

MARANA MARKETPLACE |

3651 W. ORANGE GROVE RD.
TUCSON, AZ 85741



AVAILABLE FOR LEASE



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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Current Availability:

Retail Space: ±1,200 SF

Lease Rate: \$18.00 PSF + NNN*

Future Availability:

In-Line Space: ±5,000 SF to ±45,000 SF

Lease Rate: \$18.00 PSF + NNN*

**NNN estimated at \$3.99 PSF*

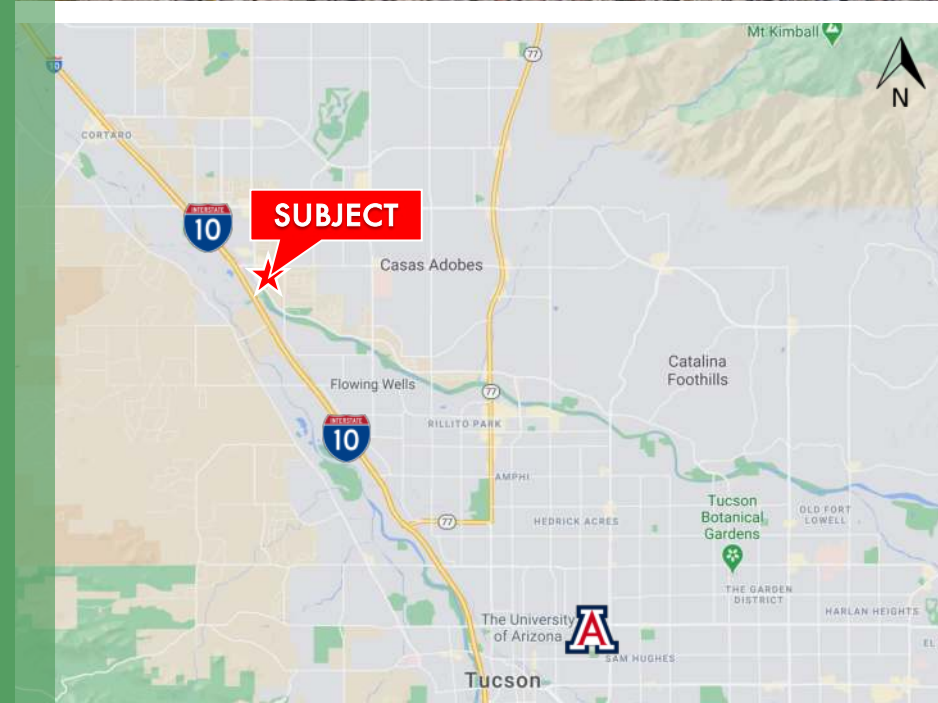
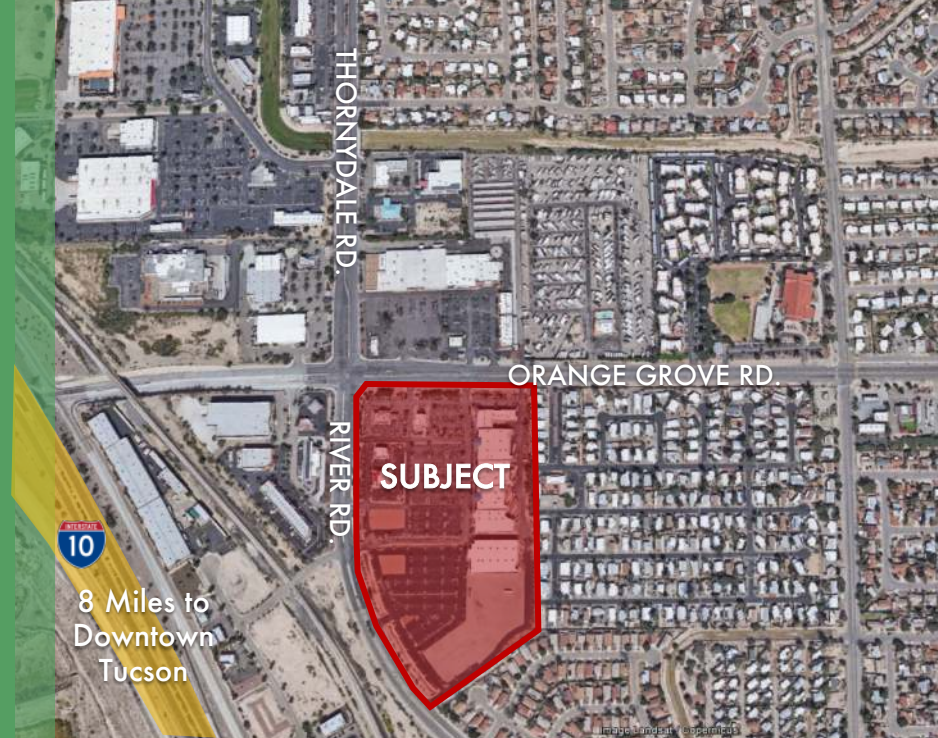
PROPERTY FEATURES

Parking: 4.19/1,000 SF

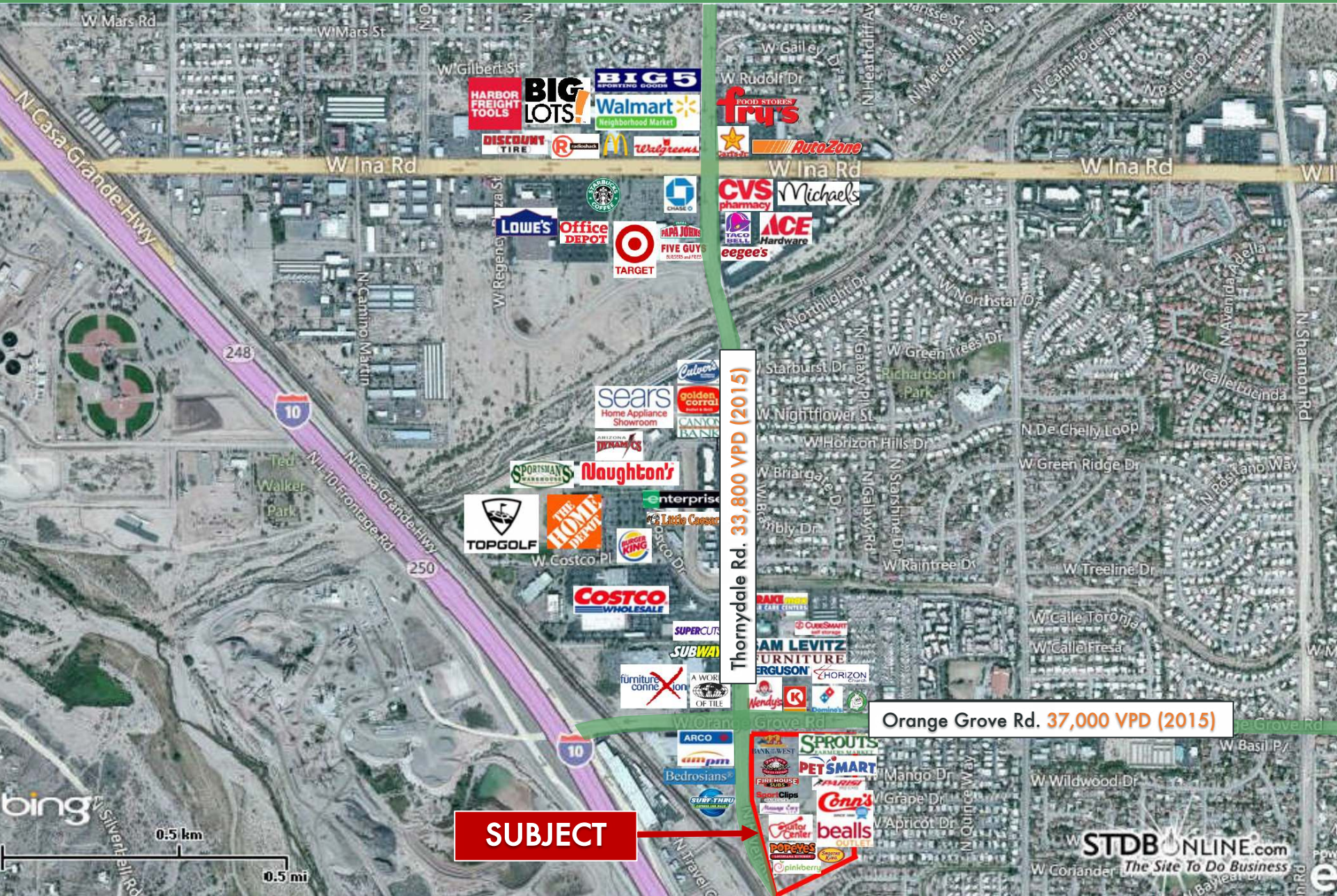
Zoning: H-1

PROPERTY HIGHLIGHTS

- Join Sprouts, PetSmart, Conn's, Michaels, Bealls Outlet, Guitar Center, Bank of the West, Northwest Urgent Care, Freddy's Frozen Custard & Steakburgers, Sports Clips, Smoothie King, Popeye's, Pinkberry, and others
- Marana's ±280,000 SF Power Center
- Located at the second busiest intersection in Marana
- Area retailers include: Costco, Lowes, Home Depot, Target, Ferguson, Sam Levitz, and others



TRADE AREA MAP



SUBJECT

Thornycroft Rd. 33,800 VPD (2015)

Orange Grove Rd. 37,000 VPD (2015)

STDB ONLINE.com
The Site To Do Business

Tenant	Suite #	Size (SF)
Bank of the West	3775 W. Orange Grove Rd.	4,000
AAA Automotive	3870 W. River Rd., #102	3,750
AVAILABLE	3870 W. River Rd., #108	1,200
M.Y. Martial Arts	3870 W. River Rd., #110	1,200
SpiritsChild	3870 W. River Rd., #120	2,800
NW Medical Urgent Care	3870 W. River Rd., #140	6,400
Sprouts Farmers Market	3860 W. River Rd.	27,645
PetSmart	3850 W. River Rd.	24,860
Bealls Outlet	3840 W. River Rd.	18,125
Guitar Center	3830 W. River Rd., #110	11,412
Evolve PT	3830 W. River Rd., #115	8,246
Caps & Corks	3830 W. River Rd., #120	2,328
Conn's	3742 W. River Rd., #150	40,091
Michael's	3738 W. River Rd.	21,308
Freddy's Frozen Custard & Steakburgers	3725 W. Orange Grove Rd.	3,200
Firehouse Subs	3884 W. River Rd., #110	2,150
The Art of Nails	3884 W. River Rd., #110	1,200
Massage Envy	3854 W. River Rd.	3,700
Smoothie King	3820 W River Rd.	1,200
Sports Clips	3820 W River Rd.	1,100

Tenant	Suite #	Size (SF)
The CBD Store	3820 W River Rd.	1,436
Jimmy's Pita & Poke	3820 W River Rd.	1,300
Pinkberry Frozen Yogurt	3820 W River Rd.	1,100
Popeye's	3814 W. River Rd	2,500
FUTURE PHASE:		
AVAILABLE	5,000 SF – 45,000 SF	



DEMOGRAPHICS (2020)

	10 Minutes	20 Minutes	30 Minutes
Population	97,871	512,965	805,015
Average Family income	\$76,139	\$73,679	\$74,145
Employees	42,185	246,950	357,766
Total Retail Expenditures	\$1.7 Billion	\$6.9 Billion	\$6.9 Billion

