

# Freeway Interchange Commercial Sites

NWC I-10 and Tangerine Rd  
Tucson (Marana), AZ 85653

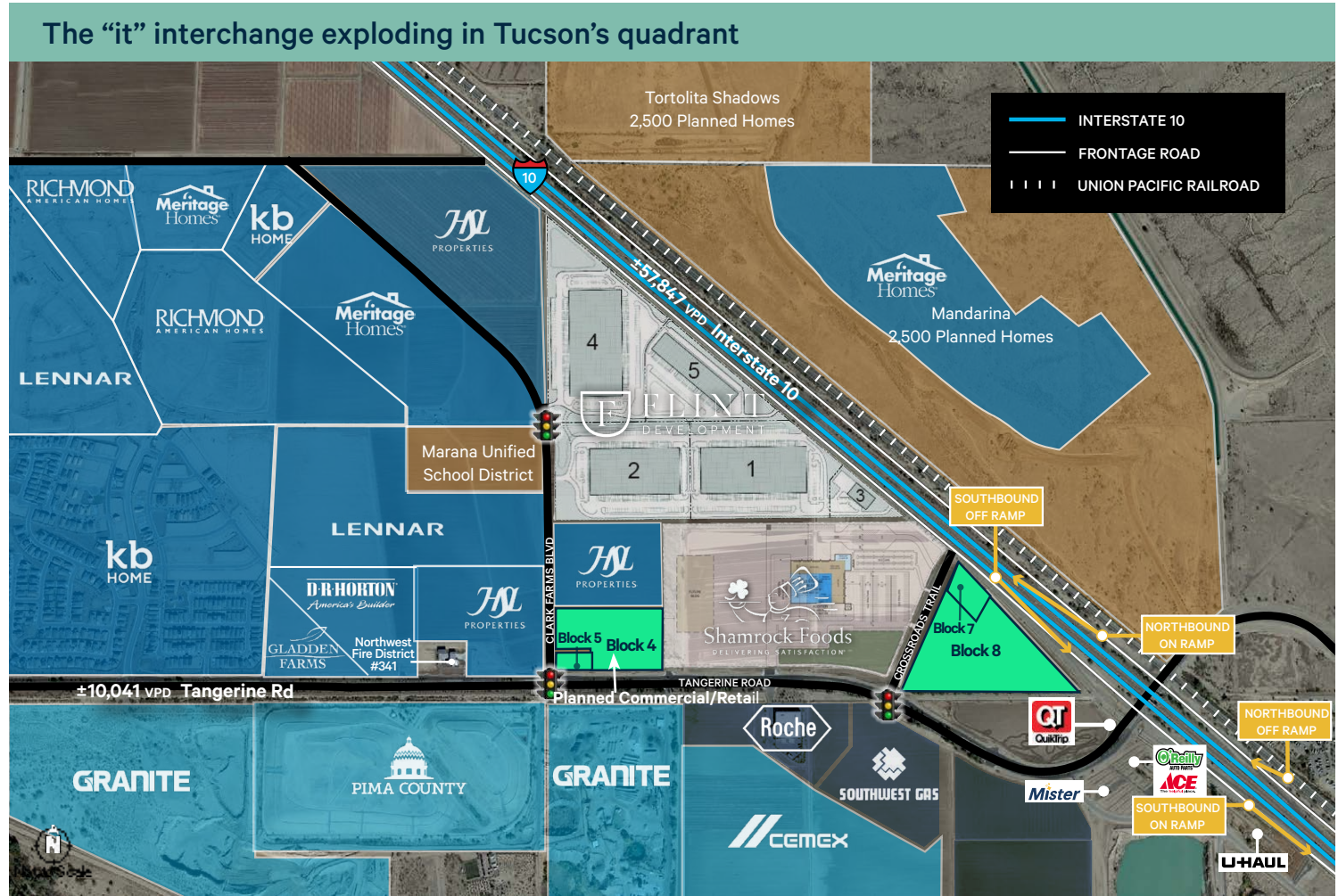
## Crossroads at Gladden

- + Hot residential growth triggering demand in retail and services
- + Planned medical, warehouse and distribution, multi-family, plus more

Demographics 2022 Estimates	5 Miles	10 Miles
Population	30,736	125,354
Population Growth Rate	3.69%	1.84%
Avg Household Income	\$100,412	\$108,102

Exclusively Represented by

**Nancy McClure**  
First Vice President  
+1 520 323 5117  
nancy.mcclure@cbre.com



Block 4  
- ±10.47 acres  
- Wrapping signalized corner  
- Zoned C, Marana

Block 5  
- ±1.53 acres  
- On Tangerine Rd & Clark Farms Blvd  
- Intersection corner signalized  
- Zoned C, Marana

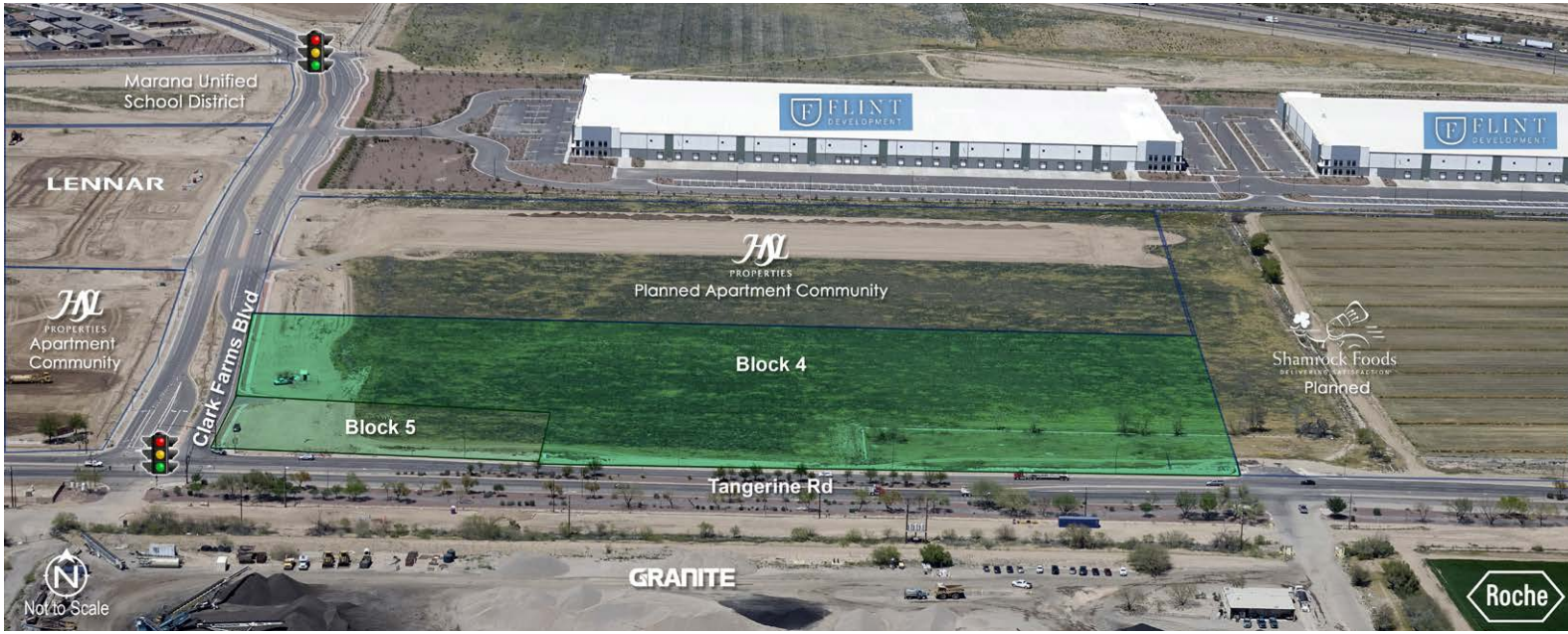
Block 7  
- ±2.91 acres  
- Freeway visibility  
- Zoned C, Marana

Block 8  
- ±25.23 acres  
- NEC Crossroads Trail & Tangerine Rd  
- Freeway visibility  
- Zoned CP, Marana

# Crossroads at Gladden

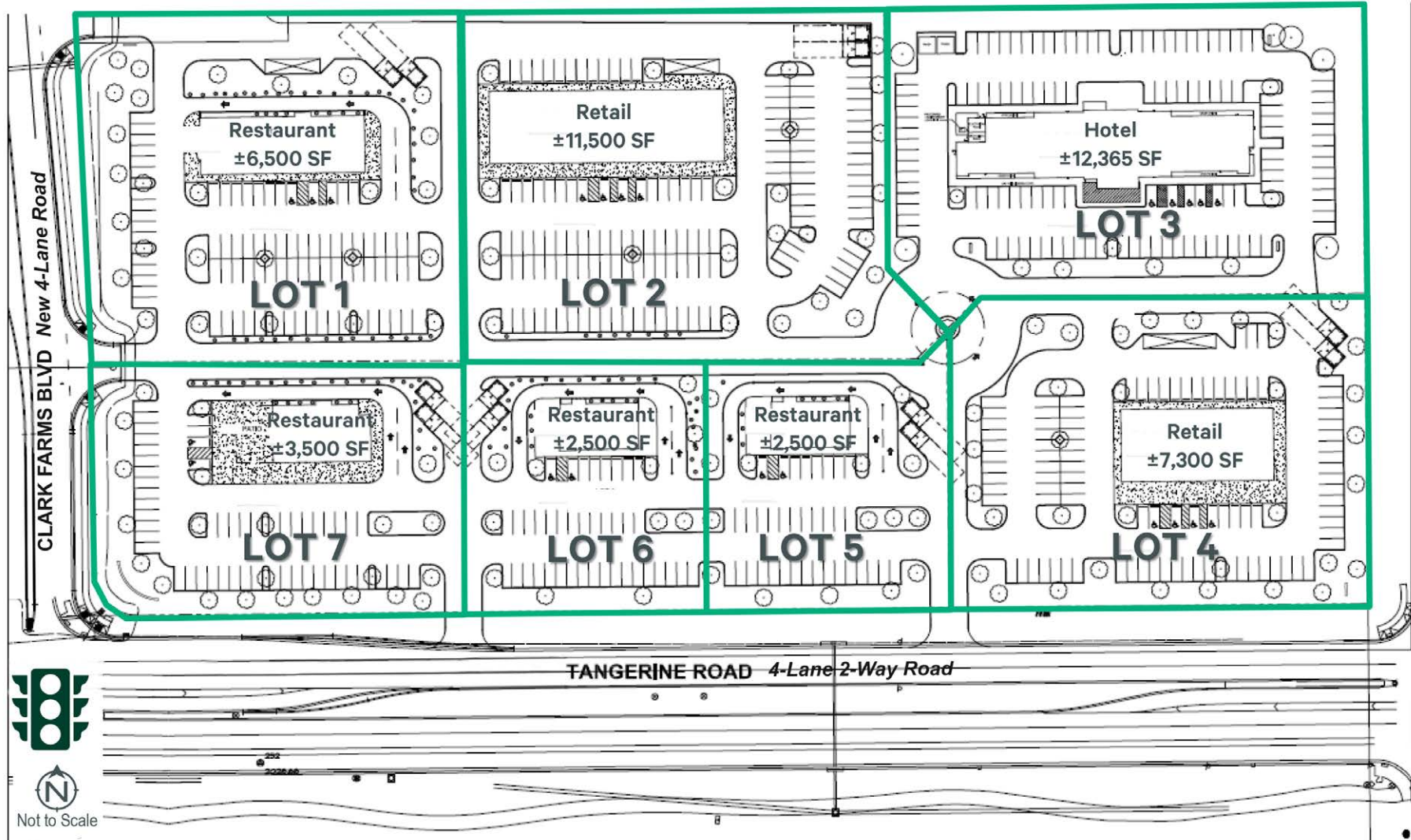
NWC I-10 and Tangerine Rd | Tucson (Marana), AZ 85653

# Retail | For Sale



Fry's Marketplace under construction west of Block 4 & 5. Construction to be completed September 2024.

Conceptual Pad Layout for Block 4 & 5



Availability

<b>Lot 1</b> ±89,739 SF	<b>Lot 4</b> ±87,901 SF	<b>Lot 7</b> ±63,047 SF
<b>Lot 2</b> ±104,197 SF	<b>Lot 5</b> ±41,313 SF	
<b>Lot 3</b> ±95,390 SF	<b>Lot 6</b> ±41,368 SF	<b>Total</b> ±522,955 SF

# Crossroads at Gladden

NWC I-10 and Tangerine Rd | Tucson (Marana), AZ 85653

# Retail | For Sale



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.