

Mountain View Plaza

9705-9725 N Thornydale Rd, Suite 131, Tucson, AZ 85742

AVAILABLE
STE 131
3,333 SF

Former Beauty Salon
Available For Lease

Matt Zaccardi
D: 480.966.7625
M: 602.561.1339
mzaccardi@cpiaz.com

Katy Haug
D: 480.623.2328
M: 816.808.7347
khaug@cpiaz.com

Ryan Turley
D: 480.634.2324
M: 602.321.2435
rturley@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Property Summary

Address	9705-9725 N Thornydale Rd Tucson, AZ 85742
Building Size	63,739 SF
Year Built	1999
Zoning	CB-1
Parking Ratio	4.32/1,000
Tenancy	Multiple
Available	Suite 131
Suite Size	3,333 SF



About the Property

Discover an exceptional leasing opportunity at **Mountain View Plaza**, a premier 63,739 SF retail center situated at the busy intersection of W Linda Vista Blvd and N Thornydale Rd in Tucson. The plaza boasts a strong mix of national and local tenants, including ACE Hardware, Subway, and Little Caesars, providing excellent daily foot traffic.

The available space, Suite 131, is a 3,333 SF former beauty salon, offering a highly versatile layout ready to accommodate a similar service use or your brand new retail concept.



Monument/Building
Signage



National Tenants
Anchored Plaza



Ingress/Egress
W Linda Vista Blvd & N Thornydale Rd



AVAILABLE
STE 131
3,333 SF

ELEVATE
TRAMPOLINE PARK

ACE
Hardware

FA5

CLEANERS
NAIL SALON
MED SPA

PET GROOM

KARATE

H&R BLOCK

SUBWAY

Little Caesars

PACIFIC
DENTAL SERVICES

ROADRUNNER
COFFEE CO

US DEPARTMENT OF
VETERANS AFFAIRS

SAGUARO VETERINARY
SURGERY



N THORNYDALE RD

W LINDA VISTA BLVD





SITE

W TWIN PEAKS RD

W LINDA VISTA BLVD

American
Furniture Warehouse

N HARTMAN LN

CROOKED TREE
GOLF COURSE

Walgreens

N LA CHOLLA BLVD

OMNI TUCSON NATIONAL
GOLF RESORT & SPA

McDonald's

Walmart
Save money. Live better.

W CORTARO FARMS RD

Bashas'

N SILVERBELL RD

Fry's

Harkins
THEATRES

AZ Wine Hops Touring

N THORNYDALE RD

Walmart
Save money. Live better.

LAIFITNESS

W INA RD

amazon

INTERSTATE
10

Lowe's

Fry's

TARGET

COSTCO
WHOLESALE

W ORANGE GROVE RD



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	5,775	49,323	121,491
 Households	2,294	19,119	49,291
 Average Household Income	\$114,640	\$118,196	\$118,613
 Median Home Value	\$370,706	\$365,594	\$390,934



5 Mile Highlights

42.9
Median
Age

36.1K
Daytime
Employees

39%
Bachelor's Degree
or Higher

A Thriving Retail Environment

This location provides direct access to a robust and highly active customer base. Positioned within a major commercial hub, the surrounding area supports a large daytime employee population, creating steady, consistent foot traffic throughout the day. The community's strong economic profile—highlighted by impressive average household incomes and solid median home values—ensures a reliable, affluent client base perfectly suited for retail and service-oriented businesses alike.

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For More Information,
Please Contact an
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