

North Pima Center  
 SEC Ina & Thornydale Roads  
 3751-3773 W Ina Rd, Marana, AZ



# North Pima Center

SEC Ina & Thornydale Roads  
 3571- 3773 W Ina Rd, Marana, Arizona

## Property Features

- Join Window Depot, Sherwin Williams, Peter Piper Pizza, ACE Hardware, and Dollar Tree
- Well-positioned center at major northwest Tucson intersection with a high concentration of national retailers and over 60,000 vehicles per day
- One mile trade area includes over 2M SF of established retail
- Surrounded by densely populated middle income neighborhoods
- Tenants at the intersection include Target, Fry's (Kroger), Lowe's, Big 5 Sporting Goods, Walgreen's, CVS, McDonald's & Big Lots!



Demographics	1 Mile	3 Miles	5 Miles
2020 Population	10,538	61,504	131,072
2022 Population	10,496	61,927	132,909
Average Age	37.0	40.7	42.3
2022 Avg HH Income	\$63,112	\$74,385	\$73,787
Traffic Counts			VPD
Thornydale Rd			33,521
Ina Rd			38,000

### Automotive

- Remodeled five-bay autoshop: 3,265 SF — \$10.00 PSF NNN

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# Property Photos

North Pima Center  
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3751-3773 W Ina Rd, Marana, AZ



# Site Plan

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# Property Aerial

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# Demographics

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	1 Mile	3 Mile	5 Mile	
<b>POPULATION</b>	2020 Total Population	10,538	61,504	131,072
	2022 Total Population	10,496	61,927	132,909
	2027 Projected Population	10,844	62,581	134,092
	Growth 2022-2027	0.65%	0.21%	0.18%
	2022 Median Age	37.0	40.7	42.3
	2027 Estimated Median Age	38.0	41.5	43.0
<b>HOUSEHOLDS</b>	2020 Total Households	4,293	24,781	53,973
	2027 Projected Households	4,513	25,474	55,885
	2010 Census Households	3,922	22,603	49,525
	Growth 2022-2027	0.79%	0.30%	0.27%
	2022 Average Household Size	2.94	2.97	2.96
<b>INCOME</b>	2022 Median Household Income	\$63,112	\$74,385	\$73,787
	2027 Projected Median Household Income	\$73,862	\$84,741	\$85,707
<b>HOUSING</b>	2022 Housing Units	4,562	26,598	58,742
	2022 Owner Occupied Units	57.2%	62.4%	63.9%
	2022 Renter Occupied Units	37.7%	31.8%	29.8%
	2022 Median Home Value	\$217,045	\$245,307	\$264,642