



Retail or Medical Office Drive-Thru Available

NWC TANGERINE RD & THORNYDALE RD | MARANA, AZ

AVAILABLE



RETAIL/OFFICE SPACE | PADS AVAILABLE

Villagio

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PROPERTY OVERVIEW

DRIVE-THRU and patio options

EXCELLENT demographics

MONUMENT signage available

NATIONAL TENANTS AT INTERSECTION:



AVAILABILITY

PAD A: Retail & Restaurant Drive-Thru	Drive-Thru Endcap: 1,000 SF Shops: 1,000 SF - 5,000 SF
PAD B: Shop Building	Shops: 1,000 - 9,000 SF
PAD C: TrueBue Carwash	SOLD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	4,223	15,066	57,354
2028 Population Proj.	4,601	16,346	59,681
2023 Households	1,791	6,258	22,218
2028 Household Proj.	1,958	6,809	23,183
Average HH Income	\$117,153	\$119,222	\$117,556

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