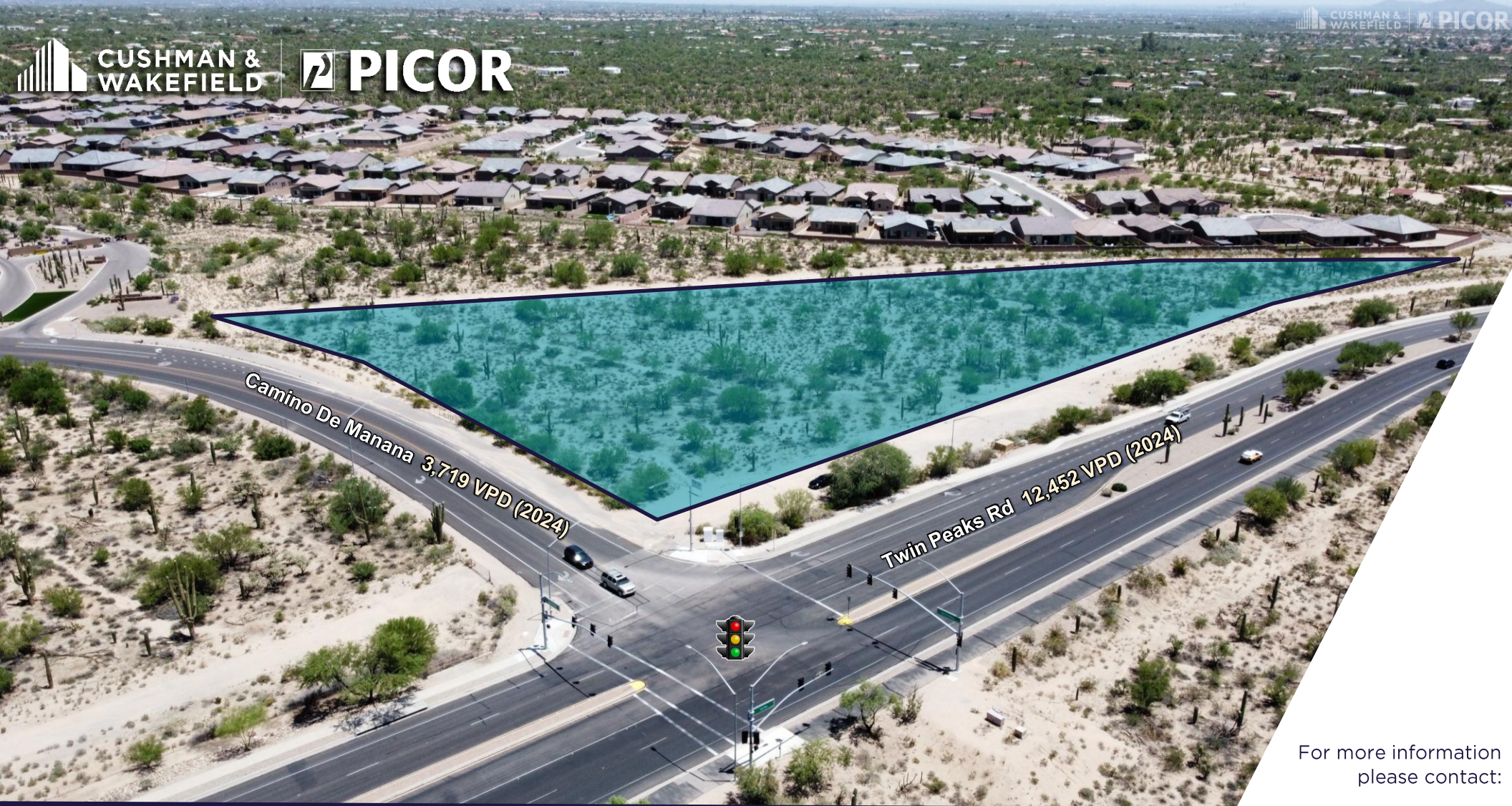




For more information
please contact:

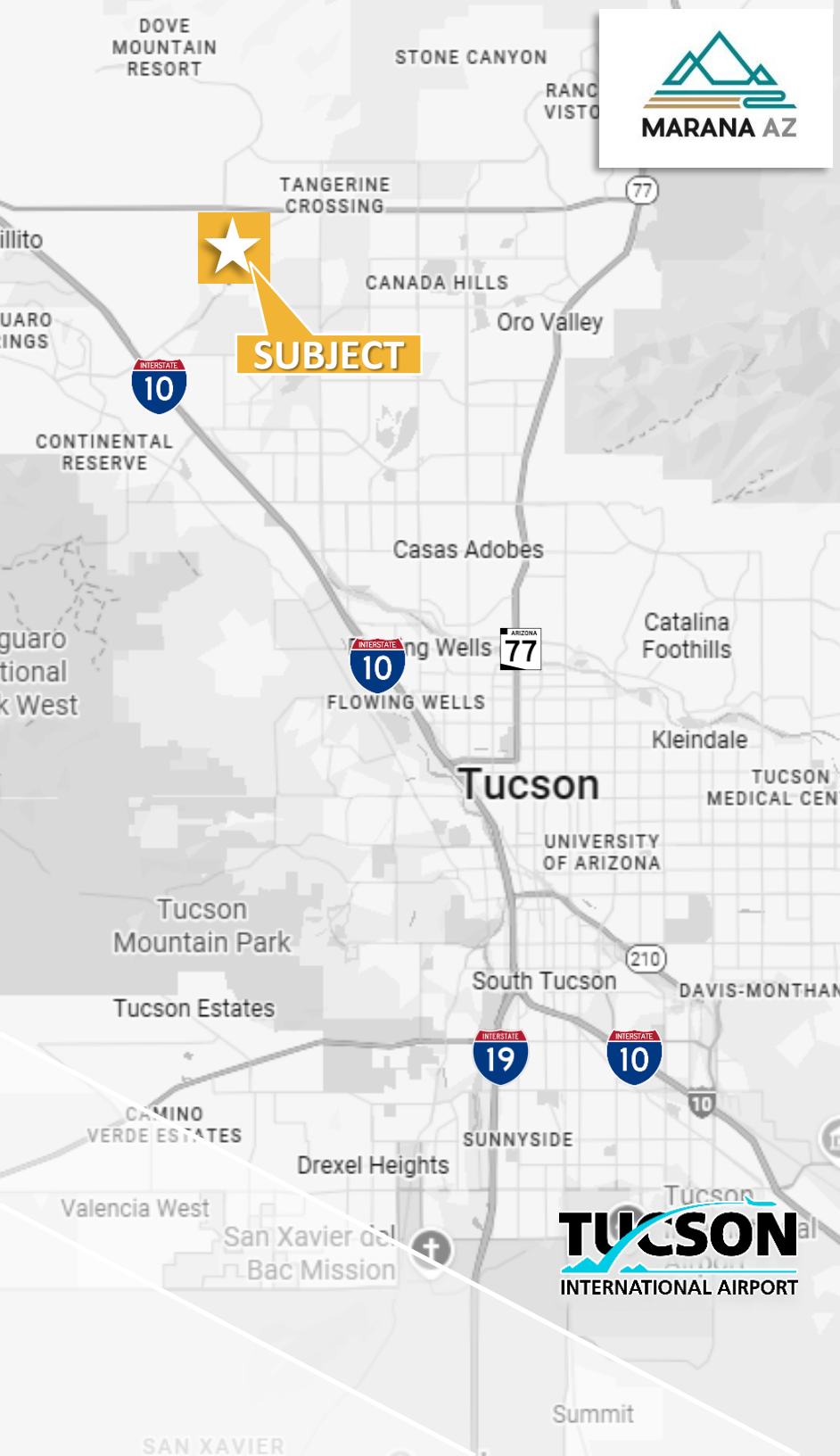
Dave Hammack
Principal, Retail Properties
+1 520 546 2712
dhammack@picor.com

PADS AVAILABLE (FOR SALE OR GROUND LEASE)

Up to ±6.30 Acres (±274,428 SF)

5355 W Camino De Manana, Marana, AZ 85742

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



PROPERTY HIGHLIGHTS

NC – Neighborhood Commercial Zoning
±6.30 Acres (±274,428 SF) – Per Survey
Sale Price: Contact Agent

HIGHLIGHTS/

- Twin Peaks Road frontage
- Close proximity to I-10 (±2.5 miles)
- Rare, northwest Tucson commercial land opportunity
- Hard corner – Signalized intersection

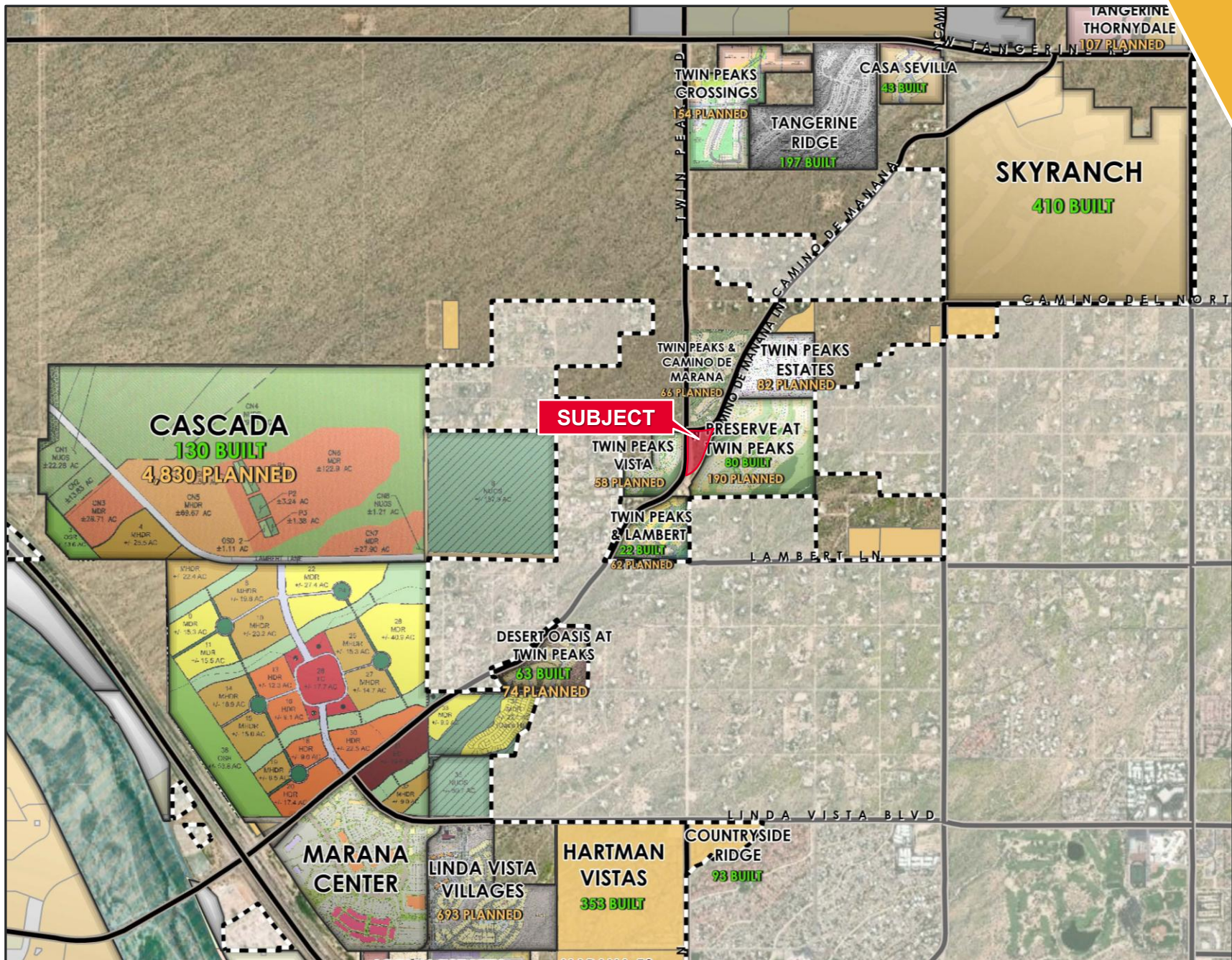
PROPERTY DETAILS

Assessor Parcel No(s)	216-26-003C
Zoning	NC – Neighborhood Commercial (Marana Zoning)
Property Taxes	\$3,021.23 (2024)

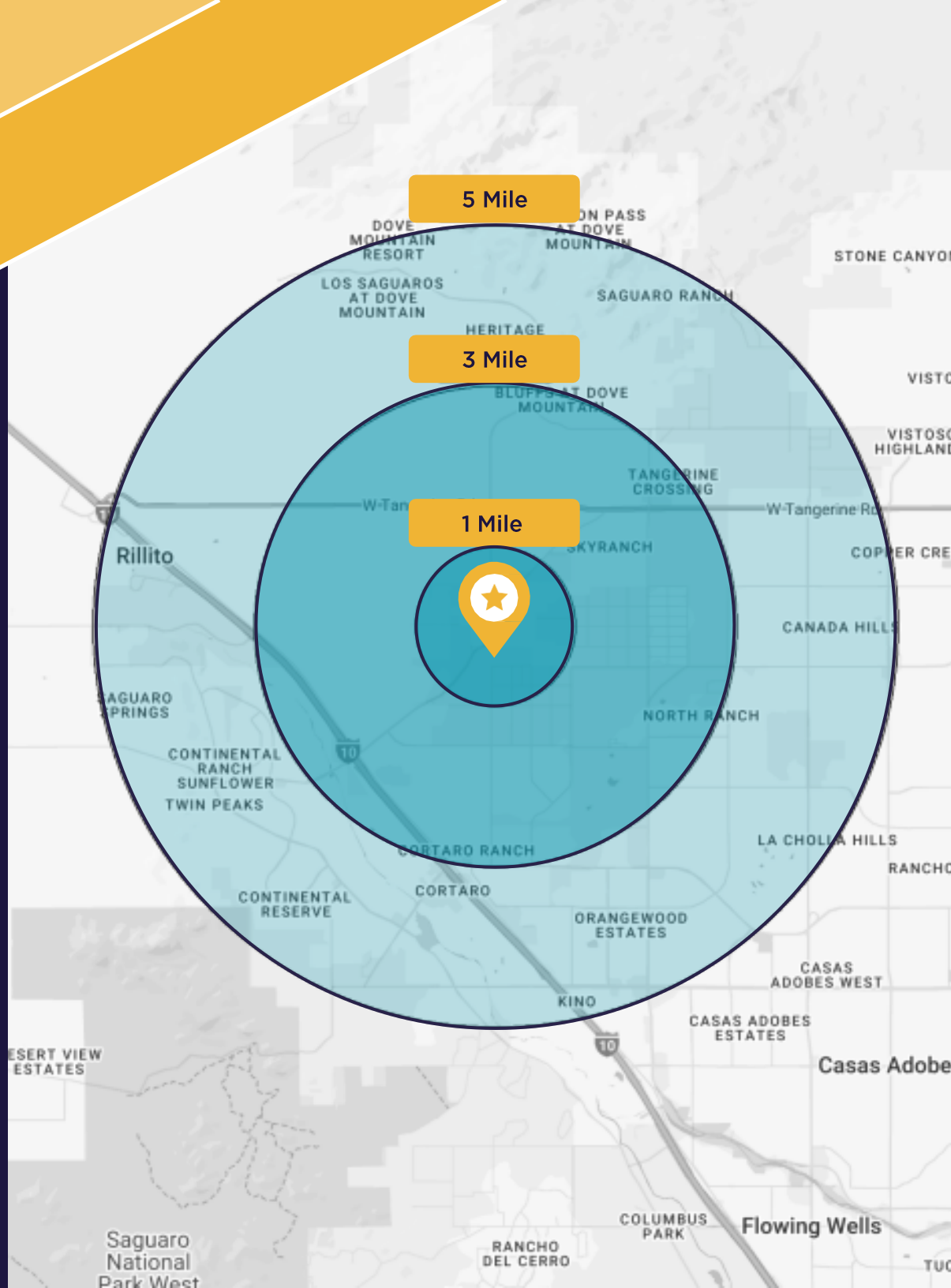
SOUTHEAST FACING AERIAL



RESIDENTIAL DEVELOPMENT MAP



LOCATION MAP

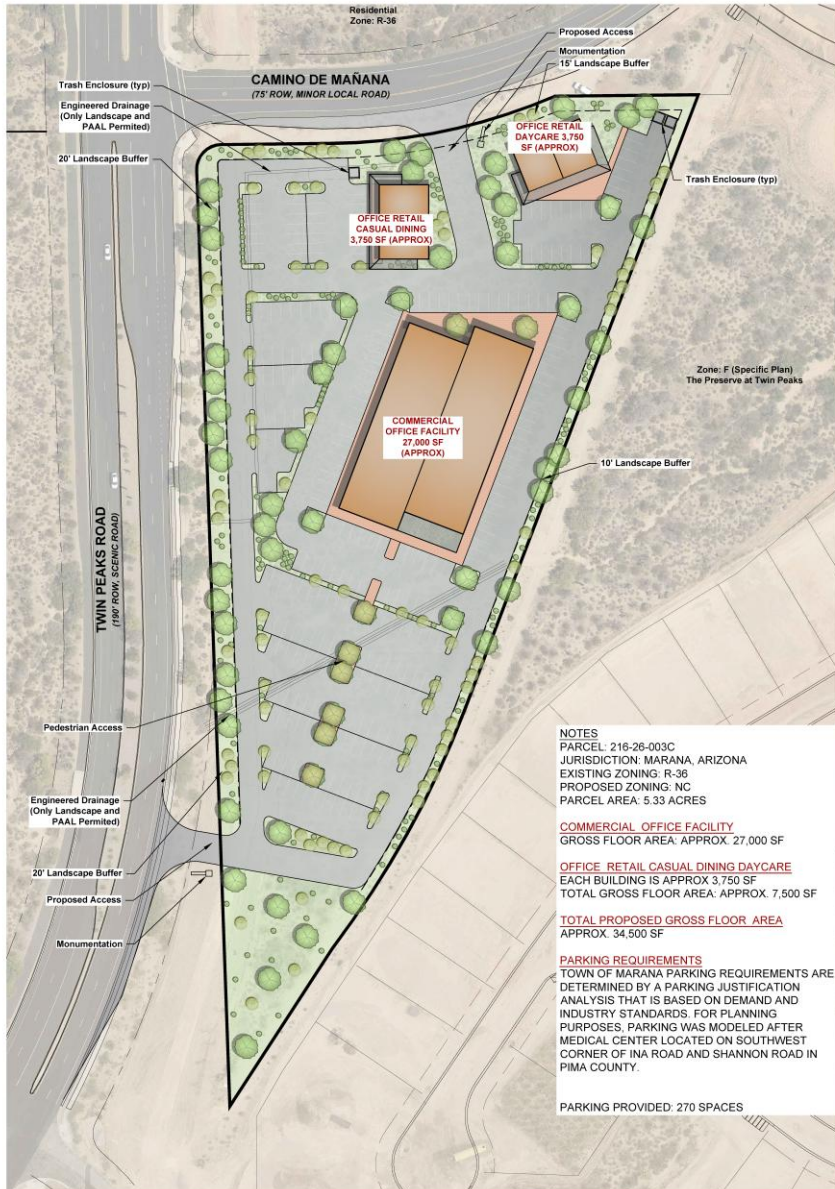


DEMOGRAPHICS

1 MILE	5 MILES
1,544	92,772
POPULATION	POPULATION
\$160,872	\$135,492
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
182	15,134
DAYTIME POPULATION	DAYTIME POPULATION

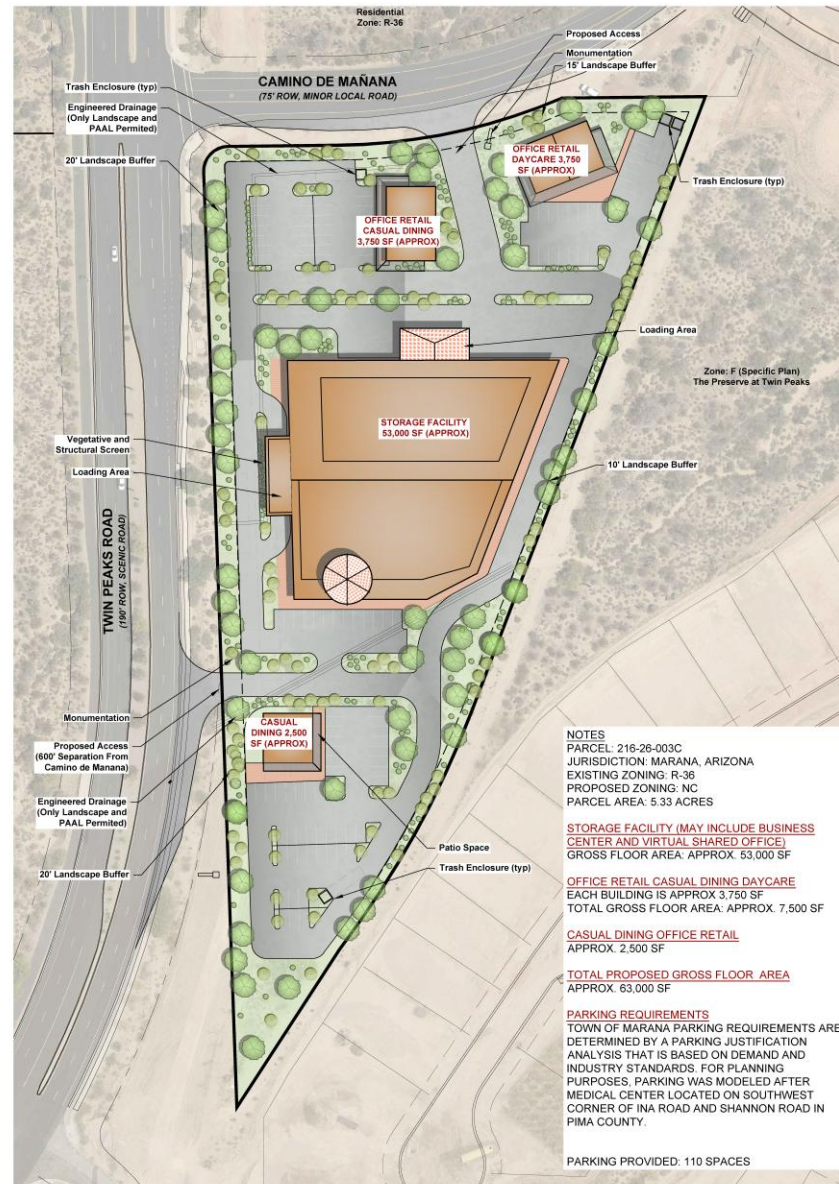
CONCEPTUAL SITE PLANS

CONCEPTUAL SITE PLAN 3



MARANA MAÑANA

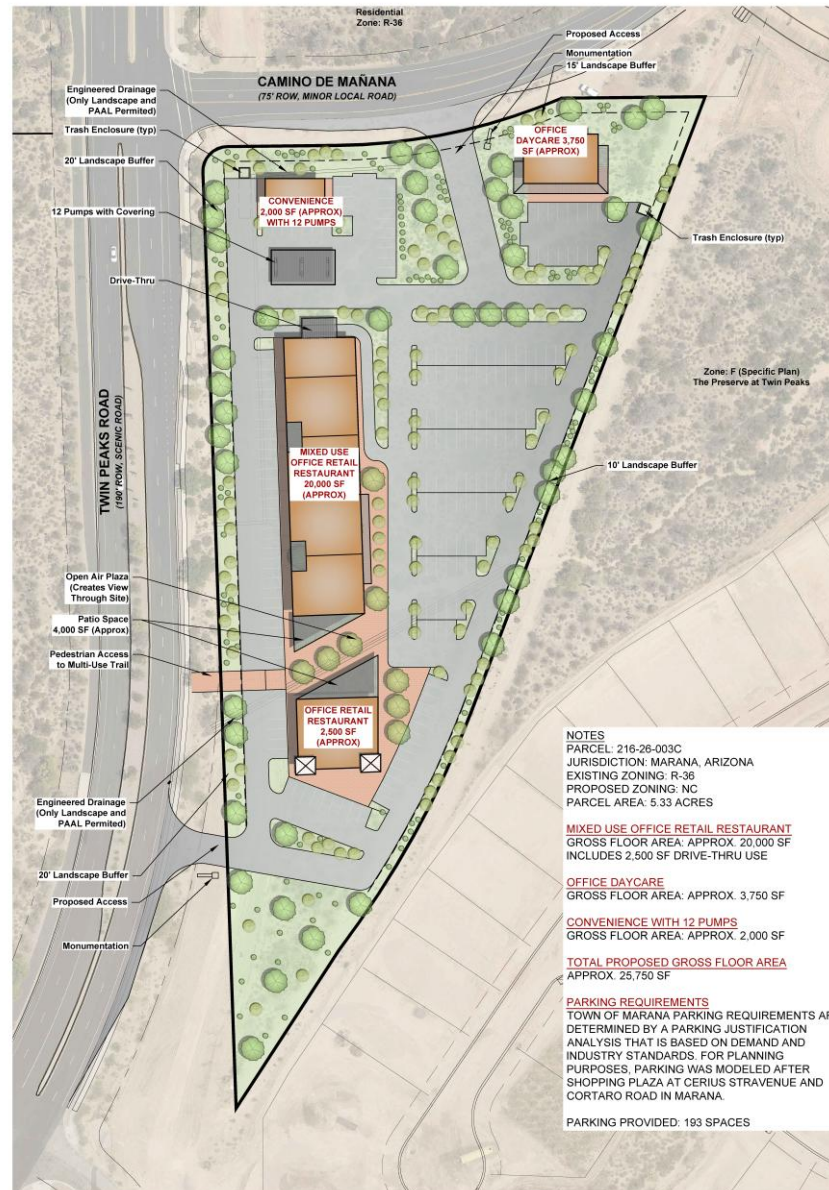
CONCEPTUAL SITE PLAN 4



MARANA MAÑANA

CONCEPTUAL SITE PLANS

CONCEPTUAL SITE PLAN 5



MARANA MAÑANA

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



3.9%

UNEMPLOYMENT
RATE



±56,544

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY



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