

# **GLADDEN FARMS MARKETPLACE**

Tangerine Farms Rd at Lon Adams Rd, Marana, AZ

WEINGARTEN REALTY.

Gladden Farms Marketplace Shopping Center is located at the NEC of Lon Adams & Tangerine Farms Roads in Marana, a northern suburb of Tucson, AZ. Anchored by a Fry's Food Store Marketplace, Gladden Farms Marketplace will have an additional 65,000+ SF of shops and outparcels.

PROPERTY SIZE 0 SQ. FT.

LAT/LONG 32.42809 N, -111.20788 W

TRAFFIC COUNTS TANGERINE FARMS RD - 5,448

## CONTACT

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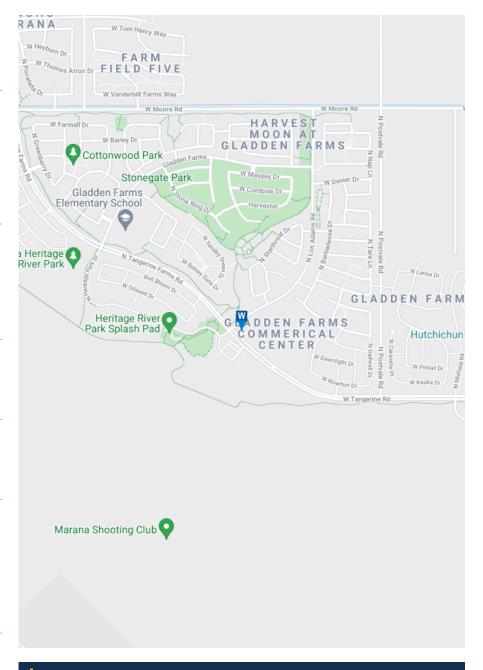
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### **TENANTS LIST**

|     | Future Fry's      |            |
|-----|-------------------|------------|
|     | Supermarket       |            |
|     | (Owned By Others) | 108,000 SF |
| A00 | Future Shops A    | 12,095 SF  |
| B00 | Future Shops B    | 4,000 SF   |
| C00 | Future Shops C    | 8,000 SF   |
| D00 | Future Shops D    | 8,000 SF   |
| E00 | Future Shops E    | 6,000 SF   |
| R01 | Available         | 0 SF       |
| R02 | Available         | 0 SF       |
| R04 | Available         | 0 SF       |
| R06 | Available         | 0 SF       |
| R07 | Available         | 0 SF       |

| Demographic Summary            | 1.00 Mile<br>Radius | 2.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|--------------------------------|---------------------|---------------------|---------------------|---------------------|
| Population                     | 4,428               | 7,164               | 9,426               | 13,657              |
| Average Household Income       | \$84,225            | \$81,636            | \$87,740            | \$86,580            |
| Population Trends              |                     |                     |                     |                     |
| 2000 Population                | 584                 | 1,358               | 1,863               | 4,223               |
| 2010 Population                | 2,958               | 4,830               | 6,242               | 9,835               |
| 2020 Population                | 4,428               | 7,164               | 9,426               | 13,657              |
| 2025 Population                | 5,329               | 8,650               | 11,564              | 16,247              |
| Absolute Growth 2010 to 2020'  | 49.68%              | 48.33%              | 51%                 | 38.86%              |
| Projected Growth 2020 to 2025' | 20.35%              | 20.75%              | 22.68%              | 18.97%              |
| Race & Ethnicity               |                     |                     |                     |                     |
| % White                        | 64.42%              | 63.68%              | 65.83%              | 66.24%              |
| % Black                        | 2.12%               | 2.19%               | 2.17%               | 2.06%               |
| % Asian                        | 1.84%               | 1.75%               | 1.85%               | 2%                  |
| % Other                        | 2.35%               | 3.19%               | 3.46%               | 3.33%               |
| % Hispanic                     | 29.27%              | 29.19%              | 26.7%               | 26.37%              |
| Income & Education             |                     |                     |                     |                     |
| Median Household Income        | 76,148              | 71,511              | 75,495              | 72,821              |
| Average Household Income       | \$84,225            | \$81,636            | \$87,740            | \$86,580            |
| % College Graduates            | 44.78%              | 40.52%              | 43.75%              | 41.59%              |
| Age                            |                     |                     |                     |                     |
| Median Age                     | 31.7                | 33.5                | 36.6                | 37.6                |
| % Age < 18                     | 33.38%              | 31.77%              | 29.17%              | 26.79%              |
| % Age 65 +                     | 9.11%               | 11.43%              | 15.94%              | 17.32%              |
| Households & Housing           |                     |                     |                     |                     |
| Households                     | 1,421               | 2,376               | 3,271               | 4,789               |
| Average Household Size         | 3.12                | 3                   | 2.85                | 2.76                |
| Median Housing Value           | \$284,252           | \$282,643           | \$309,517           | \$297,390           |
| % Owner Occupied Housing       | 66.23%              | 64.59%              | 64.94%              | 67.26%              |
| % Renter Occupied Housing      | 24.05%              | 24.61%              | 22.96%              | 21.7%               |
| % Vacant Housing               | 9.71%               | 10.8%               | 12.1%               | 11.04%              |
| Workplace & Workers            |                     |                     |                     |                     |
| Number of Businesses           | 8                   | 80                  | 105                 | 178                 |
| % White Collar                 | 68.92%              | 67.44%              | 67.93%              | 65.81%              |
| % Blue Collar                  | 31.08%              | 32.56%              | 32.07%              | 34.19%              |



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