

## CORTARO CROSSINGS

Retail Space for Lease

8205-8225 N Courtney Page Way, Marana, AZ



Exclusively represented by

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### HIGHLIGHTS

- Located in the heart of the highly successful Cortaro/I-10 commercial hub – Walmart, Kohls, TJ Maxx, Petco, Ross and more
- Immediate freeway access
- Excellent ingress/egress for all traffic
- Great Traffic Counts (29,180 on Cortaro and 85,480 on I-10)
- Highly affluent surrounding area — \$104,000+ incomes within 1-mile
- Monument signage available

### AVAILABLE

| SUITE | SIZE*     | RENTAL RATE (ANNUAL) |
|-------|-----------|----------------------|
| 125   | ±1,210 SF | \$19.00 PSF, NNN     |
| 151   | ±2,236 SF | \$19.00 PSF, NNN     |

(DO NOT DISTURB TENANTS)

\*Per Owner

### DEMOGRAPHICS

(2022 Estimates)

|                      | 5-MIN     | 10-MIN   | 15-MIN   |
|----------------------|-----------|----------|----------|
| Population           | 15,862    | 68,676   | 143,811  |
| Avg Household Income | \$104,859 | \$88,216 | \$86,439 |
| Total Employees      | 4,791     | 15,270   | 53,884   |

SOURCE: Applied Geographic Solutions 11/2022, TIGER Geography

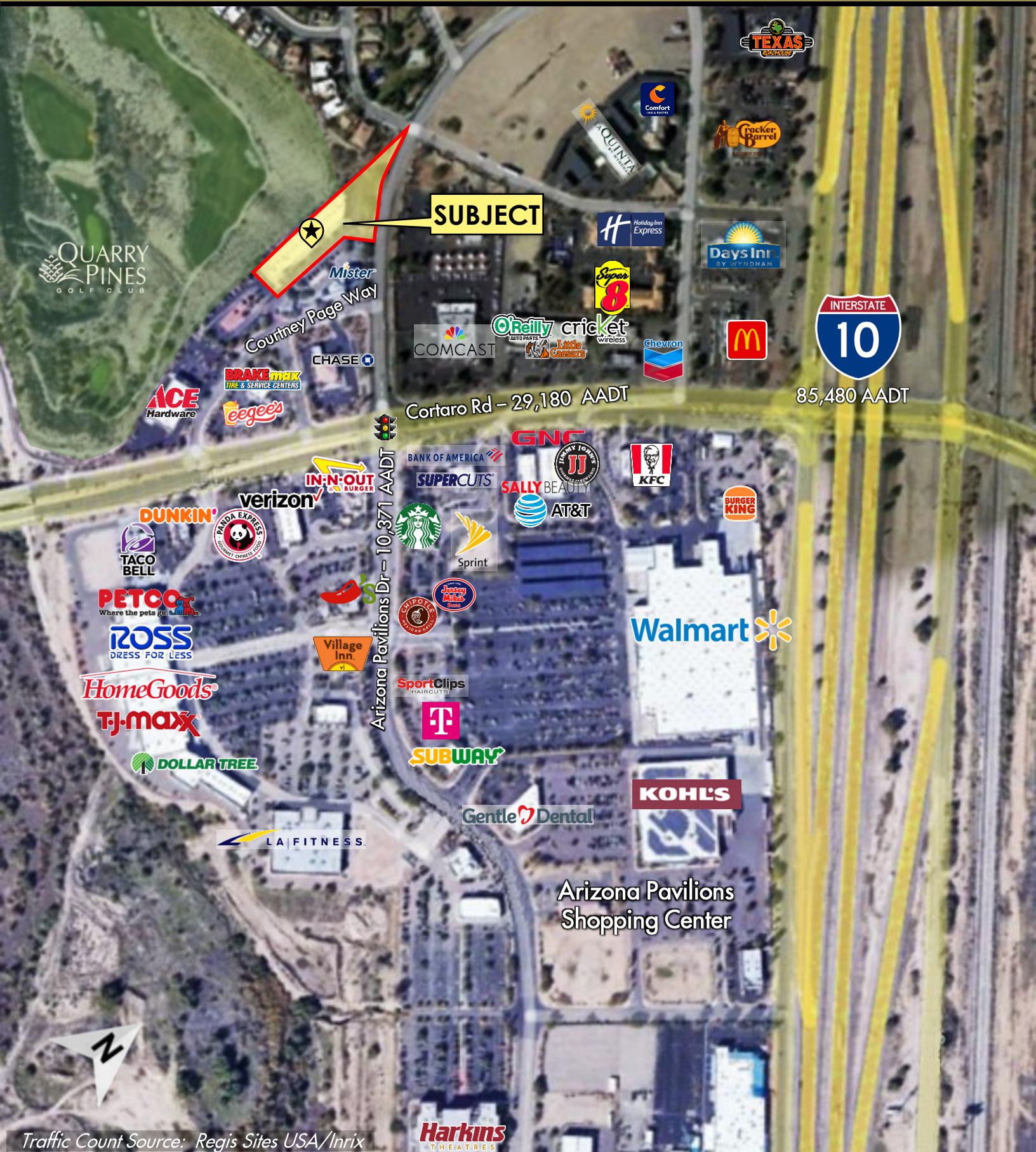
### JOIN



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|           |                      |           |   |
|-----------|----------------------|-----------|---|
| 8225      | Native Grill & Wings | 8225 #141 | Sushi Cortaro                           |
| 8225 #121 | Salon Kiro           | 8225 #145 | HMS Bikes                               |
| 8225 #125 | ±1,210 AVAILABLE     | 8225 #151 | ±2,236 AVAILABLE                        |
| 8225 #129 | Nana's Kitchen       | 8225 #191 | Casa Marana Craft Beer + Wine + Spirits |



**SUBJECT**

QUARRY PINES  
GOLF CLUB

Mister  
Courtney Page Way

COMCAST

Cortaro Rd - 29,180 AADT

INTERSTATE  
10

85,480 AADT

Arizona Pavilions Dr - 10,371 AADT

Arizona Pavilions  
Shopping Center

Traffic Count Source: Regis Sites USA/Inrix