



Cortaro Plaza

8300-8360 N Thornydale Rd, Tucson, AZ 85741



COMMERCIAL MANAGEMENT
& INVESTMENTS, INC.

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Cortaro Plaza

\$16.50 - \$21.63 /SF/YR

Cortaro Plaza at 8360 N Thornydale Road is an exceptional neighborhood center on the edge of Tucson, AZ. The 107,798-square-foot center sits on 43.62 acres of C-2 zoned land at the signalized intersection of W Cortaro Farms Road and Thornydale Road.

Beautifully...

- Cortaro Plaza is a neighborhood retail center totaling over 107,798 square feet at the intersection of W Cortaro Farms Rd and Thornydale Rd.
- Reach anywhere in lively Tucson, Arizona, from Cortaro Plaza with easy access to I-10 two miles away and a bus stop across the street.
- Anchored by Bashas', a locally known grocery store with an in-store Starbucks, this center has a wide array of thriving and diverse tenants.
- Strategically located in the rapidly growing residential suburbs of Tucson with a population of 138,5000 expected to grow 7% in five years.
- Offering tenants exposure with pylon signage providing excellent visibility to the 20,000+ cars that commonly travel Thornydale Road.



Rental Rate:	\$16.50 - \$21.63 /SF/YR
Total Space Available:	9,850 SF
Max. Contiguous:	8,800 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	5
Center Properties:	5
Frontage:	868' on Cortaro
Gross Leasable Area:	109,677 SF
Walk Score ®:	48 (Car-Dependent)
Rental Rate Mo:	\$1.80 /SF/MO

1st Floor Ste 150

1

Space Available	1,050 SF
Rental Rate	\$21.63 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Currently built out as a bakery with grease trap. NO HOOD

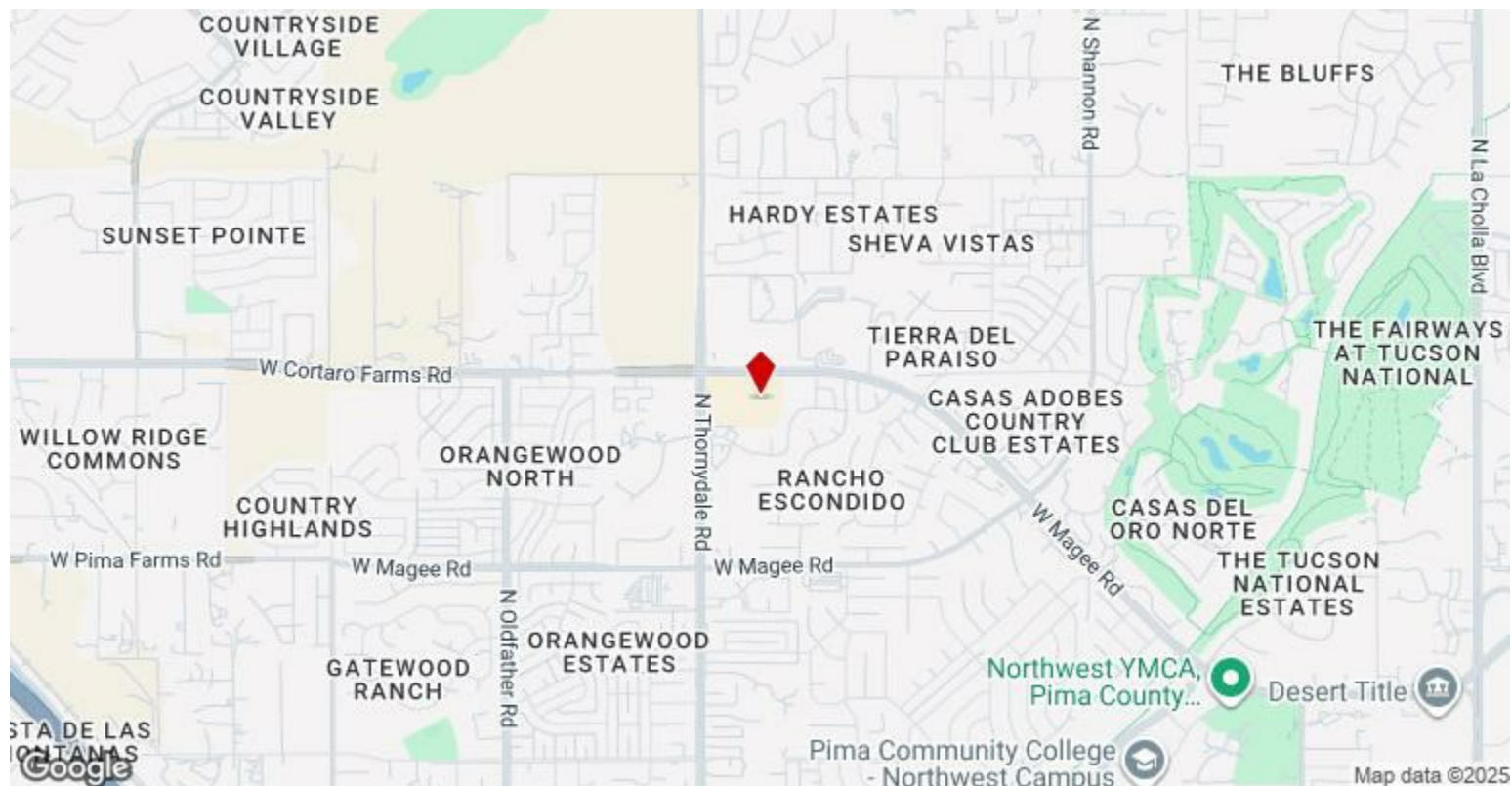
Ste 8330-130

2

Space Available	8,800 SF
Rental Rate	\$16.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bashas'	-	August 2022



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Beautifully landscaped, the center features 476 parking spaces, a pylon sign, and a dedicated turn lane. Anchored by Bashas' with an in-store Starbucks, Cortaro Plaza is home to an assortment of tenants, including Supercuts, Subway, The UPS Store, and Wells Fargo. Most spaces in the center are in excellent condition and feature tall 10- to 14-foot ceilings and external docks.

Cortaro Plaza benefits from excellent exposure. It boasts 675 feet of frontage on Thornydale Road, visited by over 20,650 cars per day, and 929 feet on Cortaro Farms Road, with a traffic count of over 14,792 vehicles per day. Cortaro Plaza is located just five minutes from Interstate 10, where visitors and residents to the area can easily access Downtown Tucson within a twenty-minute drive.

Tucson's hidden gem is a lively oasis surrounded by numerous mountain ranges and nature preserves. Cortaro Plaza is ideally positioned in the city's residential suburbs, with over 51,567 households in a 5-mile radius. For a well-maintained center in Tucson, join this diverse tenant base, including State Farm, The BlackTop Grill, and Paulene's Nails at Cortaro Plaza.

Property Photos



Property Photos



Home to Supercuts, Subway, and The UPS Store

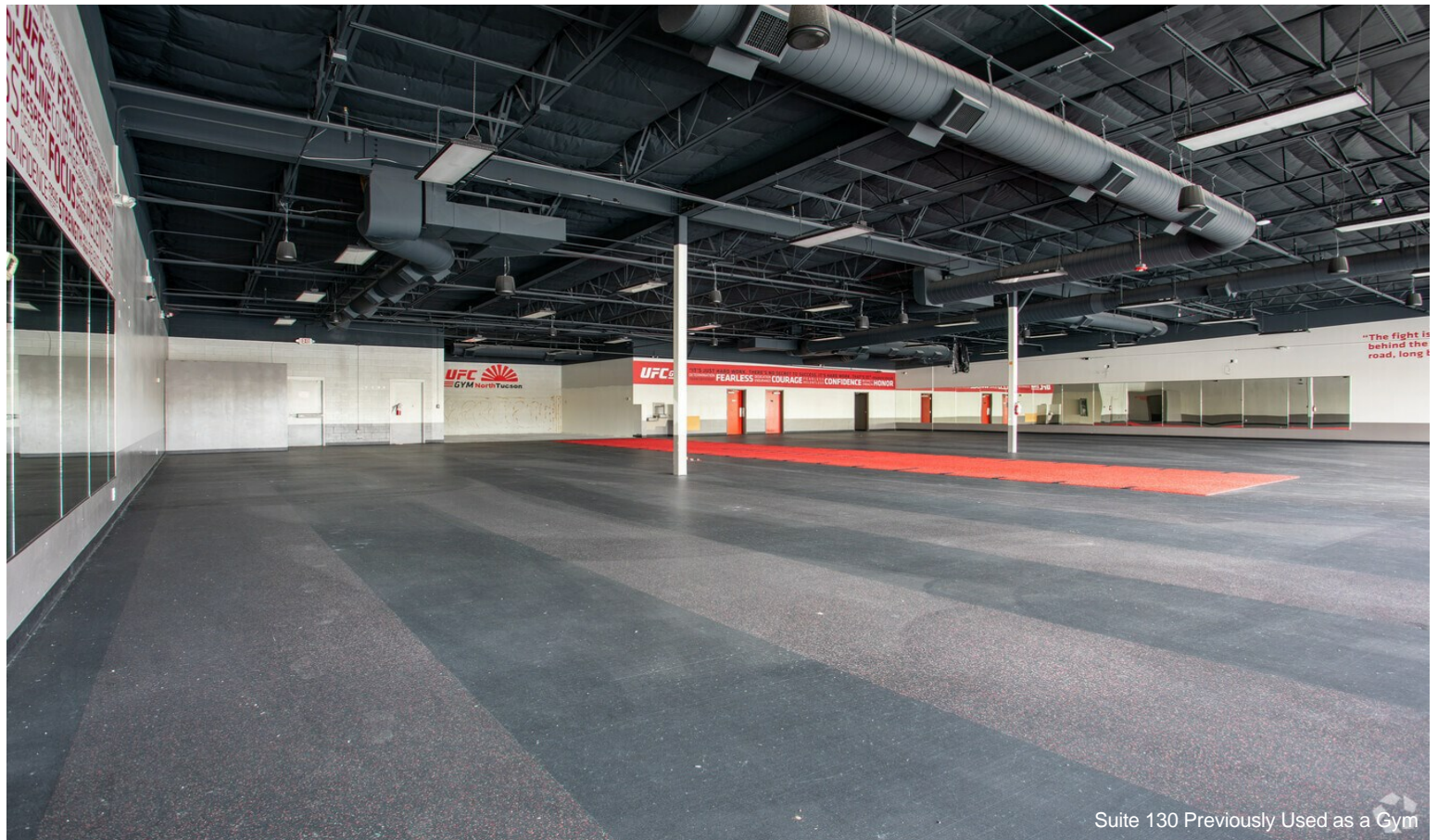


Suite 130 Opportunity for Business Signage

Property Photos



Suite 130 Storefront Retail For Lease



Suite 130 Previously Used as a Gym

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Suite 100 Storefront Retail For Lease



Suite 100 Open Concept Retail Space

Property Photos



Property Photos



Property Photos

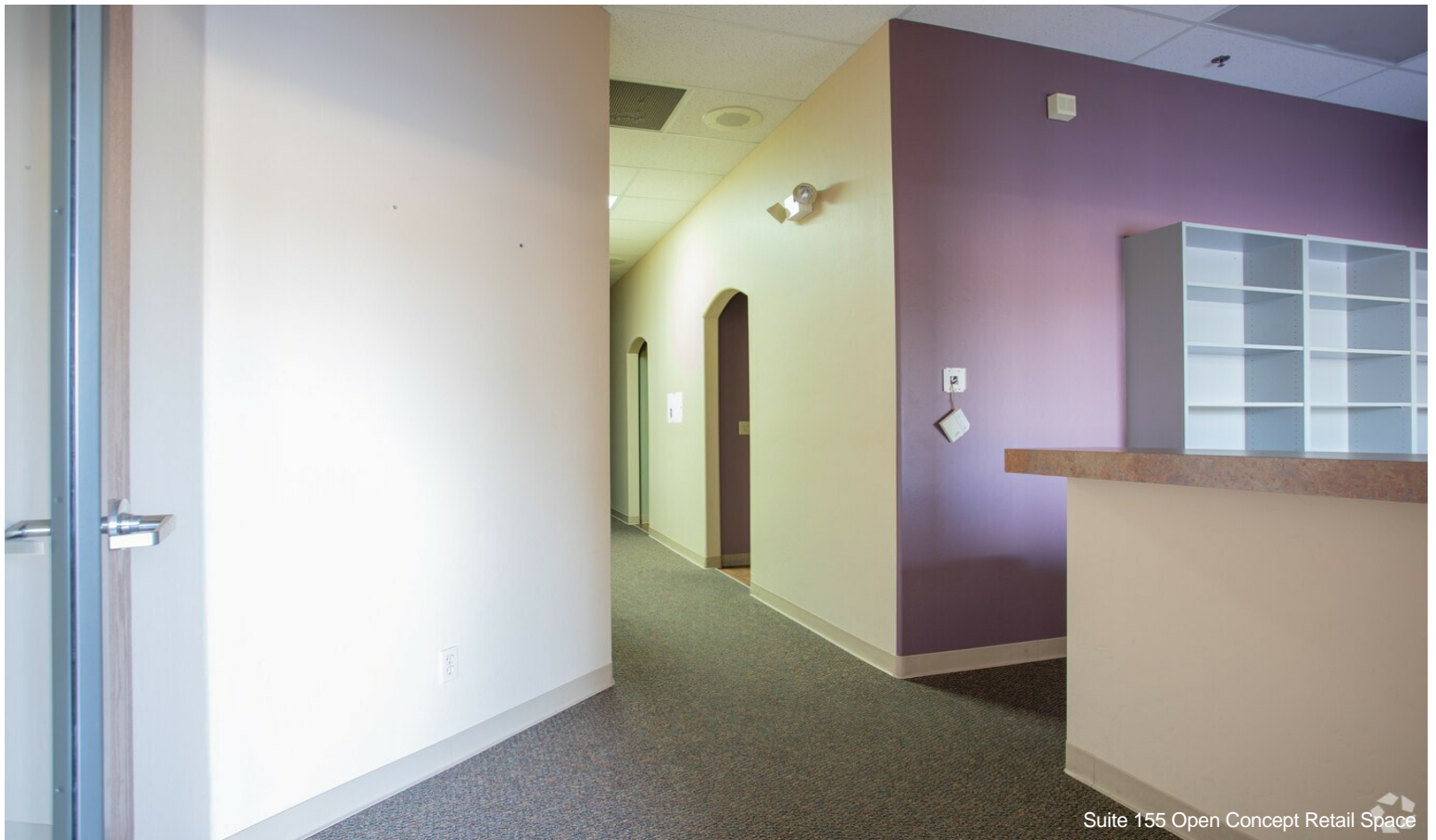


Suite 155 Opportunity for Business Signage



Suite 155 Storefront Retail For Lease

Property Photos



Property Photos



Property Photos



Property Photos

