

# DRIVE-THRU DEVELOPMENT OPPORTUNITY AVAILABLE IN MARANA

For Sale | Ground Lease or JV | ±0.53 AC | 7435 W Twin Peaks Rd, Tucson, AZ 85743



**Noe Garcia** (Habla Español)

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**NAI**Horizon  
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2944 N 44th St., Suite 200 | Phoenix, AZ 85018

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# Property Information



Address:	7435 W Twin Peaks Rd, Tucson, AZ 85743
Property Type:	Retail
Asking Price/ Lease Rate:	For Sale, Ground Lease or JV Contact Broker for Pricing/Lease Rate
Land Size:	±.53 AC   3,500 Retail SF
Zoning:	Commerical
Parcel:	226-11-8920

## Property Features

- Approved 3,500 SF Retail Building with Drive-Thru
- 0.53-Acre Site for Sale, Ground Lease or JV
- Drive-Thru Approved
- Located near growing residential communities and commuter corridors, with full interchange access to I-10 via Twin Peaks Rd

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# Site Rendering



Image is not to scale and is an AI rendering

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# Aerial Map



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# Demographics

## 1, 3, 5 - Mile Demographics

Average  
Household Income

\$123,839  
1-Mile

\$142,221  
3-Mile

\$132,734  
5-Mile

2025  
Population

8,895  
1-Mile

34,762  
3-Mile

61,570  
5-Mile

Employed  
Population

4,070  
1-Mile

17,116  
3-Mile

31,045  
5-Mile

SOURCE: ESRI

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# Marana, Arizona Overview

## Expanding Retail Market in Marana

Located just northwest of Tucson, Marana is one of Southern Arizona's fastest-growing communities, known for its strong economic development, expanding population, and pro-business environment. With convenient access to Interstate 10, Marana serves as a strategic location for logistics, manufacturing, and regional distribution throughout Arizona and the Southwest.

The town has experienced significant residential and commercial growth, attracting national retailers, industrial users, and new master-planned communities. Marana's development-friendly policies, available land, and modern infrastructure continue to drive investment across multiple sectors.

Marana also offers a high quality of life with scenic Sonoran Desert landscapes, outdoor recreation, and close proximity to Saguaro National Park. Its location provides easy access to Tucson International Airport and the broader Tucson metropolitan workforce, making it an attractive destination for businesses and residents alike.



## Why Marana

- Strategic access to Interstate 10 and regional trade routes
- Rapid residential and commercial growth
- Business-friendly development environment
- Proximity to the Tucson metro workforce and airport
- Expanding retail, industrial, and mixed-use development

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