

ORO VALLEY MARKETPLACE



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SWC Oracle Road & Tangerine Road
Oro Valley, Arizona 85737

CBRE

OVM

Oro Valley Marketplace
Retail | For Lease



LAND AREA
±113.9 Acres



BUILDING AREA
±521,204 SF

Trade Area Demographics



TOTAL POPULATION
111,421



AVERAGE ANNUAL
HOUSEHOLD INCOME
\$99,230



DAYTIME POPULATION
103,379



AVERAGE ANNUAL
RETAIL GOODS SPENDING
PER HOUSEHOLD
\$23,548



EDUCATIONAL ATTAINMENT
9% Associates
24% Bachelors
21% Graduate



Available Shop Space

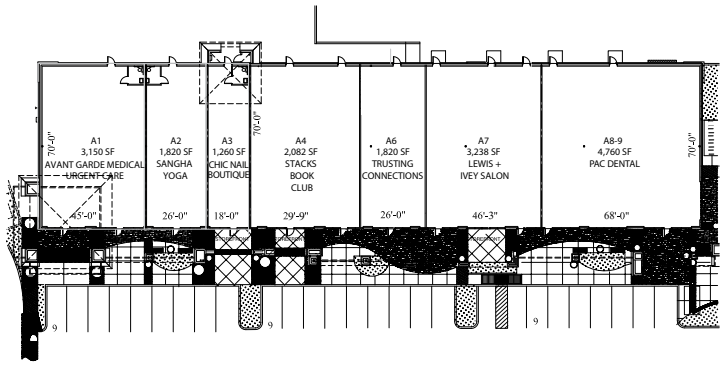
#	TENANT	SIZE (±SF)
SHOPS A		
1	Avant Garde Medical Urgent Care	3,150
2	Sangha Yoga	1,820
3	Chic Nail Boutique	1,260
4	Stacks Book Club	2,082
6	Trusting Connection	1,820
7	lewis + ivy salon	3,238
8-9	Pacific Dental	4,760
SHOPS B		
SB	Gracie Barra	3,999
2	3 Degrees Infrared Sauna Studio	1,977
3	AVAILABLE	1,265
SHOPS C		
1-2	Block Fitness	3,471
3	Sport Clips	1,258
4	H&R Block	1,480
5	Back Alley Chiropractic	2,295
SHOPS D		
1	Tuk Tuk Thai	2,271
2	Hoppy Vine	1,888
3	AVAILABLE	2,106
4	Peachwave Yogurt	1,600
5	Charred Wood Fired Pizza	3,501
SHOPS E		
1	NRG Wealth Management	2,619
2	AVAILABLE	2,500
3	AVAILABLE	1,280
4	AVAILABLE	2,200
5	Pima Heart	4,400
SHOPS F		
1	Pedego Electric Bikes	2,640
2-5	AVAILABLE	8,000
6-7	Fork & Fire Smokehouse + Taproom	4,311



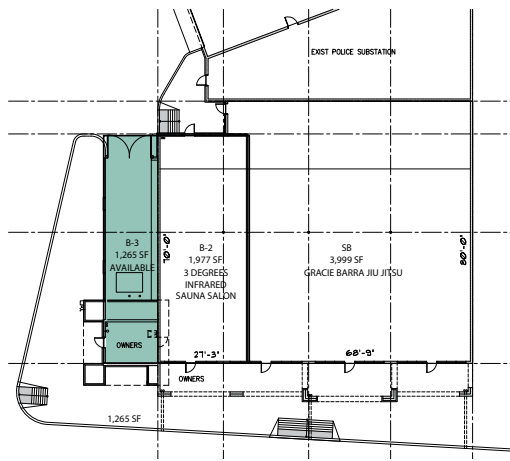
Available Anchor Space

#	TENANT	SIZE (±SF)
MAJOR SPACES		
ME	Sola Salon	7,000
MF	Walmart	195,273
MG	Century Theatres	39,081
MH	Petco	15,257
MJ	AVAILABLE	18,300
MK	AVAILABLE	28,436
ML	AVAILABLE	45,000
MM	DSW	14,500
MN	Ulta	10,554
MP	Dollar Tree	9,000
MQ	The Picklr	30,162
SB	Police Substation Oro Valley	3,470

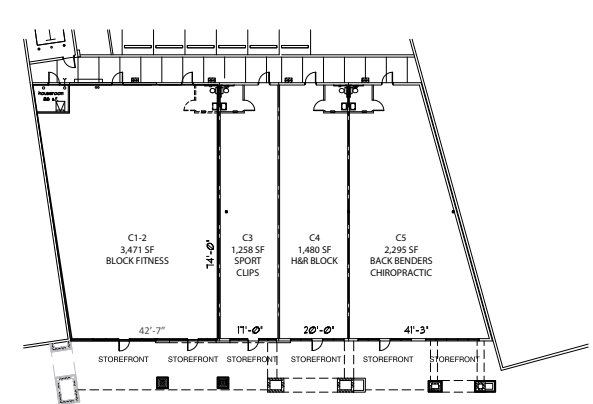
SHOPS A



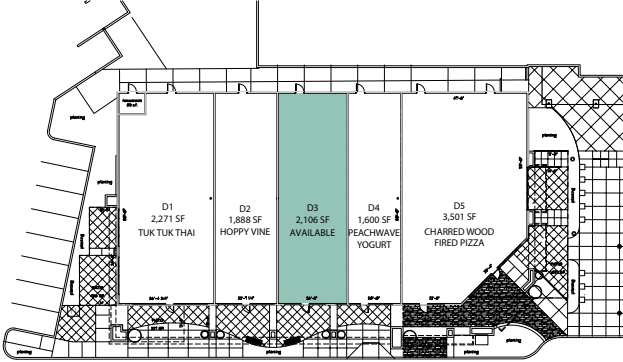
SHOPS B



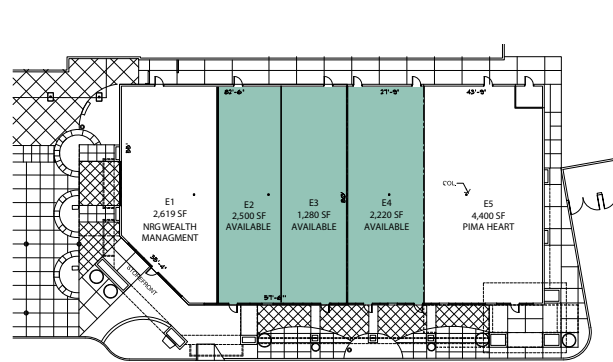
SHOPS C



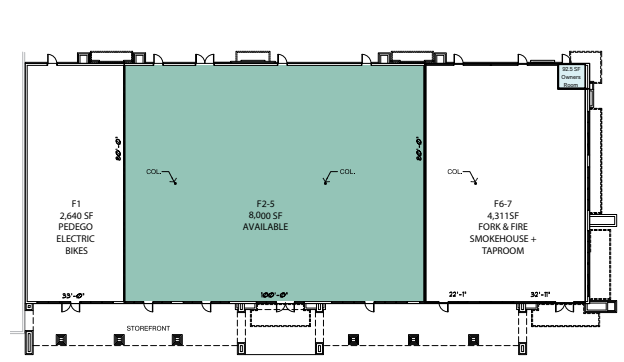
SHOPS D



SHOPS E



SHOPS F



Not to scale. All measurements are approximate.

Available PAD Space

AVAILABLE PADS	
Pad 2	±3,000 SF Buildable
Pad 3	Up to ±65,000 SF Buildable
Pad 4	±2,000- ±5,000 Buildable
Pad 6	±8,000 SF Buildable
11625 N Oracle Rd	±4,000 SF Building
11695 N Oracle Rd	±7,300 SF Building (restaurant)
Pad 7A	±3,175 SF Buildable
Pad 7B	±8,000 SF Buildable

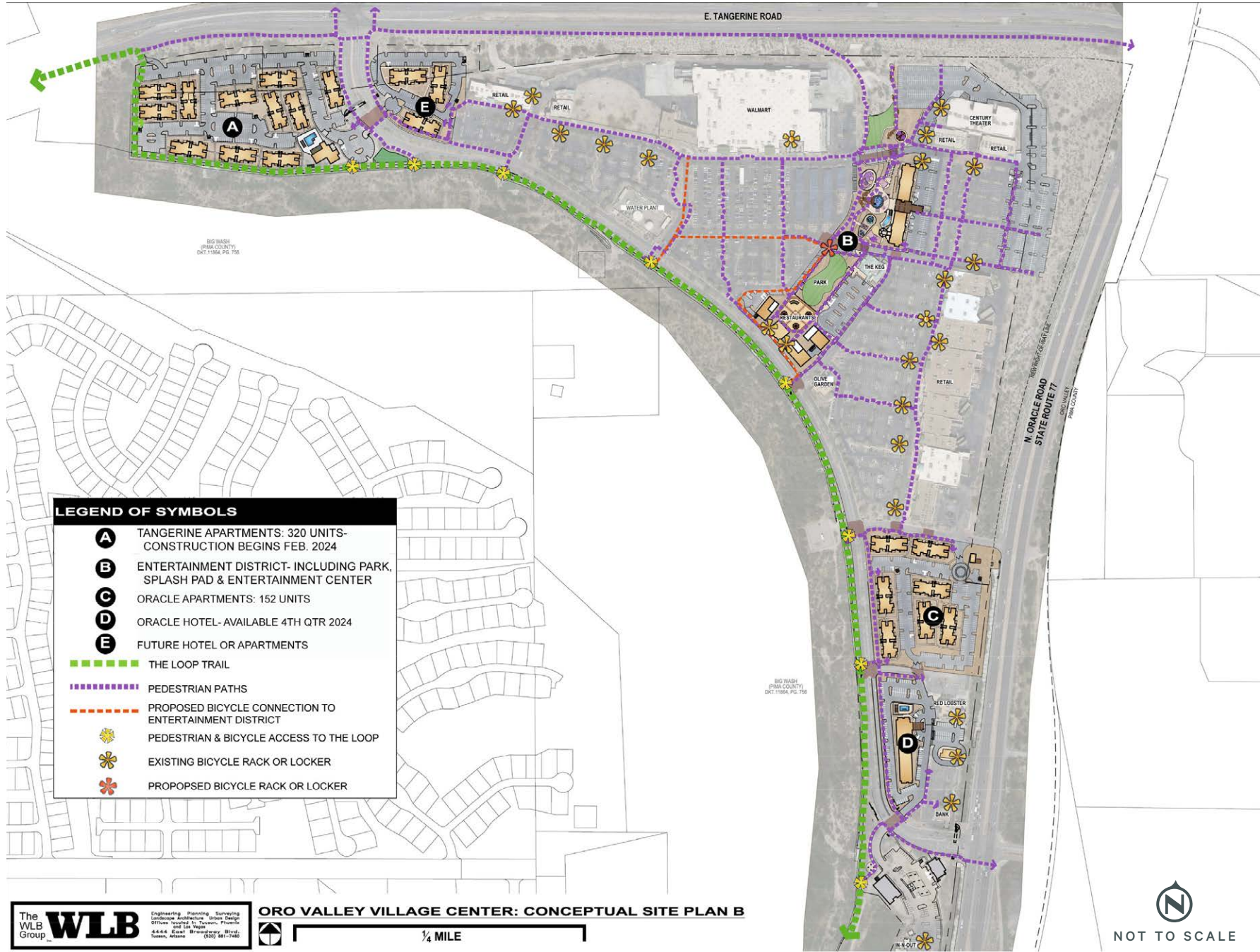
SITE DATA	
Land Area	±4,961,484 SF
(Gross)	(±113.9 Acres)
Bldg Area	±794,241 SF
Coverage	16%

BUILDING DATA	
Office	67,000 SF
Pad	93,030 SF
Major	460,275 SF
Shops	150,363 SF
Garden Center	19,473 SF
Police/Sally Port	3,470 SF
Transit Station	630 SF
TOTAL	794,241 SF

PARKING DATA	
Parking Data	Town of Oro Valley
Parking Provided: 5 spaces/1,000 SF	4,352
Parking (Cars)	4,232
Handicap	116
SCB	26
Motorcycles	39
Trucks	2
TOTAL	4,376



Mixed-Use Developments



LEGEND OF SYMBOLS

- A** TANGERINE APARTMENTS: 320 UNITS- CONSTRUCTION BEGINS FEB. 2024
- B** ENTERTAINMENT DISTRICT- INCLUDING PARK, SPLASH PAD & ENTERTAINMENT CENTER
- C** ORACLE APARTMENTS: 152 UNITS
- D** ORACLE HOTEL- AVAILABLE 4TH QTR 2024
- E** FUTURE HOTEL OR APARTMENTS
- THE LOOP TRAIL
- PEDESTRIAN PATHS
- PROPOSED BICYCLE CONNECTION TO ENTERTAINMENT DISTRICT
- * PEDESTRIAN & BICYCLE ACCESS TO THE LOOP
- * EXISTING BICYCLE RACK OR LOCKER
- * PROPOSED BICYCLE RACK OR LOCKER

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ORO VALLEY VILLAGE CENTER: CONCEPTUAL SITE PLAN B

1/4 MILE

NOT TO SCALE



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