

FOR SALE/LEASE

NARANJA DR. & LA CHOLLA BLVD

ORO VALLEY, AZ 85742



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

FOR SALE/LEASE

NARANJA DR. & LA CHOLLA BLVD



CONCEPTUAL SITE PLAN A1



CONCEPTUAL SITE PLAN A2



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

CONCEPTUAL SITE PLAN A3



CONCEPTUAL SITE PLAN A4



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

THE PROPERTY

AVAILABLE SPACE: 8.2 ACRES
 LEASE RATE: CONTACT BROKER FOR RATE
 PRICE: CALL BROKER FOR PRICING
 ZONING: C-N (ORO VALLEY)
 PARCEL #: 224-20-1460

PROPERTY HIGHLIGHTS

- HIGH AVERAGE HH INCOME OF \$170,000
- NEAR MULTIPLE SHOPPING CENTERS
- 5 MILES FROM ORACLE RD
- 10 MILES FROM THE I-10
- LA CHOLLA BLVD: 7,602 VEHICLES PER DAY
- NARANJA DR. : 8,646 VEHICLES PER DAY

DEMOGRAPHICS	1 MILE	3 MILE	5 MLE
2025 EST. POPULATION	4,149	36,153	87,459
MEDIAN HOUSEHOLD INCOME	\$202,560	\$160,354	\$142,116
HOUSEHOLDS	1,676	15,452	40,974
DAYTIME POPULATION	2,901	18,980	52,990

GRIMM COMMERCIAL LLC
 3776 N 1ST AVE STE.200
 TUCSON, ARIZONA 85719

JUAN C. PANTOJA
 520-795-5200 EXT 701
 JPANTOJA@GRIMMCOMMERCIAL.COM

FOR SALE/LEASE

NARANJA DR. & LA CHOLLA BLVD



LA CHOLLA BLVD

SUBJECT PROPERTY

NARANJA DR.

N ORACLE RD

MERCADO AT CANADA HILLS



ROONEY RANCH SHOPPING CENTER



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA
520-795-5200 EXT 701
JPANTOJA@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.