



MARANA
CENTER



INTERSTATE
10 I-10

TWIN PEAKS RD

EAST/SOUTHEAST CORNER
TWIN PEAKS RD & INTERSTATE 10

MARANA, AZ, 85742

 **VELOCITY RETAIL GROUP**



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

**SHOP SPACES
AVAILABLE**

EXCLUSIVELY LISTED BY:

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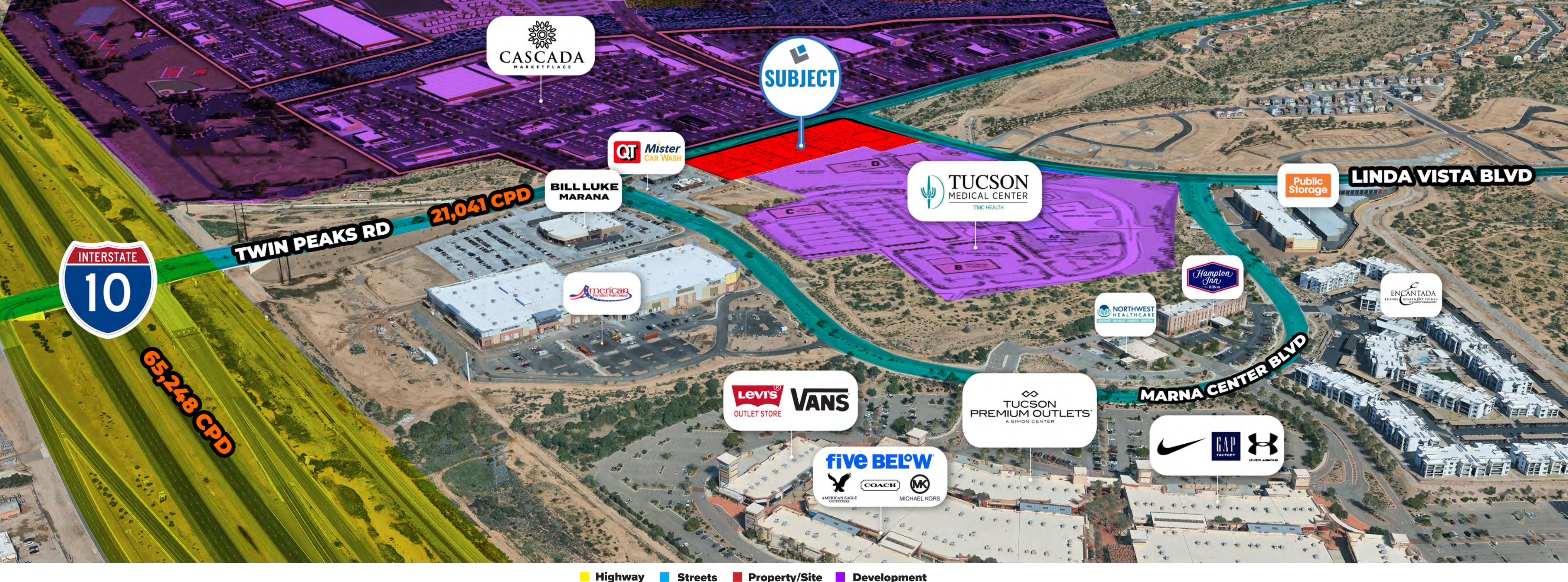
PROPERTY HIGHLIGHTS

- 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 eastside 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	<hr/>	86,289 CPD
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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



**ESEC
TWIN PEAKS &
INTERSTATE 10**

PAD

1 ±27,819 S.F. (±0.64 AC.)
2 ±33,497 S.F. (±0.77 AC.)
3 ±41,051 S.F. (±0.94 AC.)
4 ±28,434 S.F. (±0.65 AC.)
5 ±79,176 S.F. (±1.82 AC.)

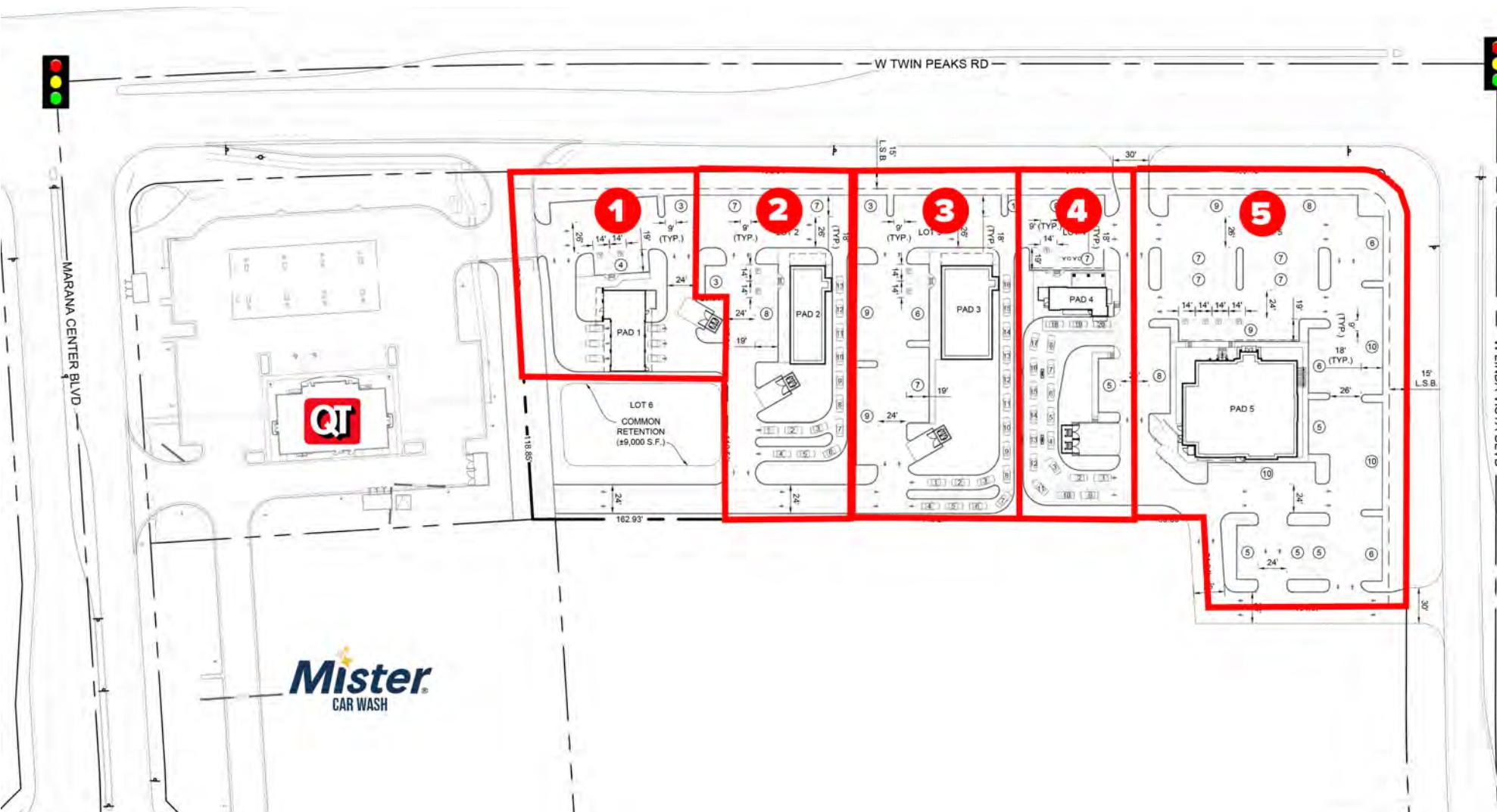
SIZE

±2,355 S.F.
±2,500 S.F.
±3,500 S.F.
±986 S.F.
±6,501 S.F.

BUILDING AREA

Oil Change PAD
QSR PAD
QSR PAD
Coffee PAD
Sit-Down Restaurant PAD

SITEPLAN



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

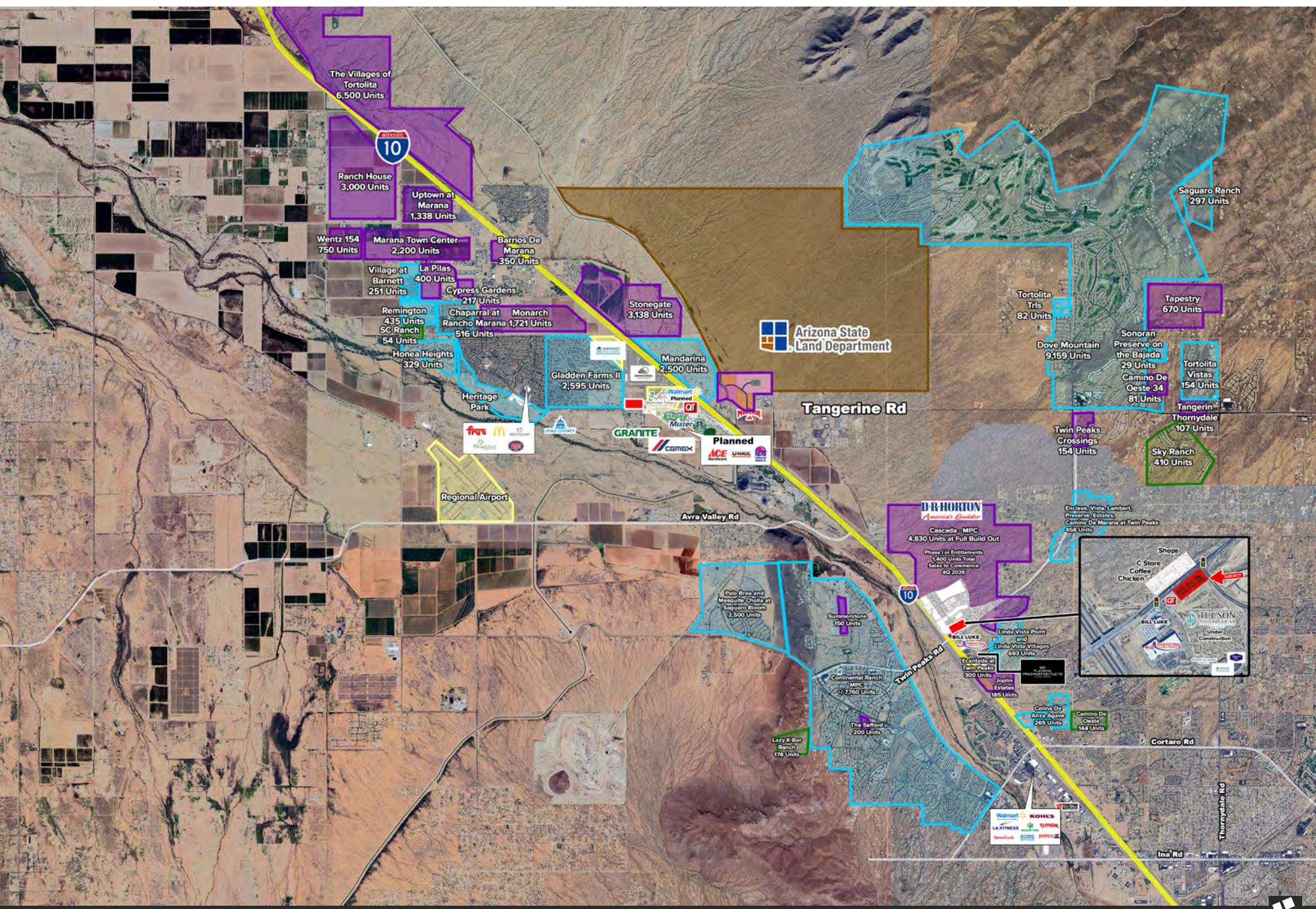
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ESEC
**TWIN PEAKS &
INTERSTATE 10**

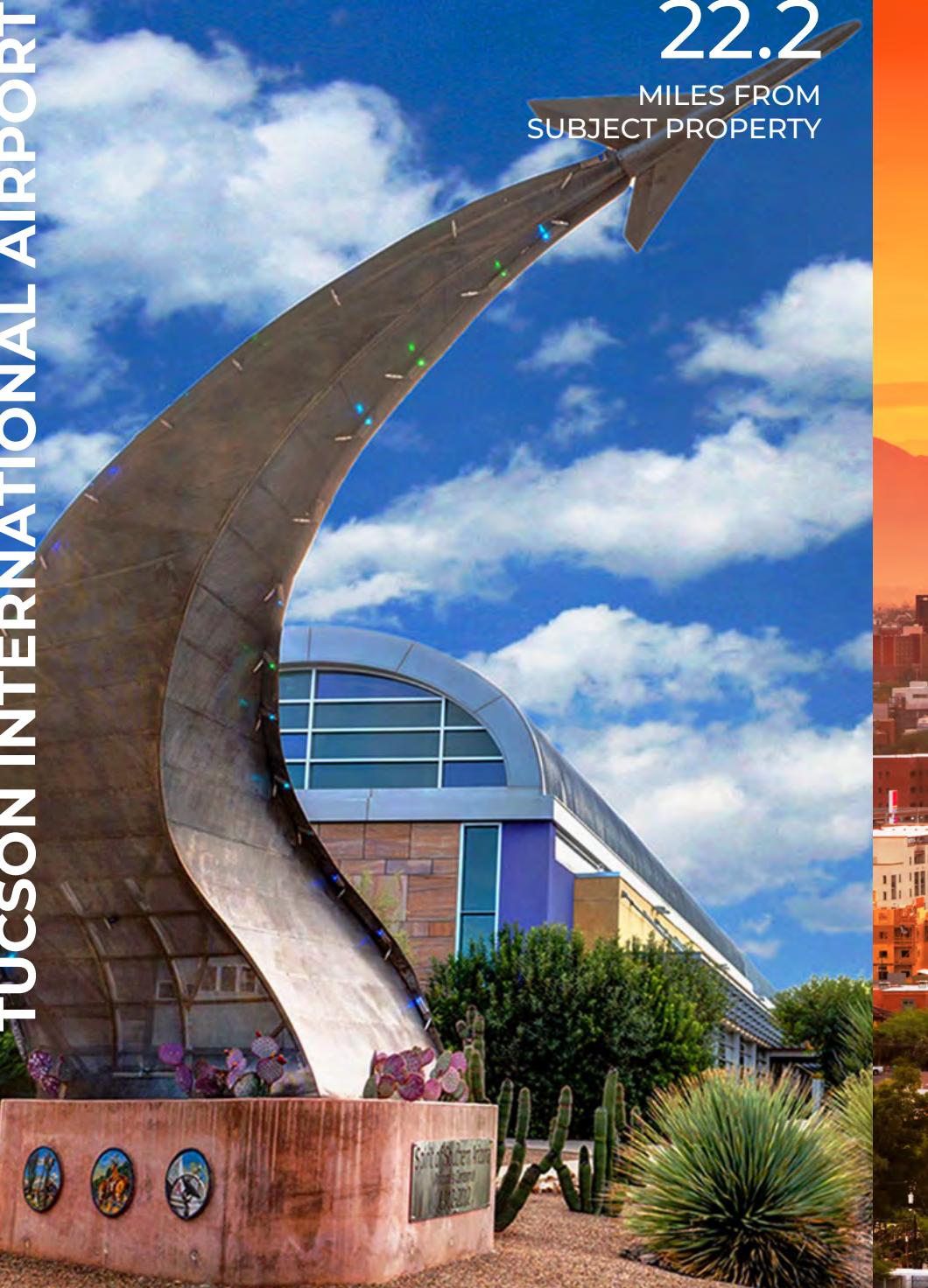
TRADE AREA



LOCATION MAP



TUCSON INTERNATIONAL AIRPORT



22.2
MILES FROM
SUBJECT PROPERTY

TUCSON, AZ

12.9
MILES FROM
SUBJECT PROPERTY

GOLF CLUB AT DOVE MOUNTAIN



SACUARO NATIONAL PARK



18.3
MILES FROM
SUBJECT PROPERTY



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