



VALLEY OF THE SUN MOBILE HOME & RV PARK

13377 N. Sandario Road, Marana, AZ 85653

Marcus & Millichap



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TABLE OF CONTENTS

1

EXECUTIVE SUMMARY

2

INVESTMENT OVERVIEW

3

HOUSING MARKET

4

ZONING & GENERAL PLAN

5

LOCAL OVERVIEW

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EXECUTIVE SUMMARY

**VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA**

Property Name	Valley of the Sun Mobile Home and RV Park
Address	13377 N. Sandario Road Marana, AZ 85653
Price	Best Offer
Property Type	Mobile Home & RV Park
Property Size	120 Lots/Spaces
Year Developed	1984
Site Size	9.48 Acres
Parking	18 Guest Spaces
APN	217-40-011A & 011B
Type of Ownership	Fee Simple



Unit Type	No. of Units
Mobile Home Spaces – Single Wide	34 Lots
Mobile Home Spaces – Double Wide	16 Lots
RV Spaces – Back In	55 Spaces
RV Spaces – Pull Through	15 Spaces
Total	120 Lots/Spaces

- » 120 lot/space Mobile Home and RV Park for 55+ community
- » Paved streets throughout with 18 dedicated guest parking spaces
- » Remodeled clubhouse and recreation center with a brand-new kitchen
- » Heated pool and spa featuring a poolside cabana and BBQ grill area
- » Active social environment with shuffleboard, bocce, and organized events
- » Minutes from the new Marana Aquatic Center and emerging downtown district
- » Nearby expanding retail corridor with upcoming developments

INVESTMENT SUMMARY

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

Valley of the Sun RV and Mobile Home Park is a well-established 55+ community located in Marana, Arizona. Developed in 1984, the property is comprised of 120 total spaces, designed to accommodate both long-term residents and seasonal travelers. The layout includes a residential section with 34 single-wide and 16 double-wide mobile home lots, alongside a versatile RV section offering 55 back-in spaces and 15 pull-through spaces. The park is fully developed with paved streets throughout and features 18 dedicated guest parking spaces to accommodate visitors.

The community provides a high-quality living experience through its remodeled clubhouse and recreation center, which features a brand-new kitchen, updated bathrooms, and a free billiards and card room. Residents enjoy a remodeled heated swimming pool and spa, a poolside cabana with a BBQ grill, and various outdoor games including shuffleboard, horseshoes, and a bocce court. The park hosts organized social activities including bingo nights, community breakfasts, arts and crafts groups, and seasonal live music and entertainment, fostering a vibrant community atmosphere and strong resident retention.

The area is transitioning into a significant economic and recreational hub, highlighted by the recent opening of the Marana Aquatic and Recreation Center and the ongoing development of a dedicated downtown district. The nearby retail corridor in the North Marana area near I-10 and Sandario has recently added a Panda Express and Dunkin' Donuts, with a KFC and Dairy Queen currently under development. The region's growth is further fueled by the expansion of the Twin Peaks and I-10 corridors, which are attracting major mixed-use projects like the Cascada II development and massive new logistics and data centers. This rapid modernization, combined with Marana's commitment to preserving its scenic desert character, ensures the area remains a top destination for both residential stability and tourism-driven investment.



PROPERTY AMENITIES

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

- » Paved streets throughout
- » Remodeled heated swimming pool and spa
- » Remodeled men and women's restrooms
- » Arts & Crafts group
- » Remodeled clubhouse/recreation center
- » Laundromat
- » Free billiards table & card room
- » Mail service available for long term guests
- » Shuffleboard - Horseshoes - Bocce court
- » Poolside cabana & BBQ grill
- » Occasional live band and dancing during the winter season
- » Organized activities such as: Community breakfast, Bingo, Poker night, carry-in meals for holidays, etc.
- » Near golf course and casino
- » New clubhouse kitchen & bathrooms



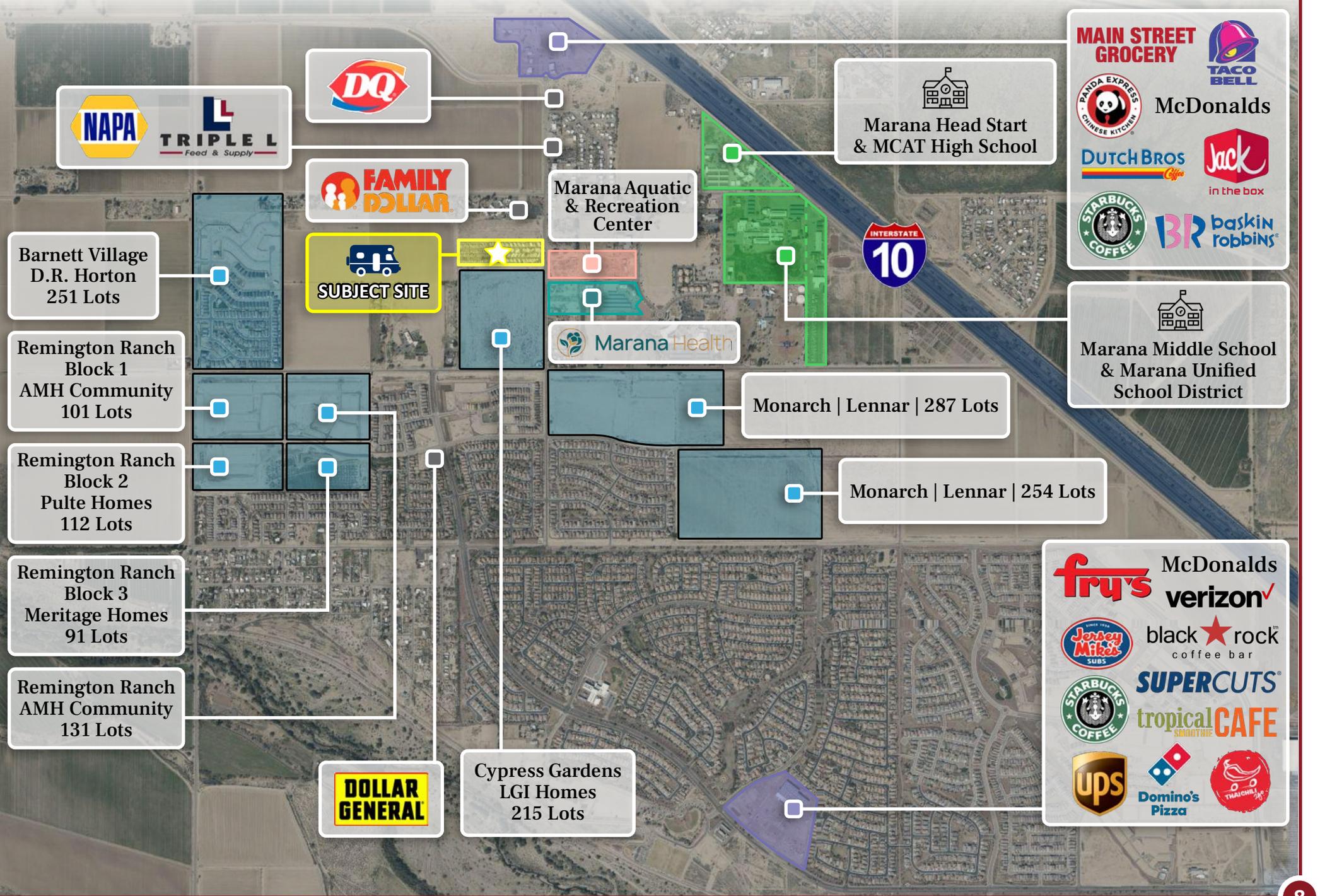
PROPERTY MAP

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA



LOCAL MAP

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA



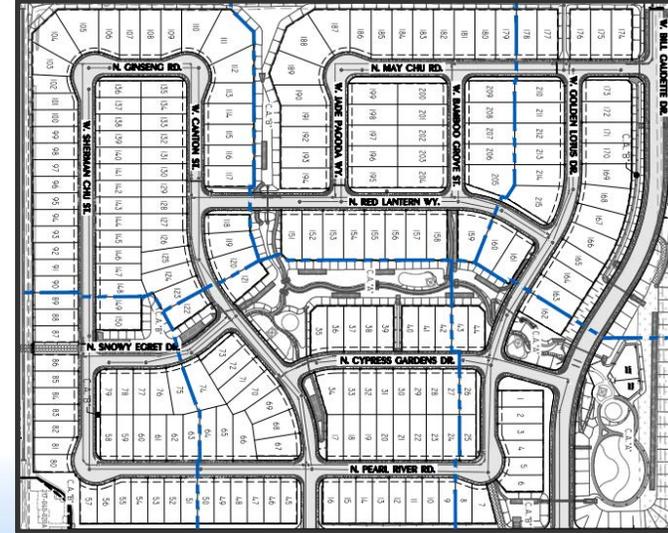
NEARBY DEVELOPMENTS

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

HOMES FOR SALE AT MONARCH BY LENNAR



PROPOSED PLAT MAP FOR CYPRESS GARDENS



Monarch | Lennar | 287 Lots

Cypress Gardens
LGI Homes
215 Lots

RENT ROLL SUMMARY

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

Space Type	No. of Units	Average Contract Rent	Monthly Contract Rent	Market Rent (Peak)	Monthly Market Rent (Peak)	Market Rent (Off-Peak)	Monthly Market Rent (Off-Peak)
Monthly RV (Pull-Through)	15	\$715	\$10,725	\$960	\$14,400	\$710	\$10,650
Monthly RV (Back-In)	55	\$655	\$36,025	\$900	\$49,500	\$650	\$35,750
Mobile Home - Single	34	\$549	\$17,557	\$625	\$21,250	\$625	\$21,250
Mobile Home - Double	16	\$549	\$8,786	\$675	\$10,800	\$675	\$10,800
Total/Average	120	\$609	\$73,093	\$800	\$95,950	\$654	\$78,450



RV RENT COMP SUMMARY

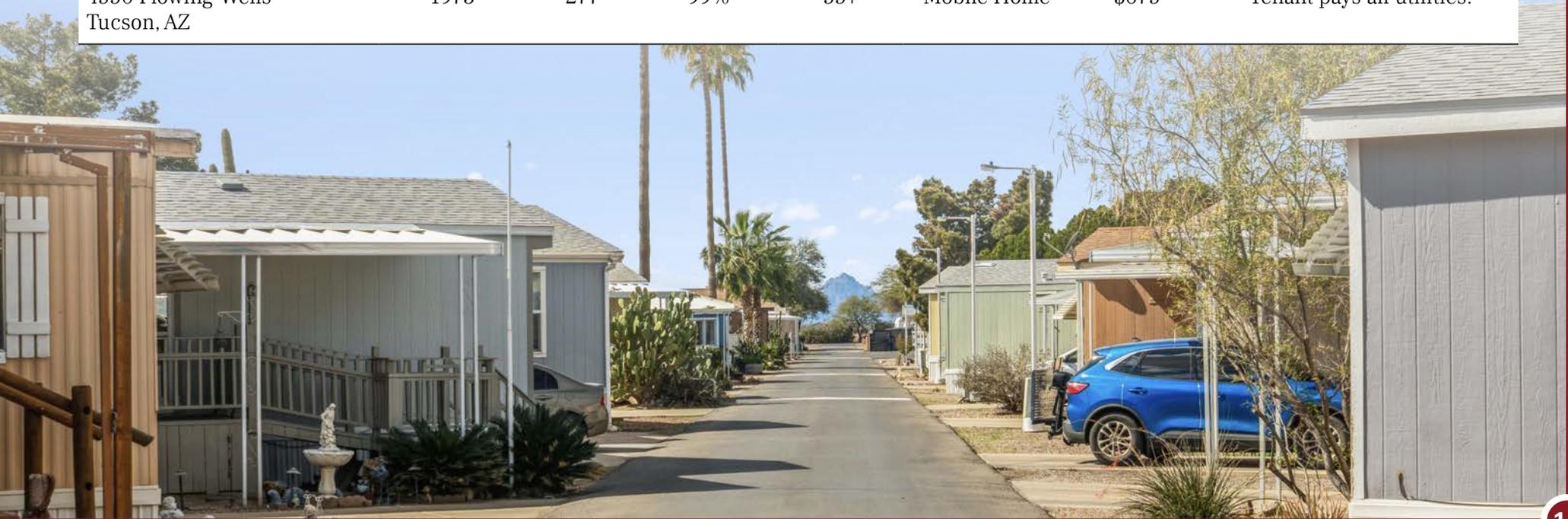
VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

Name & Address	Year Developed	No. of Units	Park Type	Rental Type	Rate	Services
South Forty RV Park 3600 W. Orange Grove Road Tucson, AZ	1971	230	55+	Daily (Peak)	\$72	Includes water, sewer, electric
				Daily (Off-Peak)	\$64	Includes water, sewer, electric
				Weekly (Peak)	\$451	Includes water and sewer; electricity is metered
				Weekly (Off-Peak)	\$429	Includes water and sewer; electricity is metered
				Monthly (Peak)	\$990	Includes water and sewer; electricity is metered
				Monthly (Off-Peak)	\$753	Includes water and sewer; electricity is metered
Western Way RV Park 3100 S. Kinney Road Tucson, AZ	1983	285	55+	Daily (Peak)	\$72	Includes water, sewer, electric
				Daily (Off-Peak)	\$53	Includes water, sewer, electric
				Weekly (Peak)	\$399	Includes water, sewer, electric
				Weekly (Off-Peak)	\$315	Includes water, sewer, electric
				Monthly (Peak)	\$891	Includes water and sewer; electricity is metered
				Monthly (Off-Peak)	\$690	Includes water and sewer; electricity is metered
Mission View RV Resort 31 W. Los Reales Road Tucson, AZ	1980	152	55+	Daily (Peak)	\$50	Includes water, sewer, electric
				Daily (Off-Peak)	\$36	Includes water, sewer, electric
				Weekly (Peak)	\$330	Includes water, sewer, electric
				Weekly (Off-Peak)	\$230	Includes water, sewer, electric
				Monthly (Peak)	\$900	Includes water and sewer; electricity is metered
				Monthly (Off-Peak)	\$695	Includes water and sewer; electricity is metered
Casino Del Sol 5405 W. Valencia Road Tucson, AZ	2011	73	All Ages	Daily (Peak)	\$65	Includes water, sewer, electric
				Daily (Off-Peak)	\$50	Includes water, sewer, electric
				Weekly	\$300	Includes water, sewer, electric
				Monthly	\$900	Includes water and sewer; electricity is metered
Rincon Country East RV Resort 8989 E. Escalante Road Tucson, AZ	1979	1,100	55+	Daily (Peak)	\$67	Includes water, sewer, electric
				Weekly (Peak)	\$400	Includes water, sewer, electric
				Monthly (Peak)	\$1,139	Includes water and sewer; electricity is metered
Rincon Country West RV Resort 4555 S. Mission Road Tucson, AZ	1984	460	55+	Daily (Peak)	\$76	Includes water, sewer, electric
				Weekly (Peak)	\$415	Includes water, sewer, electric
				Monthly (Peak)	\$1,255	Includes water and sewer; electricity is metered

MHP RENT COMP SUMMARY

VALLEY OF THE SUN
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MARANA, ARIZONA

Name & Address	Year Developed	No. of Units	Occupancy	Park Type	Lot Type	Asking Rent	Services
Carefree Village Estates 4100 N. Romero Road Tucson, AZ	1971	287	99%	55+	Mobile Home	\$645	Tenant pays all utilities.
Far Horizons East 7570 E. Speedway Boulevard Tucson, AZ	1969	417	98%	55+	Mobile Home	\$860	Tenant pays all utilities.
Friendly Village Estates 1202 W. Miracle Mile Tucson, AZ	1971	97	99%	55+	Mobile Home	\$675	Tenant pays all utilities.
Fairview Manor 3115 N. Fairview Avenue Tucson, AZ	1969	235	98%	55+	Mobile Home	\$691	Tenant pays all utilities.
Swan Lake Estates 4550 Flowing Wells Tucson, AZ	1973	277	99%	55+	Mobile Home	\$675	Tenant pays all utilities.



CASH FLOW ASSUMPTIONS

VALLEY OF THE SUN
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MARANA, ARIZONA

PROPERTY SUMMARY

Single-Wide Mobile Home Spaces	34 Spaces
Double-Wide Mobile Home Spaces	16 Spaces
Pull-Through RV Spaces	15 Spaces
Back-In RV Spaces	55 Spaces

RENT ASSUMPTIONS

Avg. Single-Wide Contract Rent	\$549
Avg. Double-Wide Contract Rent	\$549
Single-Wide Space Market Rent	\$625
Double-Wide Space Market Rent	\$675
Pull-Through RV Space Rent (Peak)	\$960
Back-In RV Space Rent (Peak)	\$900
Pull-Through RV Space Rent (Off-Peak)	\$710
Back-In RV Space Rent (Off-Peak)	\$650
Off-Peak Season	May to Oct (6 Mos)
Peak Season	Nov to Apr (6 Mos)
Avg. Pull-Through RV Space Rent	\$835
Avg. Back-In RV Space Rent	\$775

RENT GROWTH RATES

Mobile Home Space Market Rent Growth	4.00%
Mobile Home Space Contract Rent Growth	6.00%
RV Space Market Rent Growth	3.00%

VACANCY ASSUMPTIONS

Mobile Home Vacancy Rate	2.00%
RV Space Vacancy Rate (Peak)	20.00%
RV Space Vacancy Rate (Off-Peak)	60.00%
RV Space Vacancy Rate (Blended)	40.00%

OTHER INCOME GROWTH RATES

Utility Income (Except Electric)	3.00%
Utility Income - Electric	6.00%
Other Income	3.00%

EXPENSE GROWTH RATES

Real Estate Taxes	5.00%
Liability Insurance	5.00%
Utilities - Electric	6.00%
All Other Expenses	3.00%

OPERATING STATEMENT

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

INCOME

Rental Income	Per Space	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Mobile Home Lot Rental	\$641	\$384,600	\$399,984	\$415,983	\$432,623	\$449,928
Loss To Lease	(\$59)	(\$35,525)	(\$29,965)	(\$23,763)	(\$16,869)	(\$9,229)
Scheduled Mobile Home Lot Rental	\$582	\$349,075	\$370,019	\$392,221	\$415,754	\$440,699
Mobile Home Lot Vacancy	(\$12)	(\$6,981)	(\$7,400)	(\$7,844)	(\$8,315)	(\$8,814)
RV Space Rental	\$788	\$661,800	\$681,654	\$702,104	\$723,167	\$744,862
RV Space Vacancy	(\$315)	(\$264,720)	(\$272,662)	(\$280,841)	(\$289,267)	(\$297,945)
Total Rental Income	\$6,160	\$739,173	\$771,611	\$805,638	\$841,339	\$878,802
Other Income	Per Space	Year 1	Year 2	Year 3	Year 4	Year 5
Utility Income						
Electric	\$533	\$64,000	\$67,840	\$71,910	\$76,225	\$80,799
Trash	\$100	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
Water / Sewer	\$275	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142
Total Utility Income	\$908	\$109,000	\$114,190	\$119,651	\$125,398	\$131,446
Propane Sales	\$50	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
Cost of Goods Sold	(\$33)	(\$3,900)	(\$4,017)	(\$4,138)	(\$4,262)	(\$4,389)
Other Income	\$50	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
Total Other Income	\$976	\$117,100	\$122,533	\$128,244	\$134,249	\$140,563
Effective Gross Income	\$7,136	\$856,273	\$894,144	\$933,883	\$975,588	\$1,019,365

OPERATING STATEMENT

VALLEY OF THE SUN
MOBILE HOME & RV PARK
MARANA, ARIZONA

EXPENSES

Expenses	Per Space	Year 1	Year 2	Year 3	Year 4	Year 5
Real Estate Taxes	\$242	\$29,040	\$30,492	\$32,016	\$33,617	\$35,298
Liability Insurance	\$87	\$10,422	\$10,943	\$11,490	\$12,064	\$12,668
Utilities - Electricity	\$667	\$80,000	\$84,800	\$89,888	\$95,281	\$100,998
Utilities - Natural Gas	\$83	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
Utilities - Water	\$250	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
Utilities - Trash	\$36	\$4,300	\$4,429	\$4,562	\$4,699	\$4,840
Cable	\$21	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
Repairs & Maintenance	\$150	\$18,000	\$18,540	\$19,096	\$19,669	\$20,259
Supplies	\$21	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
Advertising & Promotion	\$50	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
Payroll	\$350	\$42,000	\$43,260	\$44,558	\$45,895	\$47,271
Credit Card Fees	\$132	\$15,883	\$16,360	\$16,850	\$17,356	\$17,877
General & Administrative	\$100	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
Total Expenses	\$2,189	\$262,645	\$273,713	\$285,297	\$297,423	\$310,118
Expenses as % of EGI		30.67%	30.61%	30.55%	30.49%	30.42%
Net Operating Income	\$4,947	\$593,629	\$620,431	\$648,585	\$678,165	\$709,248

LOCATION OVERVIEW

Marana is a town in northern Pima County, Arizona, located about 20 miles northwest of Tucson. The history of human settlement in the area extends back many centuries. Las Capas is an early agricultural site near the Town of Marana, dating back more than 4,000 years ago. Additional archaeological sites include Marana Mound, Linda Vista Hill, and Los Morteros. The first Spanish exploration of the area occurred in 1775, and it became part of the United States in 1845.

Marana was incorporated as a town in 1977 with a population of approximately 1,500 residents. By 1990, the population had increased to just over 2,000 residents and then a major population boom began at the turn of the century. Marana had 13,556 residents in the 2000 census and 34,961 residents in the 2010 census. The population increased to 51,908 residents by 2020 and as of 2025, Marana had an estimated population of 58,305 residents. The town has tripled in size since 2000 and population growth is estimated at 6.4% over the next five years.

The median income in Marana was \$107,686 in 2025, making it one of the more affluent towns in Arizona. The town also has a highly-educated populace—more than 46% of the local workforce has a bachelor's or graduate degree, compared with 27% nationally. As with many communities in Arizona, the median age in Marana is higher than the national average. About 33% of the population is over 55 years of age and the median age is 42 years old.

While the town is often overshadowed by Tucson for entertainment and culture, Marana offers residents numerous community events and recreation opportunities. The town hosts Founder's Day, a Fourth of July celebration, Fall Festival, Holiday Festival, Christmas Tree Lighting, free concerts, and free outdoor movies. Marana has an aquatic and recreation center that features a lap pool, recreation pool, water slides, splash pad, pool cabanas, fitness room, gymnasium, pickleball courts, and volleyball court. The town also has numerous parks with softball fields, basketball courts, tennis courts, pickleball courts, soccer fields, and children's play structures.

Marana is a bedroom community, with many residents commuting to the Tucson metro for work. Local employment is primarily in the town government, schools, and retail sector. The greater Tucson area has a vibrant economy focused on defense, aerospace, education, and healthcare. Employment growth in these sectors drives economic and population growth in Marana. Raytheon, University of Arizona, Davis-Monthan Air Force Base, Tucson Medical Center, Caterpillar, and Banner Health are the largest employers in southern Arizona.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	3,089	16,041	16,975
2025 Estimate	2,859	14,225	15,062
Growth 2025 - 2030	8.07%	12.76%	12.70%
2010 Census	1,928	7,646	8,158
2020 Census	2,612	12,190	12,912
Growth 2010 - 2020	35.48%	59.44%	58.27%

INCOME - 2025 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	5.83%	9.09%	9.46%
\$150,000 - \$199,999	7.31%	7.63%	7.39%
\$100,000 - \$149,999	21.62%	28.28%	27.41%
\$75,000 - \$99,999	18.75%	19.45%	19.56%
\$50,000 - \$74,999	14.64%	16.24%	16.18%
\$35,000 - \$49,999	15.05%	7.17%	7.46%
\$25,000 - \$34,999	6.10%	4.35%	4.46%
\$15,000 - \$24,999	5.38%	3.42%	3.61%
\$10,000 - \$14,999	1.84%	2.07%	2.12%
Under \$9,999	3.49%	2.31%	2.34%
Average Household Income	\$93,855	\$110,152	\$109,941
Median Household Income	\$79,360	\$92,854	\$92,114
Estimated Per Capita Income	\$31,867	\$36,496	\$36,684

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	1,206	5,172	5,607
2025 Estimate	1,101	4,571	4,955
Growth 2025 - 2030	9.59%	13.13%	13.16%
2010 Census	663	2,434	2,640
2020 Census	956	3,749	4,062
Growth 2010 - 2020	44.19%	54.02%	53.85%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2030 Owner Occupied (Est.)	69.44%	77.97%	77.24%
2030 Renter Occupied (Est.)	19.69%	14.25%	14.46%
2030 Vacant (Est.)	10.86%	7.77%	8.30%
2025 Owner Occupied	69.35%	77.99%	77.28%
2025 Renter Occupied	19.73%	14.19%	14.40%
2025 Vacant	10.91%	7.82%	8.32%
2020 Owner Occupied	69.27%	78.15%	77.48%
2020 Renter Occupied	19.75%	13.95%	14.16%
2020 Vacant	10.98%	7.90%	8.35%
2010 Owner Occupied	62.43%	68.32%	68.14%
2010 Renter Occupied	24.04%	18.14%	18.40%
2010 Vacant	13.53%	13.55%	13.46%



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