

PLACITA DE ORO

SWC OF FIRST AVE & TANGERINE RD
11901-11941 N. FIRST AVE, ORO VALLEY, AZ

For Lease | Anchored Shopping Center



WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

1,500 SF
PAD 41,597 SF- GL, BTS, or Sale

NNN CHARGES

Est. \$6.82/SF

TRAFFIC COUNTS

First Ave: 17,255 VPD ('21)
Tangerine Rd: 15,948 VPD ('20)

LEASE RATE

Shops A Suite 102:
\$30.00/SF, NNN | TI: \$5.00/SF

COMMENTS

- Tangerine Rd, a major growth corridor of Oro Valley, has been widened to four lanes from Oracle Rd to Twin Peaks
- First Ave at Tangerine Rd intersection is the main entrance into Rancho Vistoso, a 7,500 acres master planned community
- 9,647 employees in 3-mile radius with Innovation Park in the immediate area



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	4,329	\$130,121	1,259	\$73.51 M
3 Miles	37,805	\$119,811	9,647	\$621.02 M
5 Miles	57,982	\$112,329	13,548	\$922.84 M

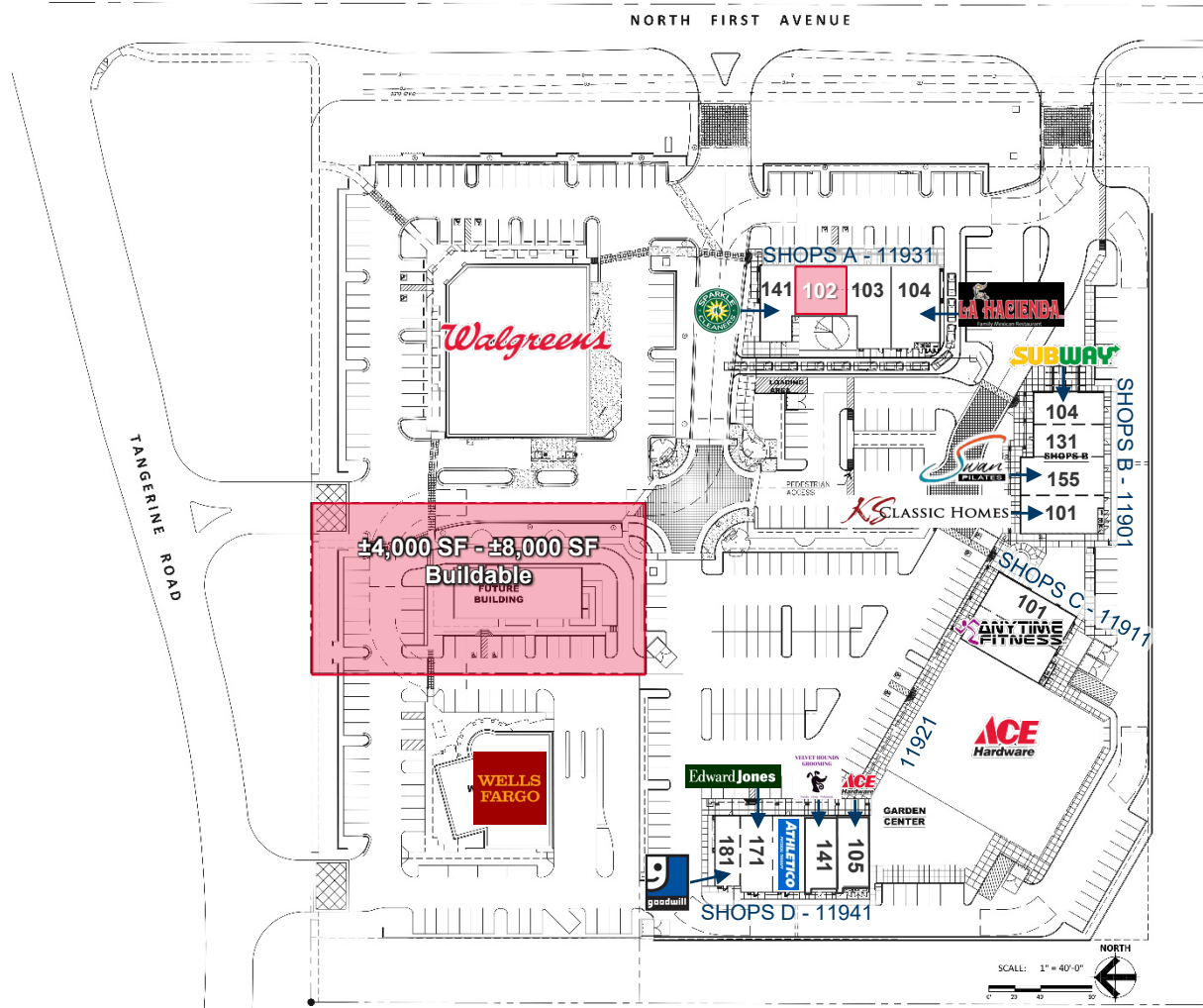
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SITE PLAN



Suite	Tenant	Size (SF)	
11931 N. First Avenue – Shops A			
104	La Hacienda	3,321	
103	The Art of Nails	1,304	
102	AVAILABLE	1,500	
141	Sparkle Cleaners	1,520	
11901 N. First Avenue – Shops B			
101	KS Classic Homes	1,882	
104	Subway	1,402	
131	Belle Chic	1,385	
155	Swan Pilates	1,957	
11911 N. First Avenue – Shops C			
101	Anytime Fitness	4,200	
11941 N. First Avenue – Shops D			
181	Goodwill	1,200	
171	Edward Jones	1,000	
103	Athletico Physical Therapy	2,230	
141	Velvet Hound Groomery	1,250	
11921 N. First Ave		Ace Hardware	17,491
11951 N. First Ave		Walgreens	14,944
550 E. Tangerine Rd		Wells Fargo Bank	6,788
500 E. Tangerine Rd		Vacant PAD	±4,000 Buildable

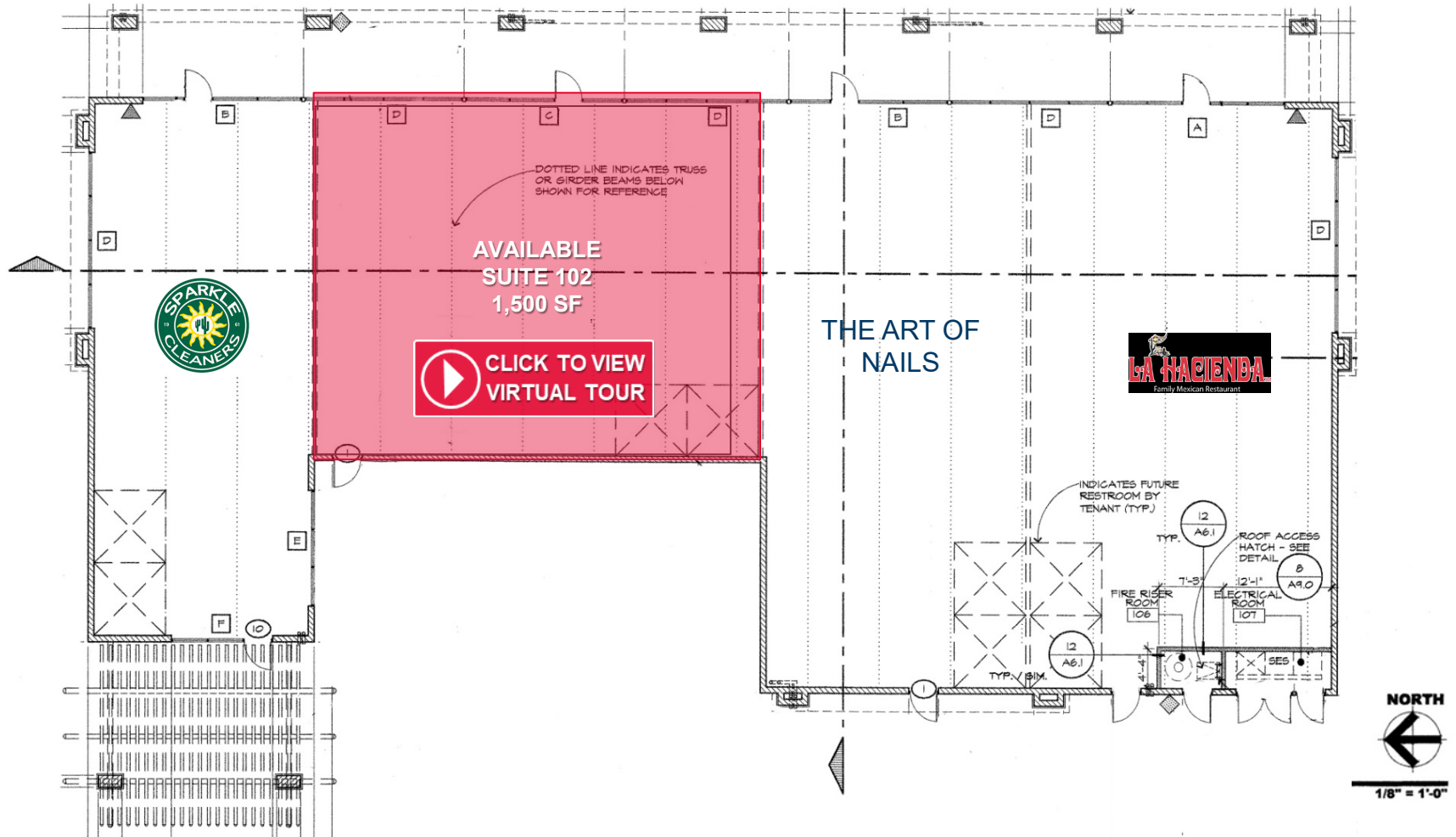
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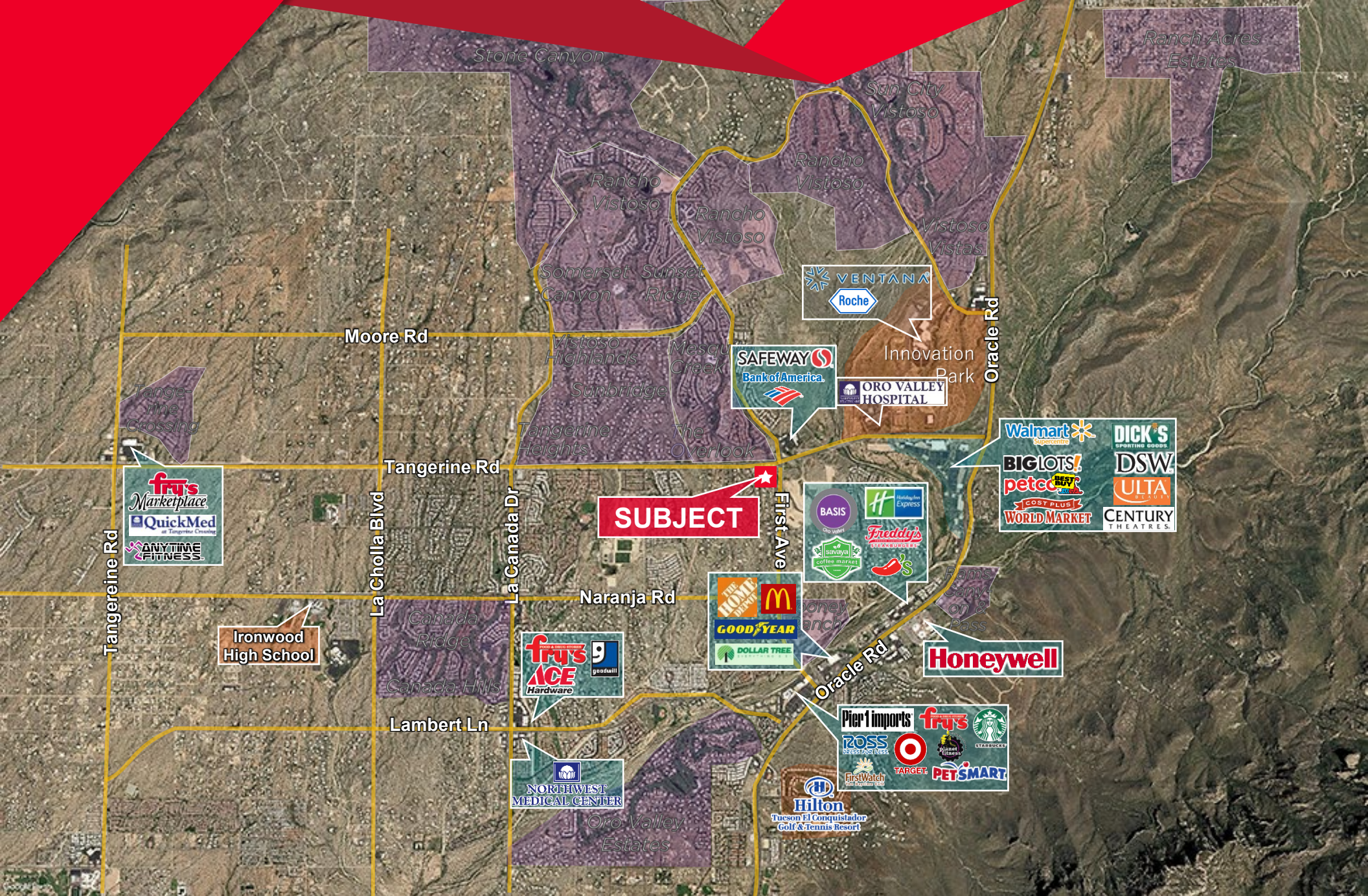
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FLOOR PLAN - SHOPS A



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