

11911

 **ANYTIME FITNESS**

FOR LEASE | RETAIL

# SHOPS AT PLACITA DE ORO

11901 - 11941 North 1st Avenue Ste. C-101, Oro Valley, AZ 85737

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[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

Available SF:	4,200 SF
Suite Available:	C-101
Lease Rate:	\$28.50 SF/yr NNN
Lot Size:	5.08 AC
Year Built:	2007
Zoning:	C2
Cross Streets:	Tangerine and N. 1st Ave.

## PROPERTY OVERVIEW

Featuring a **4,200-SF suite** currently built out as a fitness studio. Use as a turnkey fitness studio, or convert the open floor plan into a space that works for your business. The space can **remain as one large suite or be divided into two approximately 2,100 SF spaces**, offering flexibility for a variety of users. Located at the Shops at Placita de Oro, this is a **strong leasing opportunity in a well-positioned center with great visibility and ample parking**. The exterior is clean and well maintained, and the **interior layout allows for easy adaptation to suit different business needs**—whether fitness, retail, office, or service-oriented uses. This suite is listed by owner/broker.

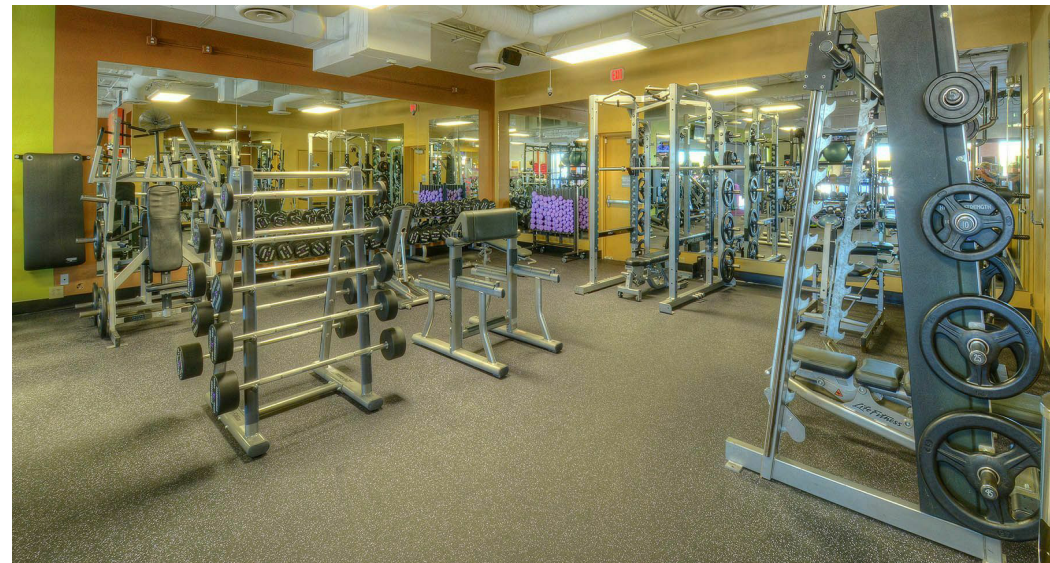
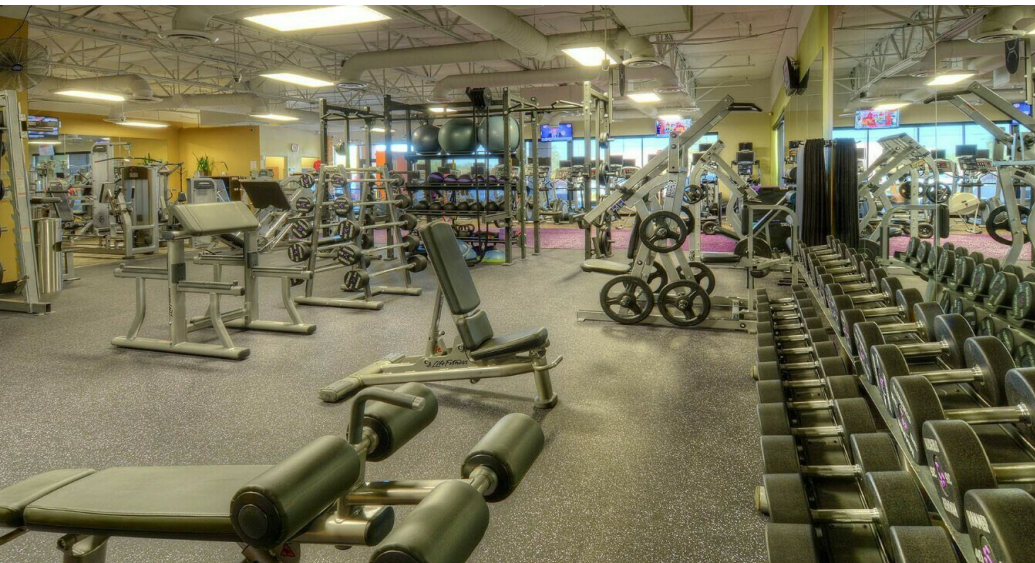
## PROPERTY HIGHLIGHTS

- 4,200 SF suite currently **built out as a fitness studio**, offering a move-in-ready layout with high ceilings and an open floor plan
- Flexible configuration with the ability to keep the space as one suite or divide it into two  $\pm 2,100$  SF spaces
- Strong visibility, easy access, and ample on-site parking
- Well-positioned neighborhood center **surrounded by established residential communities and consistent local traffic**
- Average HH income **>\$136,000 within a 1-mile radius**

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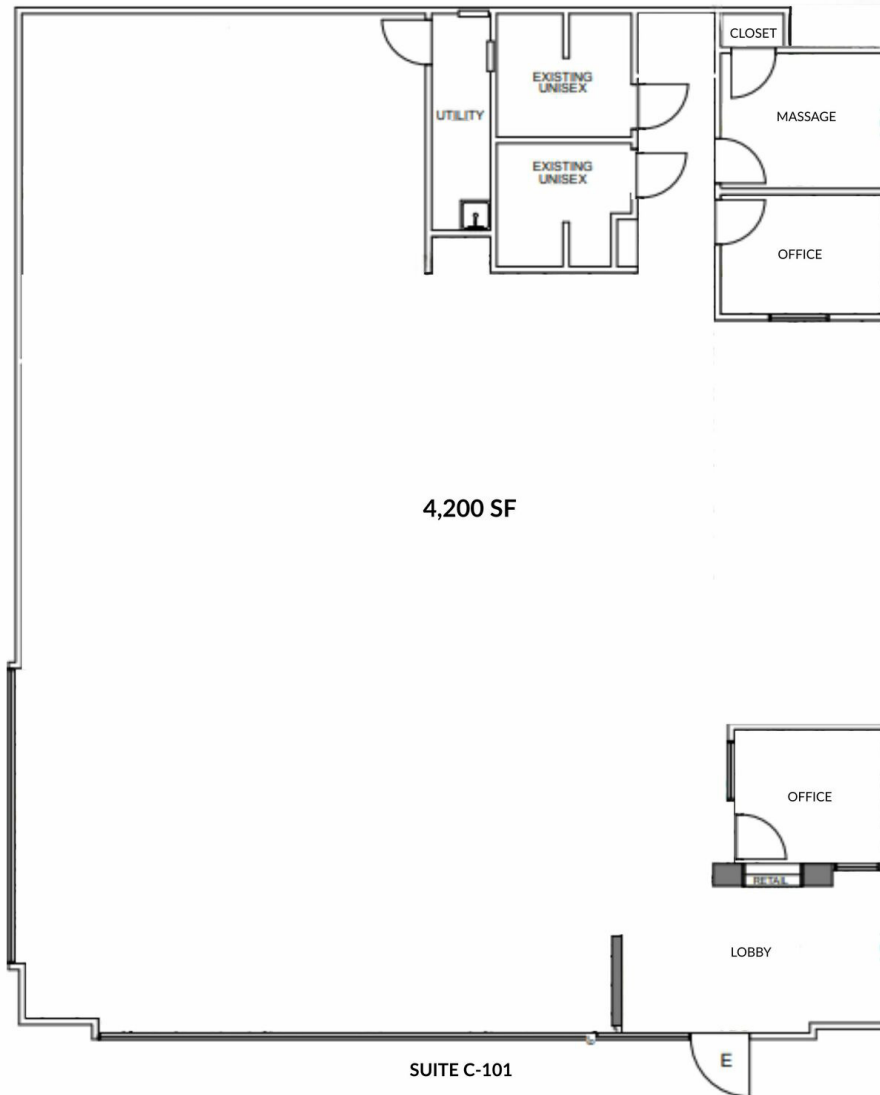
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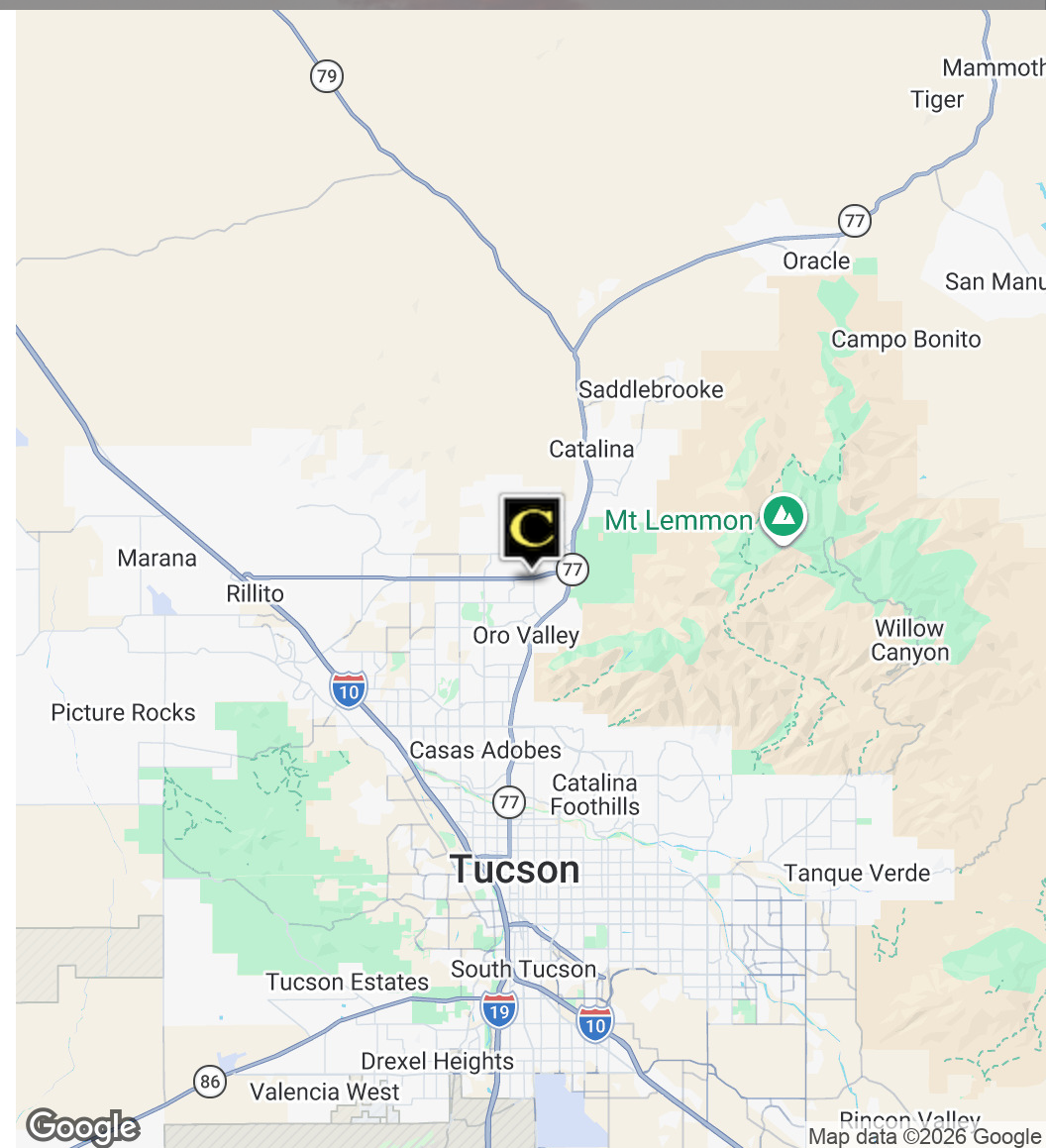
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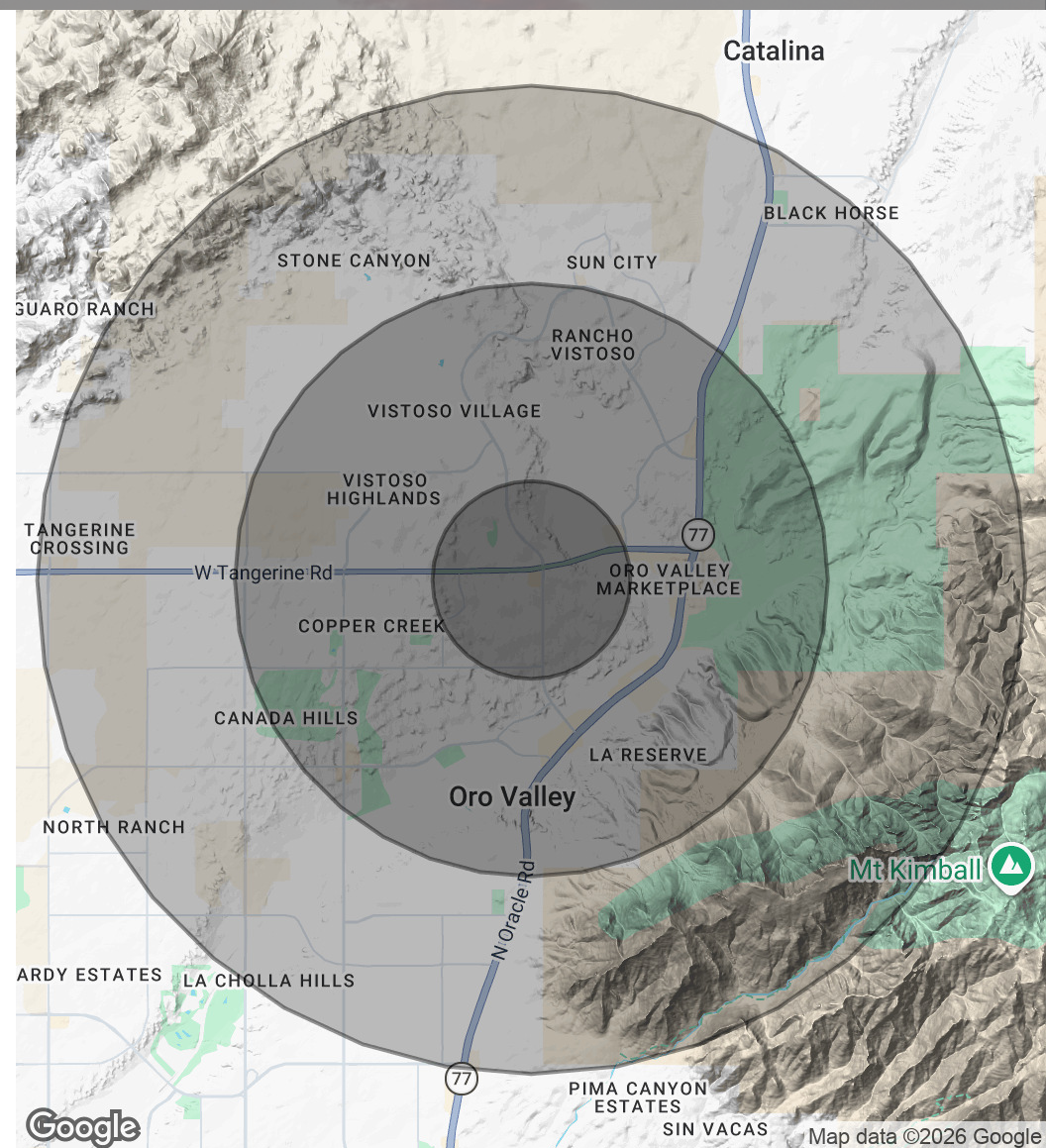
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,960	38,922	63,609
Average Age	51	51	51
Average Age (Male)	50	50	50
Average Age (Female)	52	52	52

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,046	16,828	27,542
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$136,858	\$146,582	\$140,906
Average House Value	\$524,543	\$524,397	\$532,684

2020 American Community Survey (ACS)



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