	<b>VACANT</b>
<b>Suite P5-112</b>	<b>1,200 SF</b>	<b>VACANT</b>
<b>Suite P6-3620</b>	<b>7,239 SF</b>	<b>VACANT (Restaurant)</b>

## NEW DEVELOPMENT

Shoppes B	18,000 SF	Coming Soon
Shoppes C	6,000 SF	Coming Soon
Pad 10	4,000 SF	Drive-Thru Coming Soon

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 POPULATION	2,586	22,977	76,687
2028 PROJECTED POPULATION	2,693	23,144	78,435

## INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN HH INCOME	\$130,554	\$108,181	\$99,597
2028 PROJ. MEDIAN HH INCOME	\$147,730	\$122,715	\$110,824

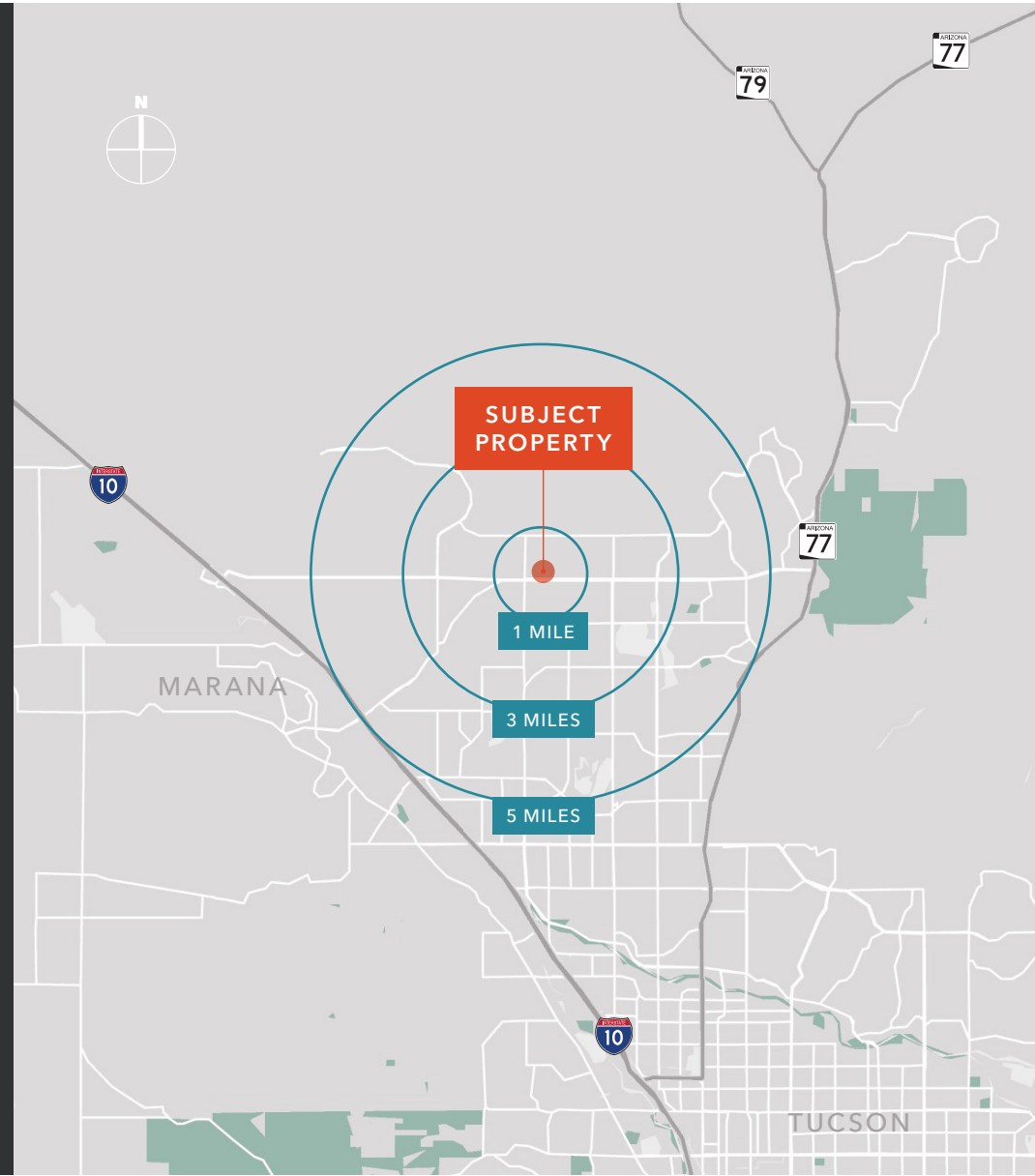
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 HOUSEHOLDS	934	9,268	31,114
2028 PROJECTED HOUSEHOLDS	986	9,445	32,179

## TRAFFIC

W TANGERINE ROAD	±6,804 VPD
N THORNYDALE ROAD	±10,052 VPD

Data Source: ©2023, ESRI



THE SHOPPES AT TANGERINE CROSSING





*For more information, contact*

**MATTHEW AULT**  
602.513.5128  
matthew.ault@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

