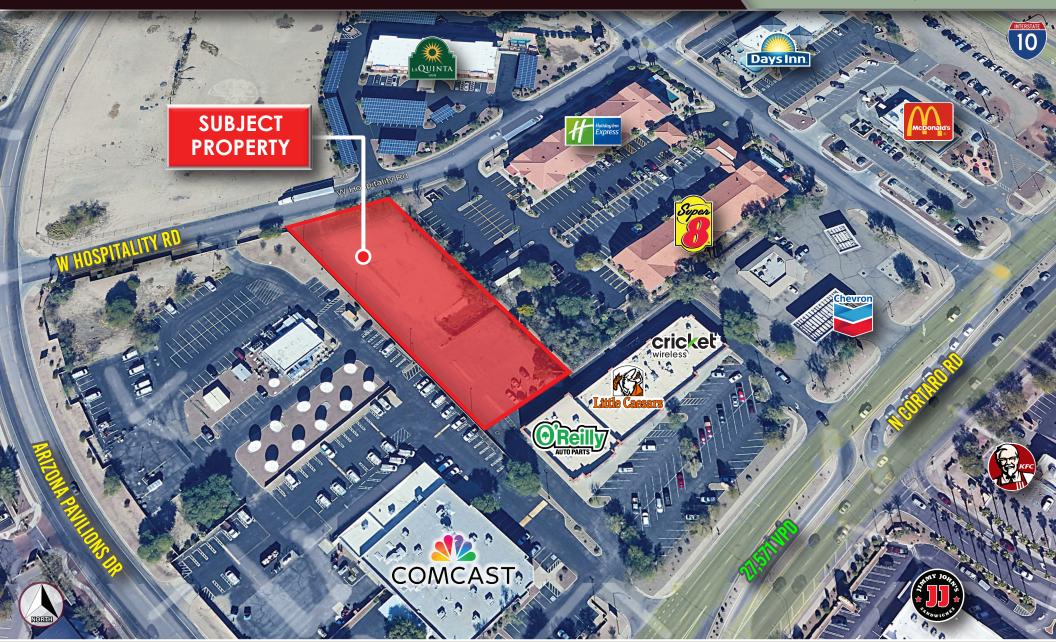
# ± 1.14 ACRES IN MARANA Available for BTS, Ground Lease or Sale

N. Cortaro Road & W. Hospitality Road Marana, AZ 85743



KELLY O'DEA (c) 480.213.0374 kodea@dpcre.com

7339 E. McDonald Drive Scottsdale, AZ 85250 (O) 480.947.8800 | (F) 480.947.8830 www.dpcre.com



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## demographics 2024

	1-Mile	3-Mile	5-Mile
POPULATION (2024)	4,745	42,857	91,711
PROJECTED POPULATION (2029)	5,521	44,451	95,236
AVERAGE HOUSEHOLD INCOME	\$133,762	\$133,245	\$125,053
DAYTIME POPULATION	3,632	19,074	44,841
MEDIAN AGE	36.4	39.3	39.9
ESTIMATED HOUSEHOLDS	1,935	16,424	36,670

	MOUNTAIN		X V	INIT PELITITION
Marana GLADDEN FARMS	TANG	ERINE	77	
Rillito				
		CANADA HILLS		
SAGUARO SPRINGS		Oro	Valley	
			0 15	A STARTER
CO	ONTINENT SITE RESERVE		18000	
tocks	RESERVE			
AVRA				Sabino
		Casas Adobes		Canyon Recreation
0			Catalina	Area
Saguard Nationa	il	Flowing Wells 77	Foothills	
Park We	st	FLOWING WELLS	Kleindale	
		Tucs		CSON BEAR CANYON
The state of the s		Tuc.		AL CENTER Tan
		T All	UNIVERSITY OF ARIZONA	
7	Tucson Mountain Park STA	RR PASS	210 REID PARK	BROADWAY
	Mountain Park			PANTANO EAST
	Tucson Estates	South	DAVIS-MO	NTHAN LAKESIDE PARK
		TRO	TO CO	GROVES LINCOLN PARK
	CAMINO VERDE ESTATES	1	TO TO	CIVANO
		xel Heights		
86	Valencia West	MIDVALE PARK	4	
	STAR VALLEY			R
			10	RITA RANCH
		/		

traffic counts:

I-10 Fwy | 86,909 VPD

N Cortaro Rd | 27,571 VPD

#### **Contact:**

#### **KELLY O'DEA** (c) 4480.213.0374 kodea@dpcre.com



Nationwide Real Estate Services

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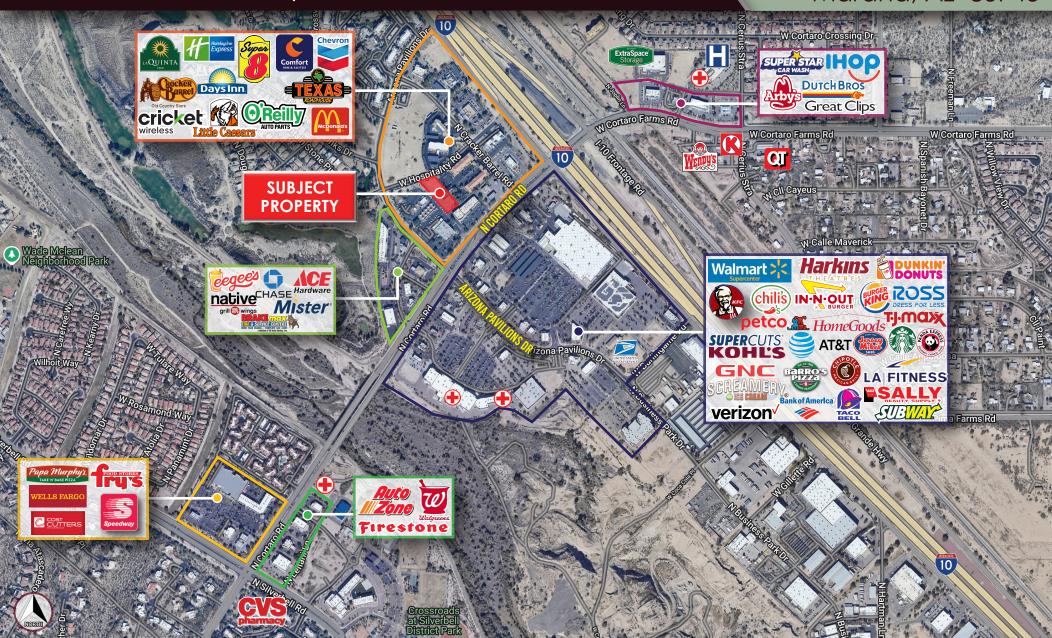
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## property highlights

- Major northwest Tucson retail core anchored by Walmart Supercenter
- Located just off I-10 at Cortaro Rd (± 1/4 mile), in the community of Marana
- High-growth area with estimated 1-mile Avg HH Income of \$133,762
- High-quality trade area tenants such as Starbucks, Chipotle, In-n-Out, O'Reilly's Auto Parts, Jimmy John's, Little Caesars and many others
- Marana is Tucson's fastest growing community and located fifteen (15) minutes from Downtown Tucson

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