

THE SHOPPES AT TANGERINE CROSSING



FOR LEASE

*Shop Space and New Pad Available
at Fry's Marketplace Anchored Center*

12070 W TANGERINE RD, MARANA, AZ

NATIONAL CO-TENANTS



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SITE PLAN



TENANTS

Existing	Size	Tenant
Suite A101-103	3,000 SF	Dove M Bistro Chinese
Suite A104	1,200 SF	UPS Store
Suite A105-107	3,300 SF	Marana Sky Dental
Suite A108	2,338 SF	Tangerine Pet Clinic
Suite A109	1,945 SF	Nico's Taco Shop
Suite A110	900 SF	VACANT
Suite P1-101	1,500 SF	Dominos Pizza
Suite P1-103	1,200 SF	Great Clips
Suite P1-104	900 SF	Mountain View Cleaners
Suite P1-105	1,200 SF	State Farm
Suite P1-106	1,200 SF	Verizon
Suite P2-100	1,800 SF	Dairy Queen
Suite P2-110	1,000 SF	VACANT
Suite P2-120	1,200 SF	Precious Metals
Suite P2-130	1,200 SF	Kiwi Nails
Suite P4-101	1,320 SF	Subway
Suite P4-102	1,200 SF	VACANT
Suite P4-103-106	1,200 SF	Anytime Fitness
Suite P5-100	6,600 SF	Oro Valley Hospital
Suite P5-119-112	2,100 SF	Gracie Jiu-Jitsu
Suite P6-3620	7,239 SF	VACANT (Resaurant)

NEW DEVELOPMENT

The Learning Experience	10,000 SF	Under Construction
Shoppes C	6,000 SF	Available
Pad 10	4,000 SF	Drive-Thru Available

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	2,458	25,640	82,409
2030 PROJECTED POPULATION	2,712	27,482	85,513

INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$176,585	\$134,668	\$114,805
2030 PROJ. MEDIAN HH INCOME	\$175,326	\$135,072	\$115,035

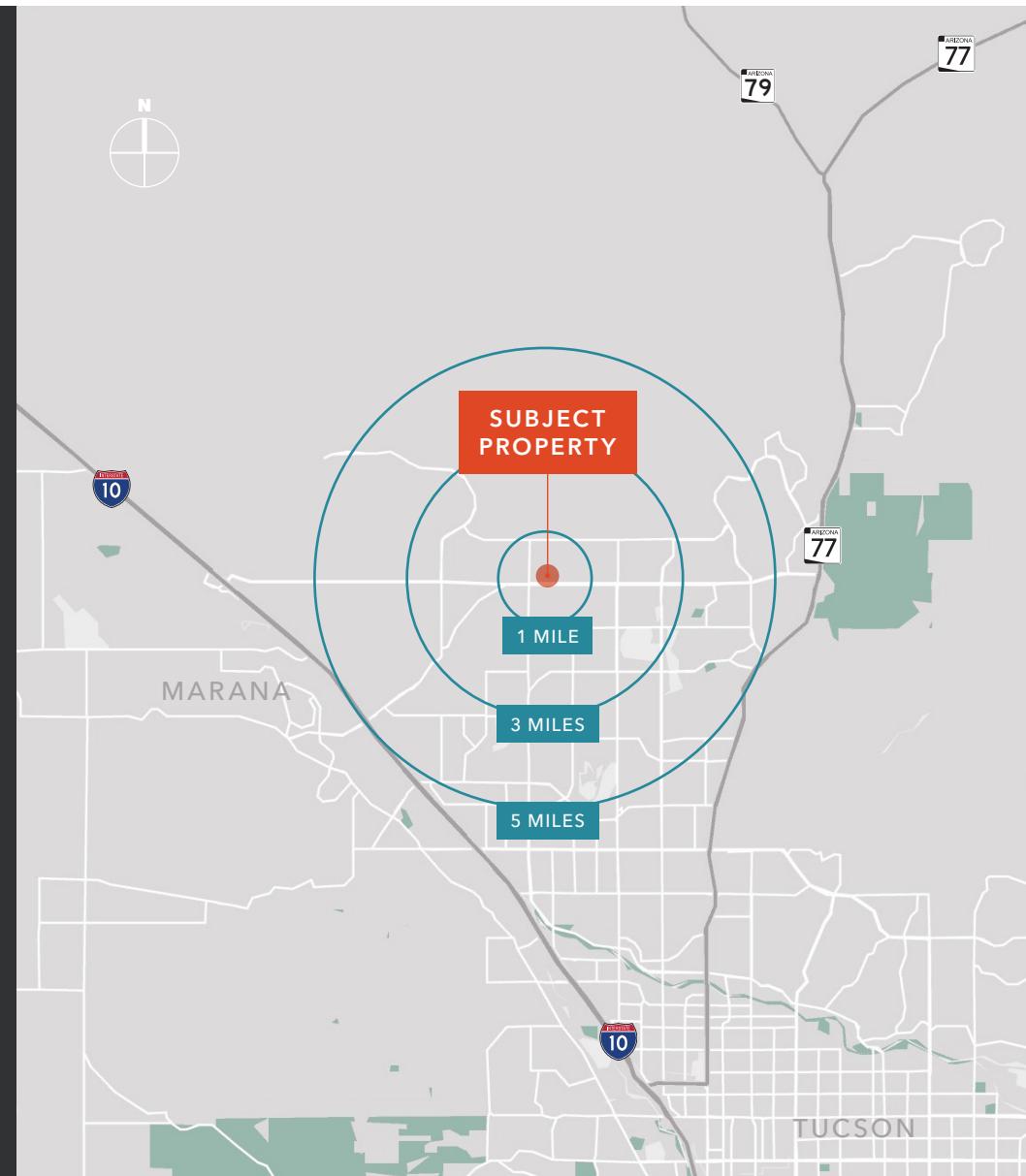
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	845	10,314	33,179
2030 PROJECTED HOUSEHOLDS	955	11,263	35,253

TRAFFIC

W TANGERINE ROAD	±15,598 VPD
N THORNYDALE RD	±10,052 VPD

Data Source: ©2023, ESRI



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For more information, contact

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