

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



Firestone



SUBWAY

MATTHEW AULT
602.513.5128
matthew.ault@kidder.com

KIDDER.COM

km Kidder
Mathews

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 (Restaurant)

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

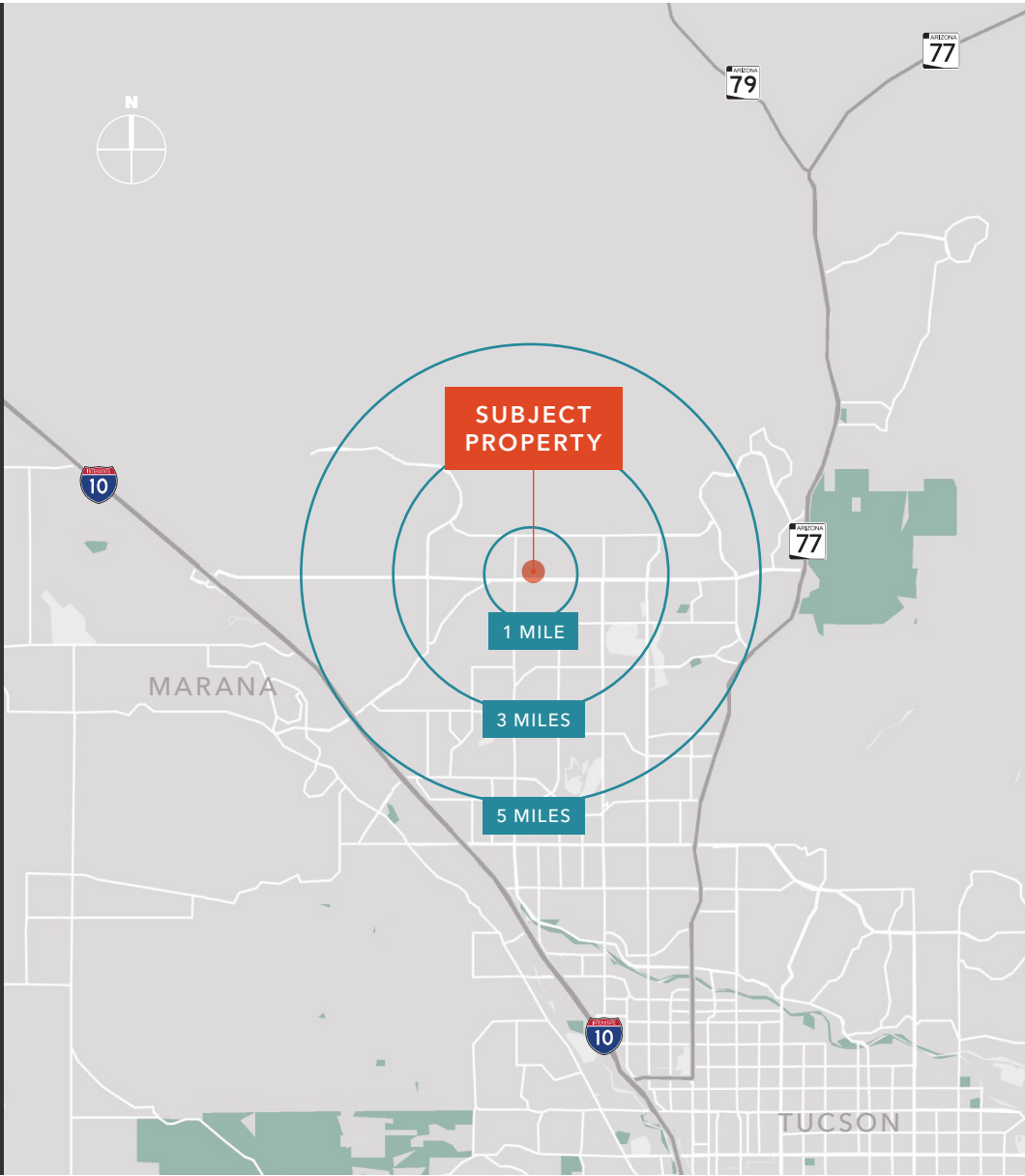
HOUSEHOLDS

	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



THE SHOPPES AT TANGERINE CROSSING





For more information, contact

MATTHEW AULT
602.513.5128
matthew.ault@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

