



FOR SALE | LAND | LISTED BY OWNER/BROKER

PLACITA DE ORO PAD

500 E Tangerine Rd, Oro Valley, AZ 85755

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



FOR SALE | LAND

Land in Oro Valley

500 E Tangerine Rd, Oro Valley, AZ 85755



PROPERTY SUMMARY

Sale Price:	Contact Listing Broker
Lot Size:	0.95 Acres
Zoning:	C-2
Cross Streets:	Tangerine and N. 1st Ave.
Buildable SF:	4,000 - 8,000
VPD:	>34,000

PROPERTY OVERVIEW

Located in a **thriving retail center** on E Tangerine Rd, this PAD offers **exceptional visibility and accessibility**, ensuring **high consumer traffic and exposure** for retail businesses. Situated in a bustling retail area with high visibility, the lot presents a **prime opportunity for development**, including the potential to add a drive-thru to attract even more customer engagement. With its proximity to major thoroughfares and an affluent local demographic, this property is a lucrative opportunity for retail and commercial investors seeking to **establish a strong presence** in the vibrant Oro Valley market.

PROPERTY HIGHLIGHTS

- PAD 41,597 SF - GL, BTS, or Sale
- Prominent location on E Tangerine Rd for high visibility
- Ample space for development customization
- 16,977 VPD on 1st Ave
- 17,855 VPD on Tangerine Rd
- High exposure to affluent local demographic

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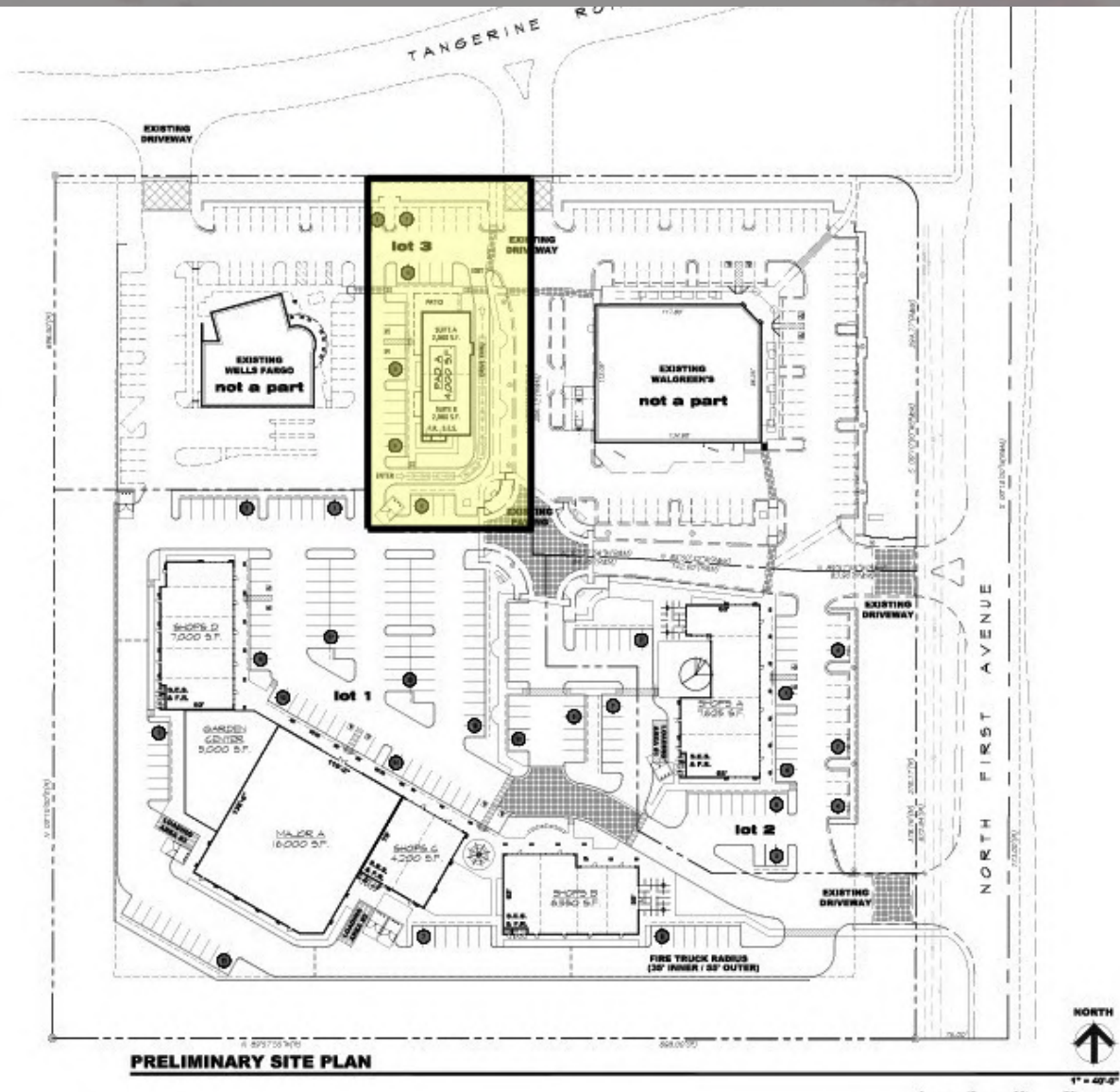
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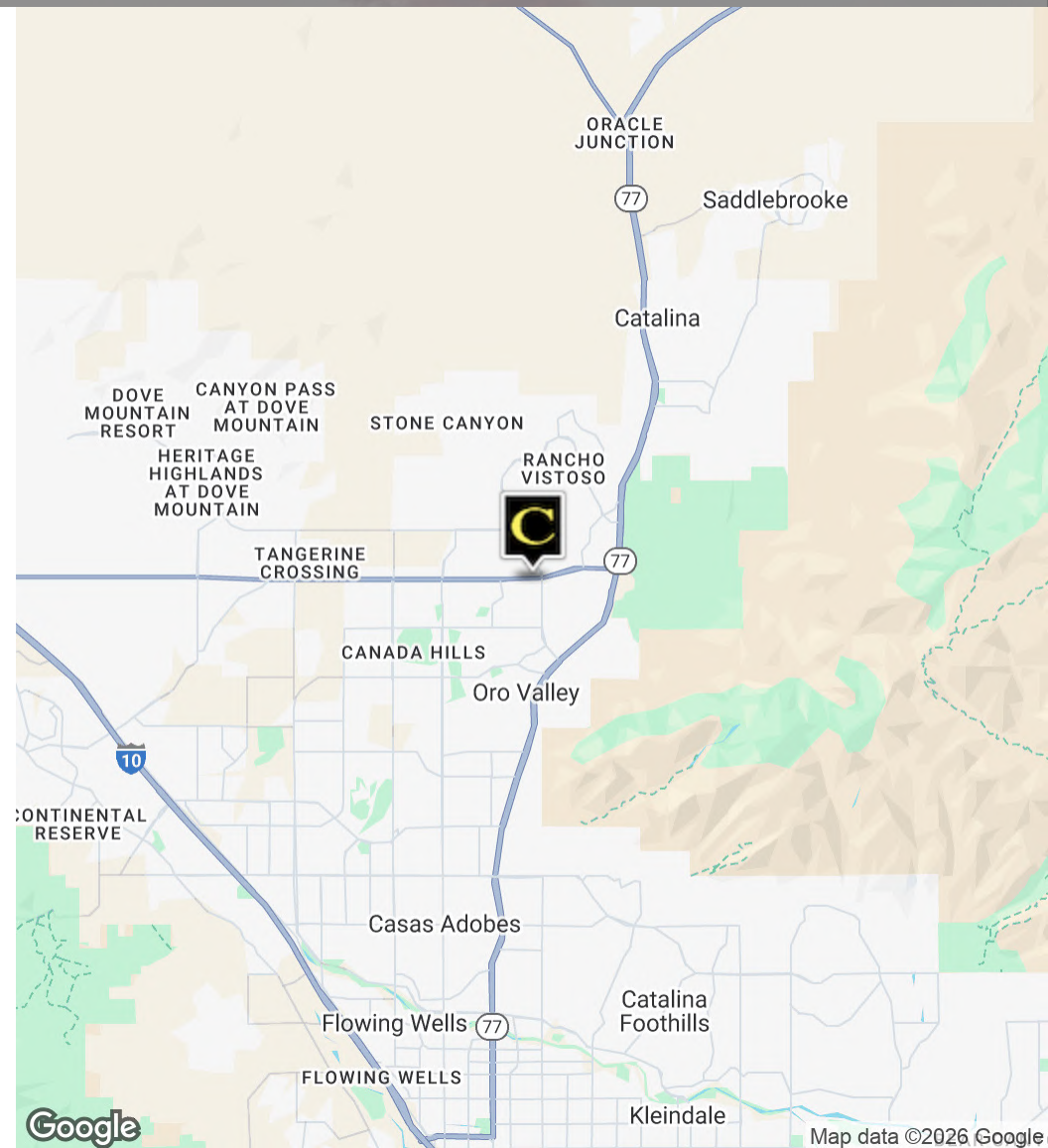
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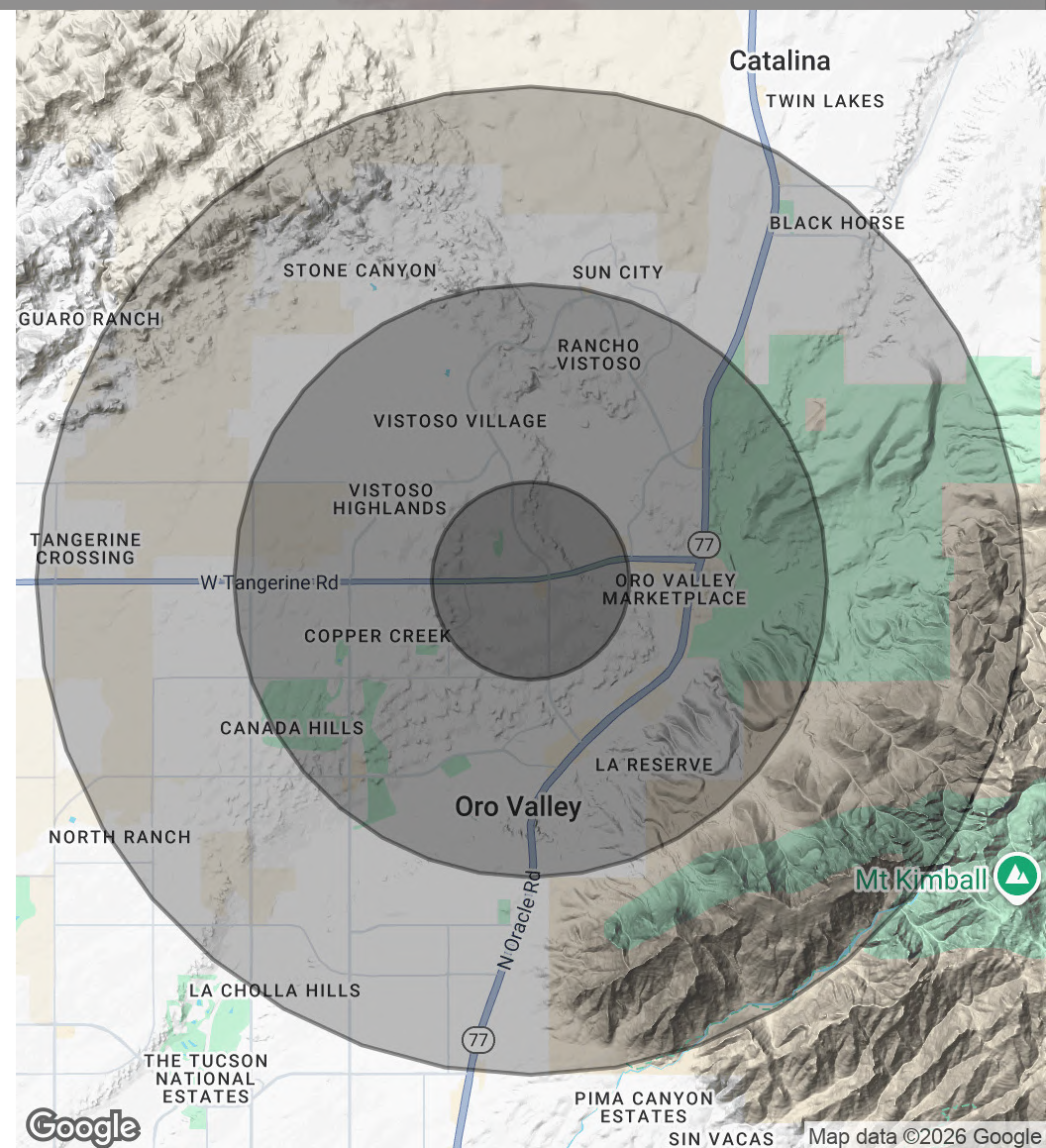
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,534	38,922	63,609
Average Age	51	51	51
Average Age (Male)	50	50	50
Average Age (Female)	51	52	52

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,851	16,828	27,542
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$140,073	\$146,582	\$140,906
Average House Value	\$520,640	\$524,397	\$532,684

Demographics data derived from AlphaMap



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