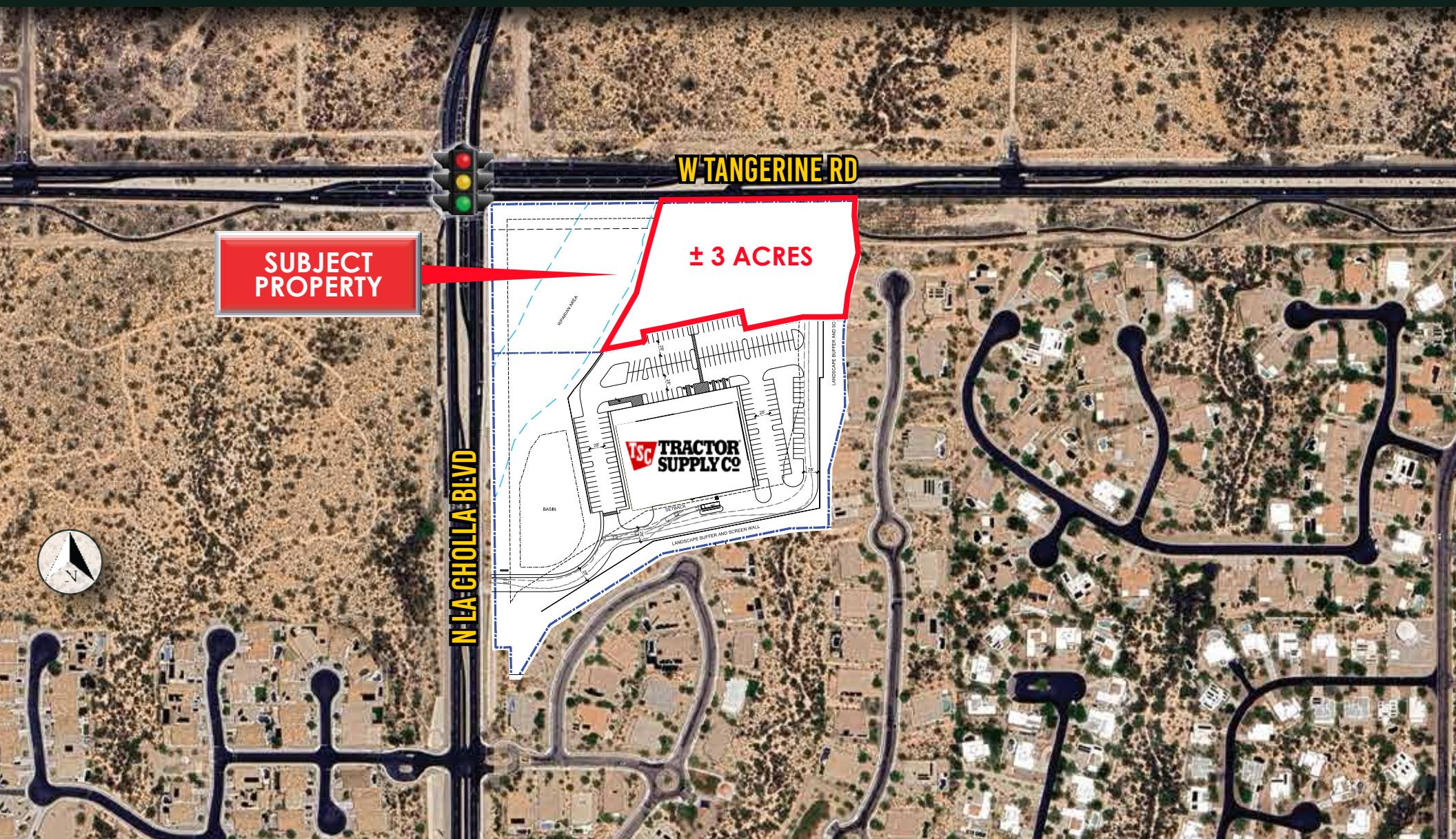


± 10,000 SF of Retail Space for LEASE, SALE or BTS

SEC Tangerine Road & La Cholla Boulevard, Oro Valley, AZ 85742



D DIVERSIFIED
PARTNERS

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcre.com

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MACRO AERIAL



PROPERTY HIGHLIGHTS

- ±10,000 SF of retail space available for Lease, Sale or BTS
- Strong Average HH Incomes of almost \$170,000 within a 3-mile radius
- Located less than 5 miles west of N. Oracle Road
- Located 10 miles east of I-10
- Join a national credit junior anchor

TRAFFIC COUNTS

W TANGERINE RD	18,764 VPD
N LA CHOLLA BLVD	7,602 VPD

Source: SitesUSA 2025

Contact:

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CONCEPTUAL SITE PLAN OPTIONS



WTANGERINE RD

OPTION 1

**± 3.0 AC
Available**

± 1.27 AC
Not Usable

IN A GHOSHABYD

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WTANGERINE RD

OPTION 2

± 3.0 AC
Available

~~±1.27 AC~~
~~Not Usable~~

Code Requirements

**FUTURE
BLDG
9,000 SF**



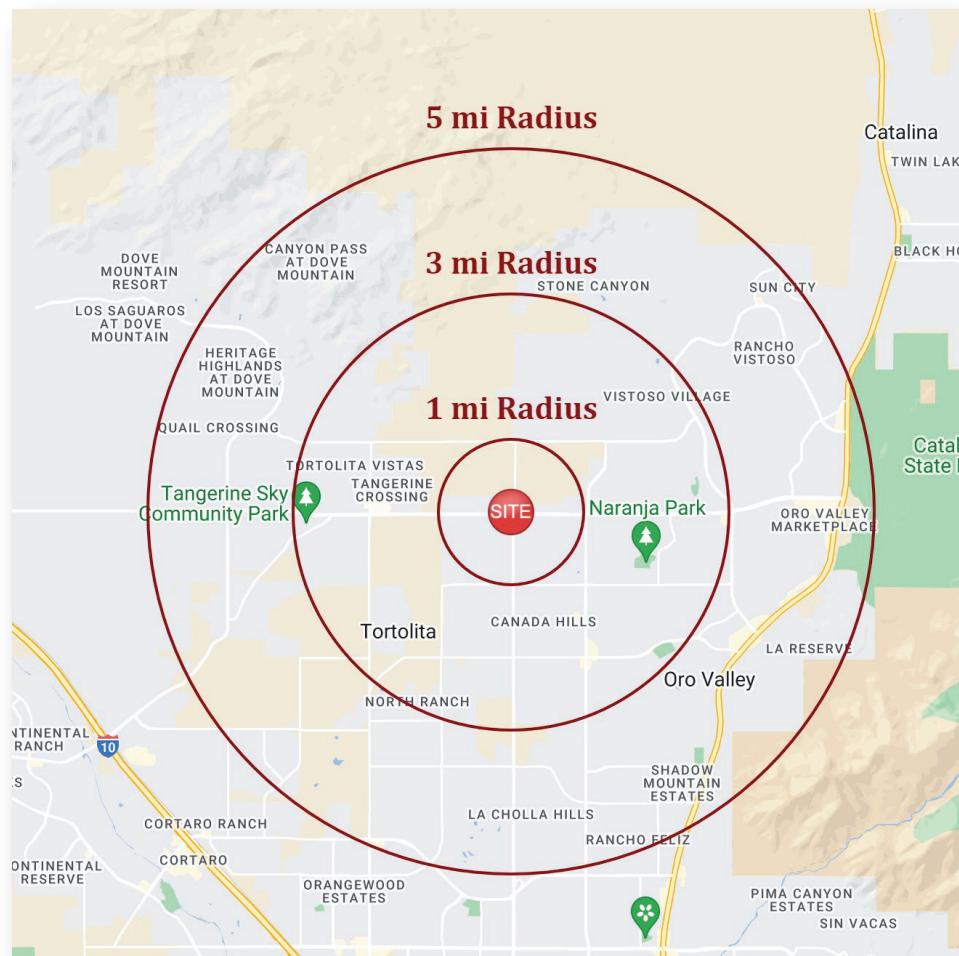
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DEMOGRAPHICS 2025

POPULATION	1 Mile	3 Mile	5 Mile
2025 Est. Population	4,159	36,153	87,549
2030 Projected Population	4,193	36,827	89,402
2020 Census Population	4,035	34,311	81,287
2010 Census Population	3,650	28,922	68,846
2025-2030 Proj. Annual Growth	34	674	1,853
2025 Daytime Population	2,091	18,980	52,990



2025 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
\$10,000 - \$14,999	11	196	539
\$15,000 - \$24,999	59	311	1,430
\$25,000 - \$34,999	8	436	1,7220
\$35,000 - \$49,999	33	752	2,796
\$50,000 - \$74,999	76	1,460	4,834
\$75,000 - \$99,999	144	1,846	5,228
\$100,000 - \$124,999	171	2,012	5,138
\$125,000 - \$149,999	100	1,333	3,074
\$150,000 - \$199,999	308	2,100	4,944
\$200,000 or More	566	3,240	6,292
Average HH Income	\$202,560	\$160,354	\$142,116

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Total Housing Units 2025	1,676	15,452	40,974
Total Housing Units 2020	1,529	14,879	39,002
Historical Annual Growth (2020-2025)	147	573	1,973
Housing Units Occupied (2025)	1,559	14,064	37,239
Owner-Occupied	1,413	11,952	28,183
Renter-Occupied	146	2,112	9,057
1 Person Households	264	3,327	11,537
2 Person Households	674	5,423	13,859
3 Person Households	273	2,137	4,953
4 Person Households	170	1,745	3,860
5 Person Households	106	846	1,821

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