



# COMMERCIAL LAND - 8.05AC AVAILABLE FOR SALE

NWC of E Tangerine Rd and Rancho Vistoso Blvd  
Oro Valley, Arizona

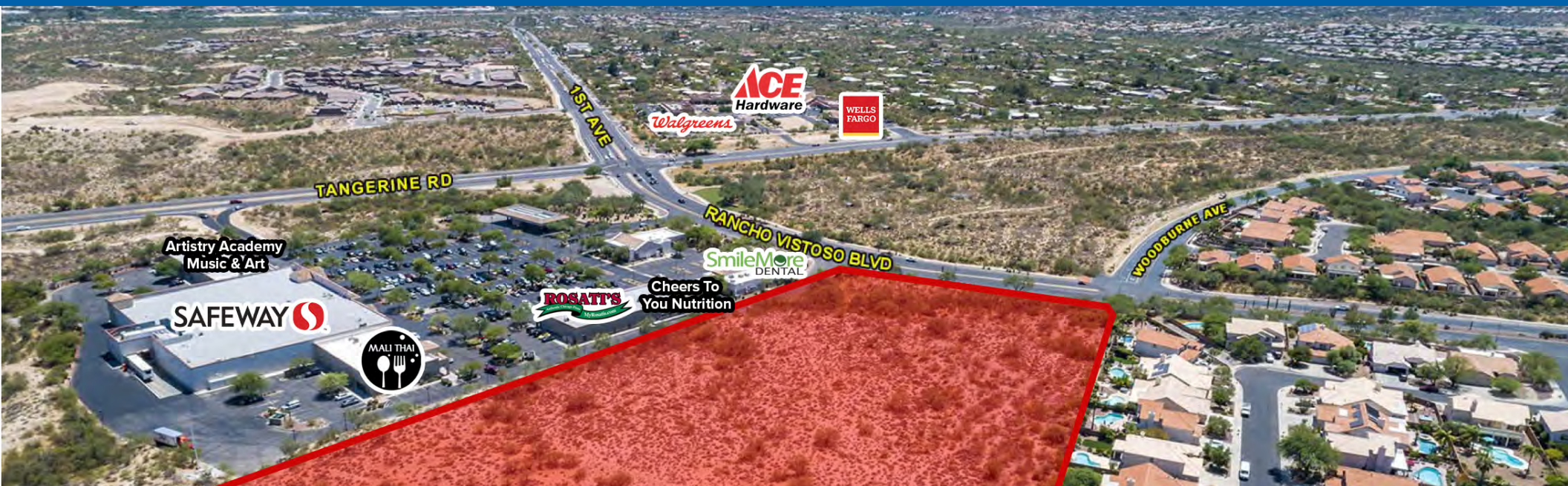
Brian Harpel  
602.682.8150  
brian.harpel@velocityretail.com

Joe Hoyer  
602.682.8163  
joe.hoyer@velocityretail.com





# COMMERCIAL LAND FOR SALE



◆ ±8.05 ACRES ZONED C-1

## Property Highlights

- Adjacent to successful Safeway Center
- Walgreens/Ace Hardware Center is located on the southwest corner of the intersection.
- This property is located at the doorstep into Rancho Vistoso MPC (7,500 units), fully built out.
- Size: 8.05 acres
- Zoning: C-1, Town of Oro Valley

## Traffic Counts

|                     |                   |
|---------------------|-------------------|
| E Tangerine Rd      | 19,622 CPD        |
| Rancho Vistoso Blvd | 17,318 CPD        |
| <b>Total</b>        | <b>36,940 CPD</b> |

## Demographics

|                      | 1 mi      | 3 mi      | 5 mi      |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 5,386     | 37,741    | 59,651    |
| Avg Household Income | \$146,730 | \$148,611 | \$147,140 |
| Estimated Households | 2,257     | 16,298    | 25,655    |

Source: SitesUSA

## Nearby Tenants

SAFEWAY  

**ACE**  
Hardware

*Walgreens*

**Walmart**   
Save money. Live better.

**IN-N-OUT**  
BURGER

Brian Harpel

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joe.hoyer@velocityretail.com

 **VELOCITY**  
RETAILGROUP





Brian Harpel  
602.682.8150  
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# DEMOGRAPHICS



## 2025 POPULATION

1 MILE: 5,386  
3 MILES: 37,741  
5 MILES: 59,651



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$146,730  
3 MILES: \$148,611  
5 MILES: \$147,140



## 2025 TOTAL HOUSEHOLDS

1 MILE: 2,257  
3 MILES: 16,298  
5 MILES: 25,655



## TOTAL BUSINESSES

1 MILE: 353  
3 MILES: 1,298  
5 MILES: 1,917



## MEDIAN HOME VALUE

1 MILE: \$390,571  
3 MILES: \$427,652  
5 MILES: \$423,315



## NUMBER OF EMPLOYEES

1 MILE: 2,535  
3 MILES: 8,743  
5 MILES: 12,490

Brian Harpel

602.682.8150

brian.harpel@velocityretail.com

Joe Hoye

602.682.8163

joe.hoye@velocityretail.com







2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

## Brian Harpel

602.682.8150  
brian.harpel@velocityretail.com

## Joe Hoyer

602.682.8163  
joe.hoyer@velocityretail.com

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