



MARANA
CENTER

INTERSTATE
10 I-10

TWIN PEAKS RD

VELOCITYRETAILGROUP

EAST/SOUTHEAST CORNER
TWIN PEAKS RD & INTERSTATE 10

MARANA, AZ, 85742



VELOCITYRETAILGROUP



EAST/SOUTHEAST CORNER
TWIN PEAKS RD
& INTERSTATE 10
MARANA, AZ

SHOP SPACES
AVAILABLE

EXCLUSIVELY LISTED BY:

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TWIN PEAKS RD
& INTERSTATE 10

PROPERTY HIGHLIGHTS

- **PREMIER CORNER LOCATION** – Situated on the east/southeast corner of I-10 at Twin Peaks Rd (Exit 244) with full-diamond interchange access.
- **SUPERIOR VISIBILITY & TRAFFIC** – Exposure to I-10’s heavy daily traffic counts. The intersection serves as one of the main gateway nodes into Marana, benefitting from both local and regional traffic flows.
- **ADJACENT TO MAJOR RETAIL DESTINATION** – Immediately adjacent to the 366,000 SF Tucson Premium Outlets, a regional draw with top retail brands.
- **PART OF A LARGER MIXED-USE DEVELOPMENT** – The Marana Center is a ±170-acre master-planned mixed-use project (retail, commercial, residential) on the east side of I-10 at Twin Peaks.
- **GROWING DEMOGRAPHIC BASE / MASTER-PLANNED NEIGHBORHOODS** – Located near booming master-planned communities such as Gladden Farms and Dove Mountain which bring strong population and household growth.

TRAFFIC COUNTS

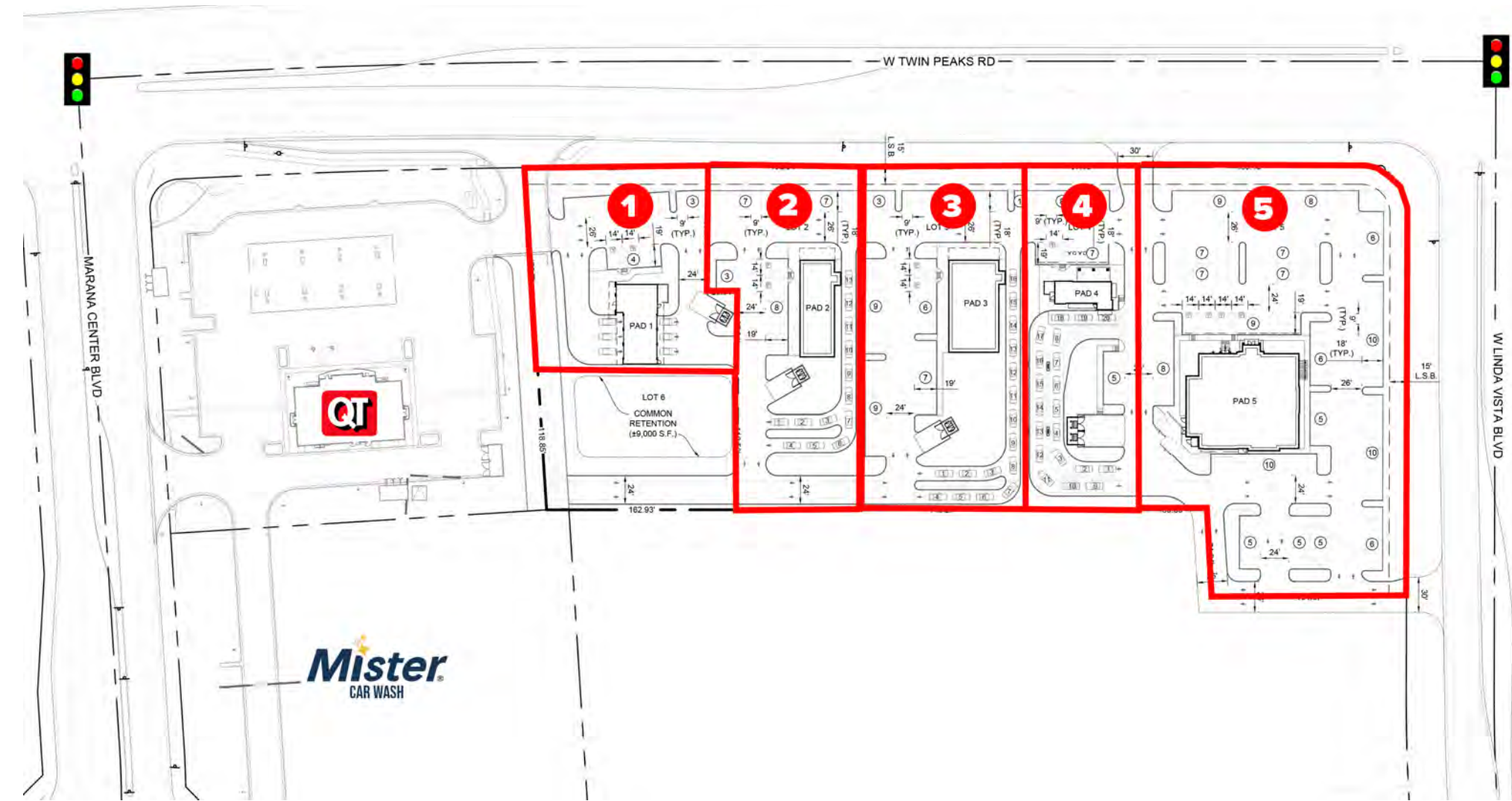
TWIN PEAKS RD INTERSTATE 10	21,041 CPD
	65,248 CPD
	86,289 CPD

DEMOGRAPHICS SNAPSHOT

2025 TOTAL POPULATION		
1 mi	3 mi	5 mi
1,256	35,316	80,218
MEDIAN HOUSEHOLD INCOME		
1 mi	3 mi	5 mi
\$172,394	\$132,089	\$130,194
2025 TOTAL HOUSEHOLDS		
1 mi	3 mi	5 mi
474	13,343	31,365
2025 TOTAL BUSINESSES		
1 mi	3 mi	5 mi
56	903	2,292



PAD	SIZE	BUILDING AREA	INTENDED USE
1	±27,819 S.F. (±0.64 AC.)	±2,355 S.F.	Oil Change PAD
2	±33,497 S.F. (±0.77 AC.)	±2,500 S.F.	QSR PAD
3	±41,051 S.F. (±0.94 AC.)	±3,500 S.F.	QSR PAD
4	±28,434 S.F. (±0.65 AC.)	±986 S.F.	Coffee PAD
5	±79,176 S.F. (±1.82 AC.)	±6,501 S.F.	Sit-Down Restaurant PAD

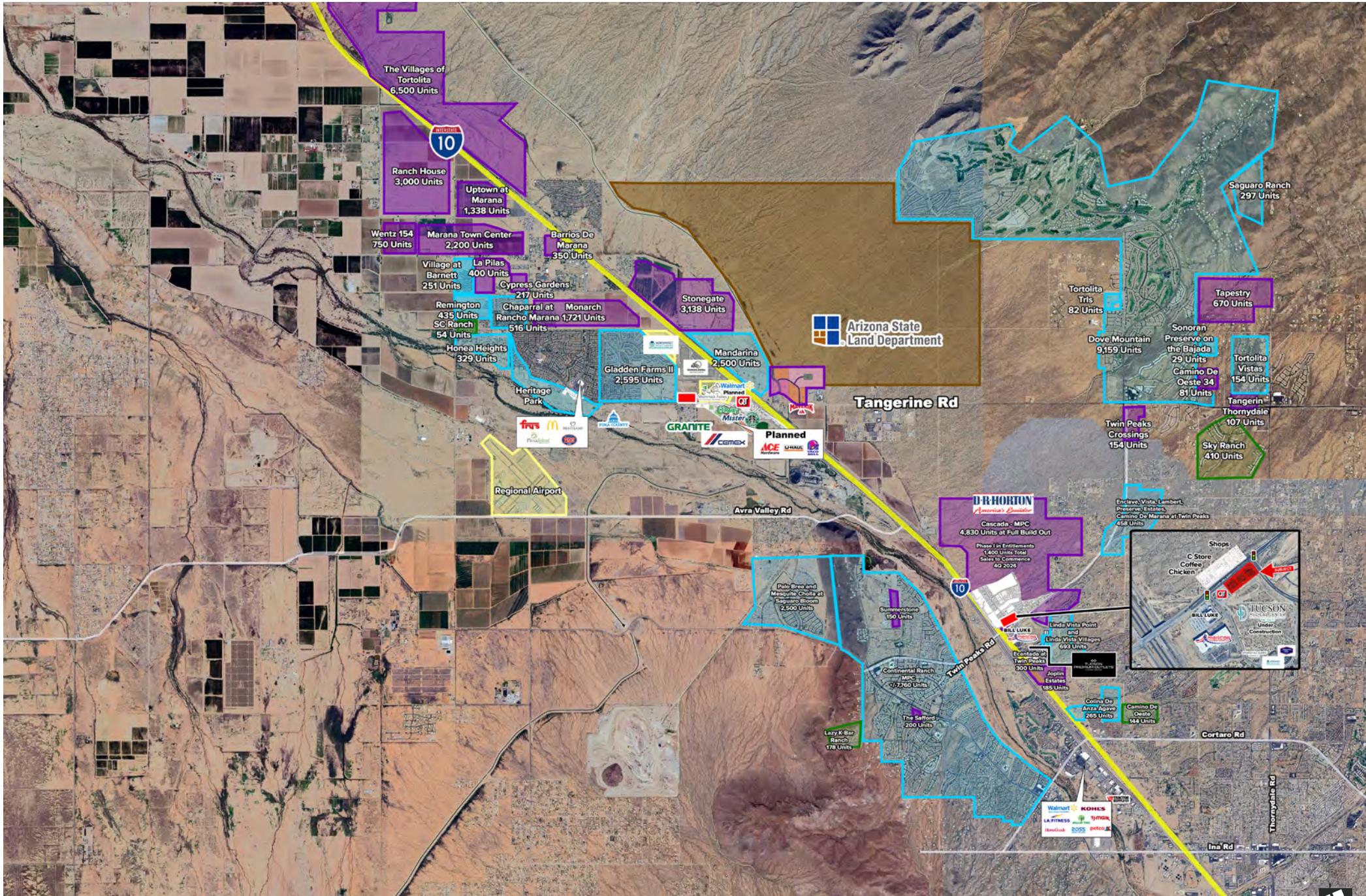


DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	1,256	35,316	80,218
	2025 TOTAL HOUSEHOLDS	474	13,343	31,365
	MEDIAN HOUSEHOLD INCOME	\$172,394	\$132,089	\$130,194
	2025 MEDIAN HOME VALUE	\$421,443	\$365,519	\$375,946
	2025 TOTAL EMPLOYEES	233	5,544	14,689
	2025 TOTAL BUSINESSES	56	903	2,292

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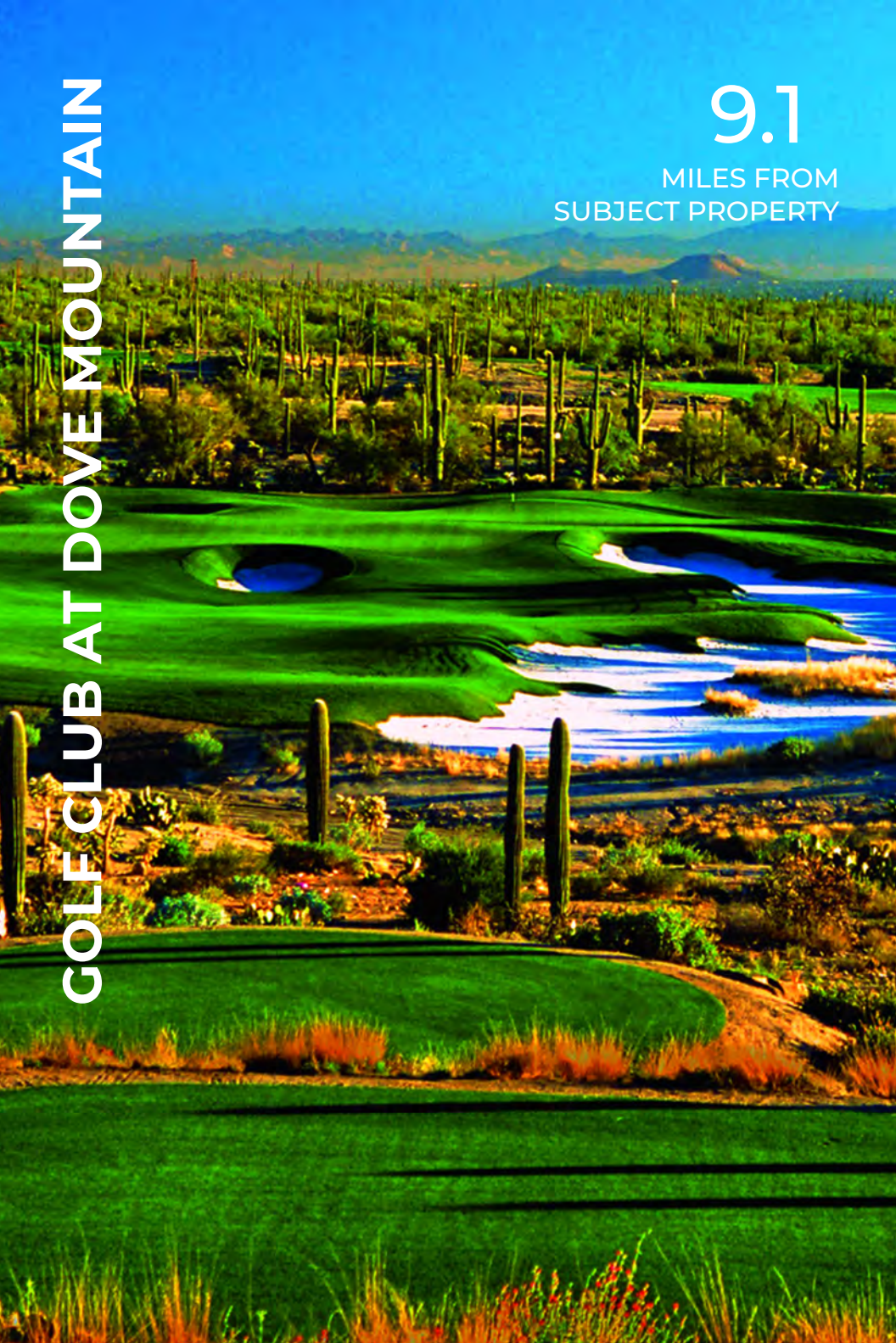
TUCSON INTERNATIONAL AIRPORT

22.2
MILES FROM
SUBJECT PROPERTY



TUCSON, AZ

12.9
MILES FROM
SUBJECT PROPERTY



GOLF CLUB AT DOVE MOUNTAIN

9.1
MILES FROM
SUBJECT PROPERTY



SAGUARO NATIONAL PARK

18.3
MILES FROM
SUBJECT PROPERTY



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