

NOW LEASING

3710 W. Overton Rd.

NEC Thornydale Rd. / Overton Rd.

Tucson, Arizona 85742



Branel Real Estate
Company, LLC



Retail, Office or Medical

Strategically located at the signalized intersection of N. Thornydale and W. Overton in Pima County adjacent to the Town of Marana, the fasted growing Northwest Tucson MSA. Excellent opportunity to join Persian Room Restaurant, Saguaro Aquatics Swim School & Walgreens in this well constructed center while space is still available!

- Building Area ±13,300 SF
- Retail/Office/Medical spaces divisible ± 1,700 – 13,300
- \$17 PSF/Yr. NNN**
- Zoning CB-1 Pima County
- Traffic Count 19,069 VPD (Q2 2023)

Neighborhood Demographics



	Population	Average HH Income	Daytime Population
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1 Mile	8,429	\$82,027	5,659
3 Mile	57,720	\$82,311	46,504
5 Mile	126,155	\$86,239	112,723

Source: ESRI

For More Information, contact:
Branel Real Estate Company, LLC
 Batoun Herrington, CCIM, CPM®
 520-524-5248
batoun@branelre.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

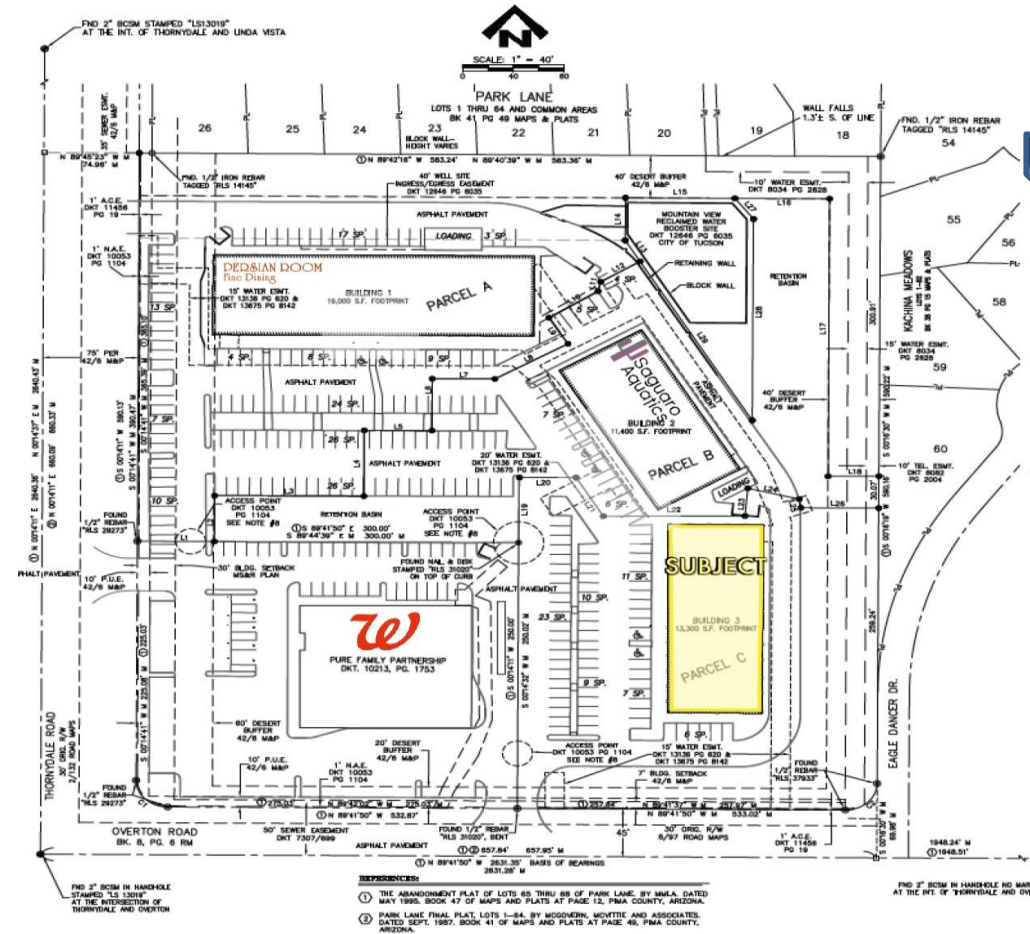
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Site Plan:



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- REFERENCES:**
1. THE ABANDONMENT PLAT OF LOTS 65 THRU 88 OF PARK LANE, BY NIMLA, DATED MAY 1905, BOOK 47 OF MAPS AND PLATS AT PAGE 12, PIMA COUNTY, ARIZONA.
 2. PARK LANE FINAL PLAT, LOTS 1-84, BY MCGOWEN, MONTY AND ASSOCIATES, DATED SEPT. 1987, BOOK 41 OF MAPS AND PLATS AT PAGE 49, PIMA COUNTY, ARIZONA.



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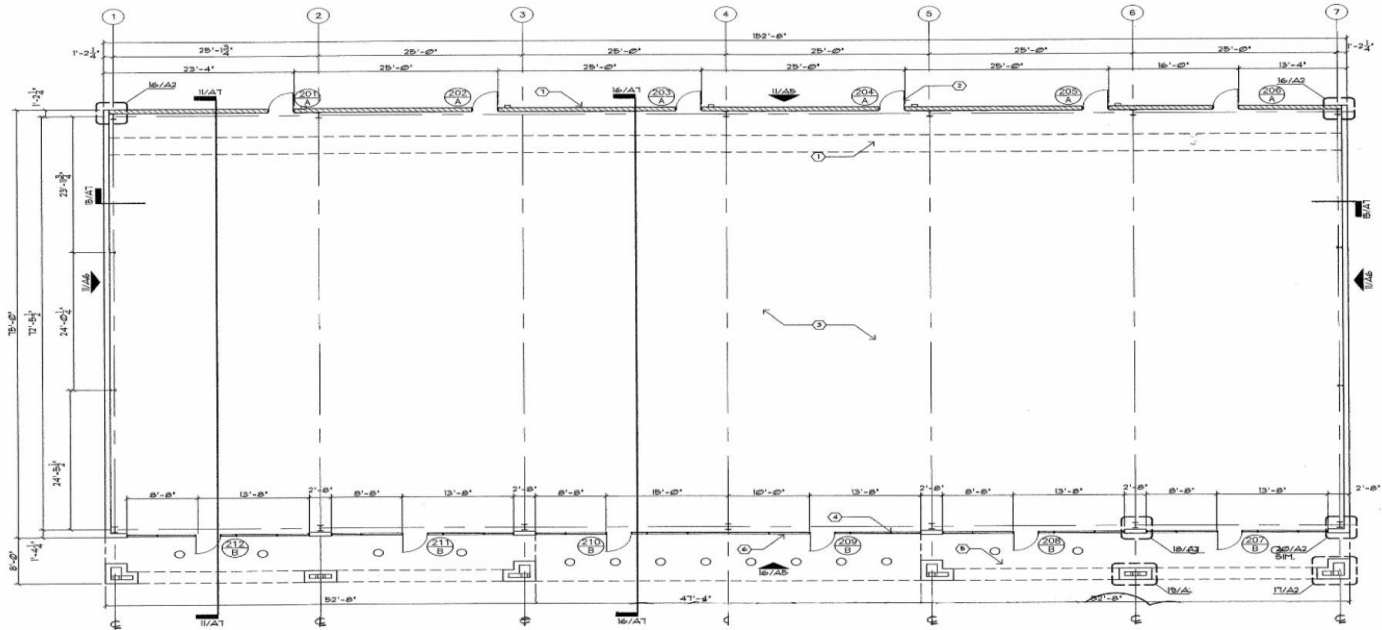
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Floorplan:



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Location Map:



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