

Property Description

Location: East of the SEC of Linda Vista Blvd. & Twin Peaks Rd., Marana, AZ

Land Available

Parcel A: ±39.08 Acres (95 Lots)
Parcel B: ±13.04 Acres (56 Lots)*

Sales Price: Please call broker for pricing guidance.

Zoning: Suburban Ranch (Pima County)**

Parcel No.: 216-34-0690 and 216-34-0670

*Available by separate owner.

**Property is in the process of being annexed by Marana with a GP amendment and zoning change from Low Density Residential to Traditional Neighborhood, scheduled for April 2025 Town Council hearing.

Highlights

- ◆ The site is adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ The largest single-family rental community in the Tucson Metro area, is being planned by AMH on the site adjacent to the West and South of the property. This community will be 155 Acres with 441 homes.
- ◆ The 366,000 SF Tucson Premium Outlets, which includes over 50 retailers, restaurants, and a Hampton Inn Hotel, are located at the southeast corner of I-10 & Twin Peaks Rd. in Marana Center.
- ◆ **HSL's luxury resort**-style Encantada Twin Peaks apartment community has opened at I-10 & Twin Peaks Rd., in Marana Center.
- ◆ American Furniture Warehouse built a 250,000 SF showroom and warehouse, the first of its kind in Tucson in Marana Center.
- ◆ Bill Luke Automotive Dealership recently opened at I-10 & Twin Peaks in Marana Center.
- ◆ Mandarina, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarina build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development.
- ◆ Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, and recently added a ±65,000 SF spec industrial warehouse building. There are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Wal-Mart Supercenter.

Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,107	42,707	93,979
Households:	1,478	16,442	37,626
Average HH Income:	\$141,454	\$123,931	\$120,298

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:

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Designated Broker
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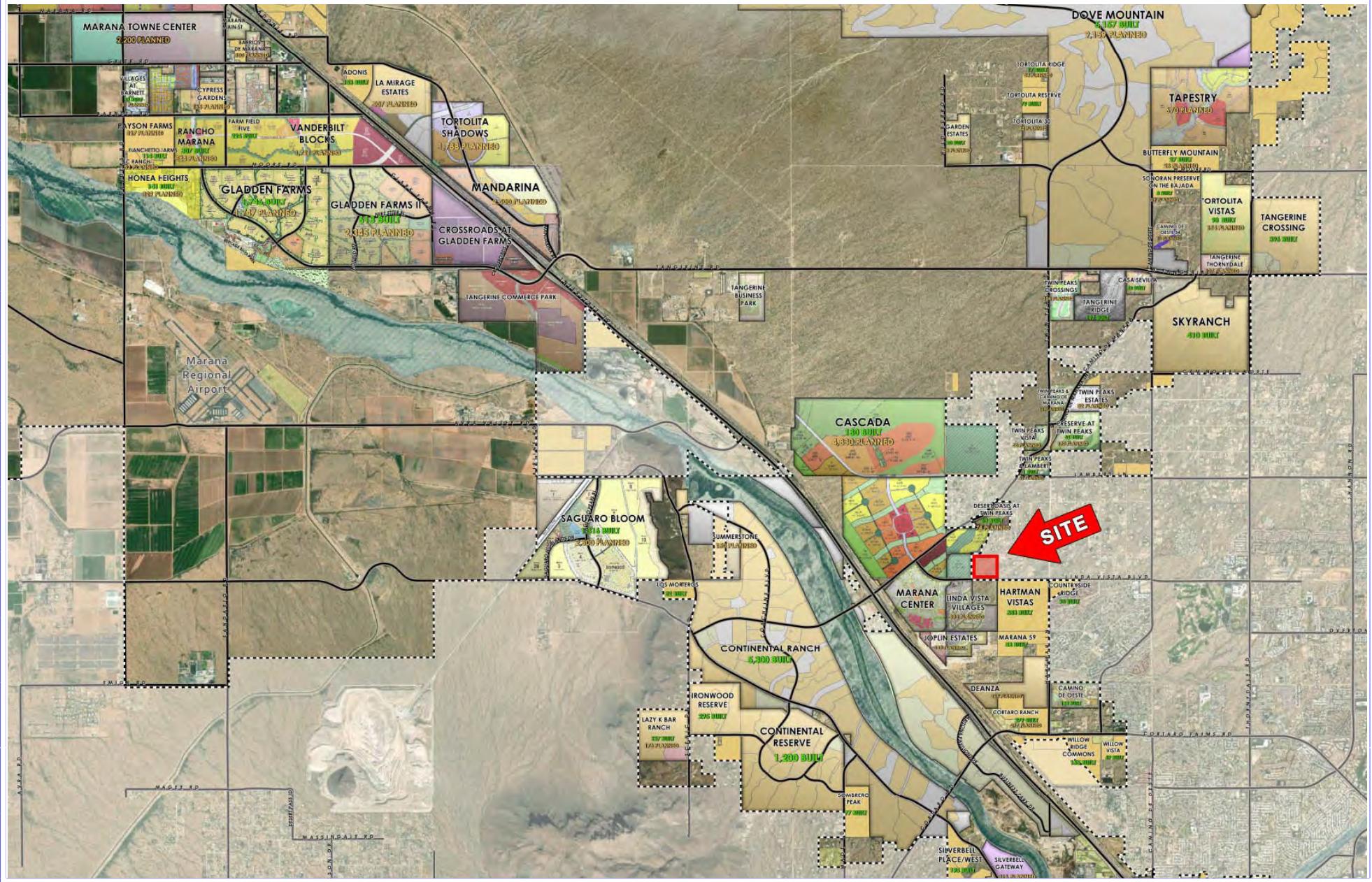
Linda Vista & Twin Peaks

Tucson, Arizona



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SUBDIVISION MAP



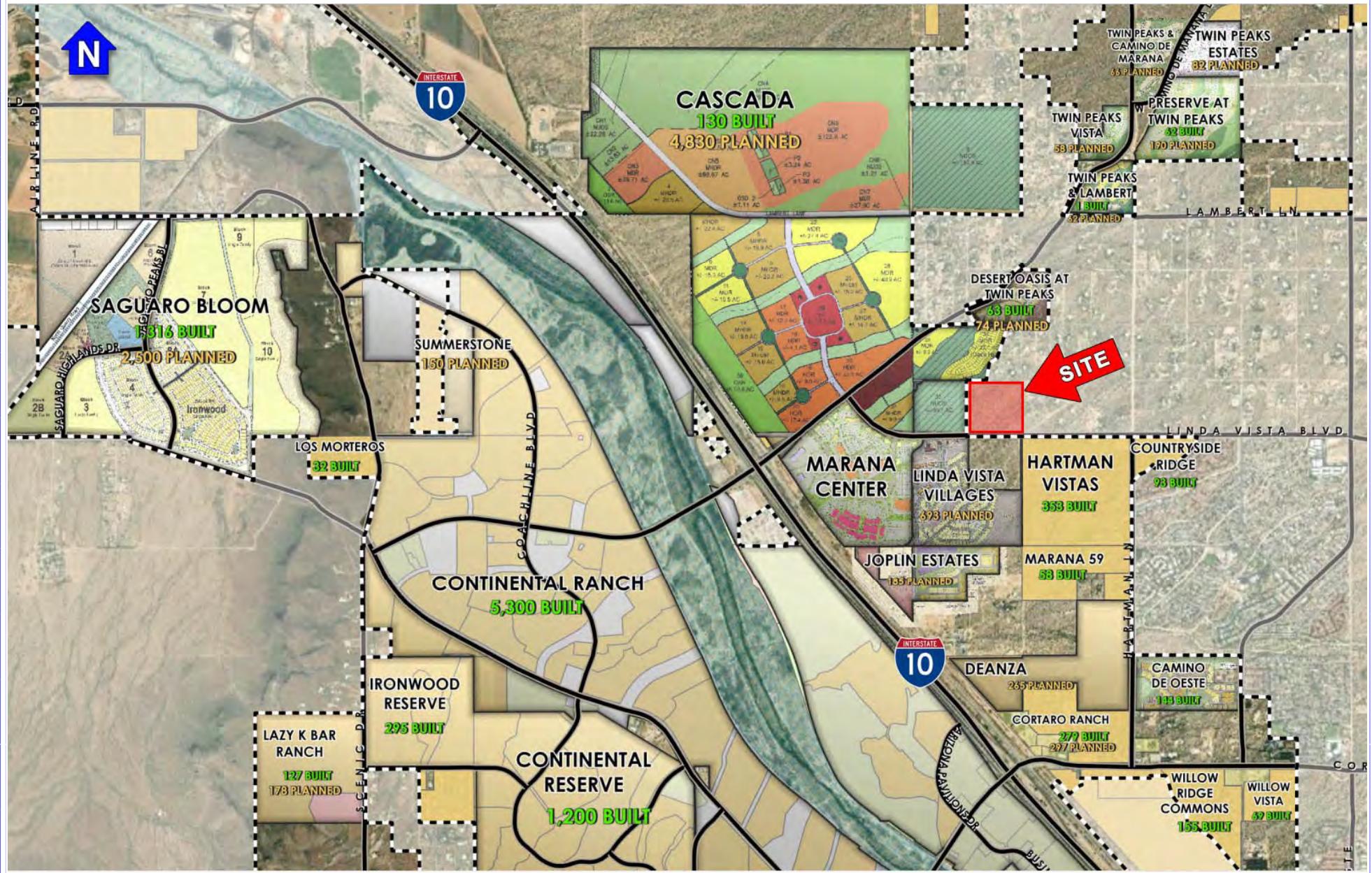
Linda Vista & Twin Peaks



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Tucson, Arizona

S U B D I V I S I O N M A P



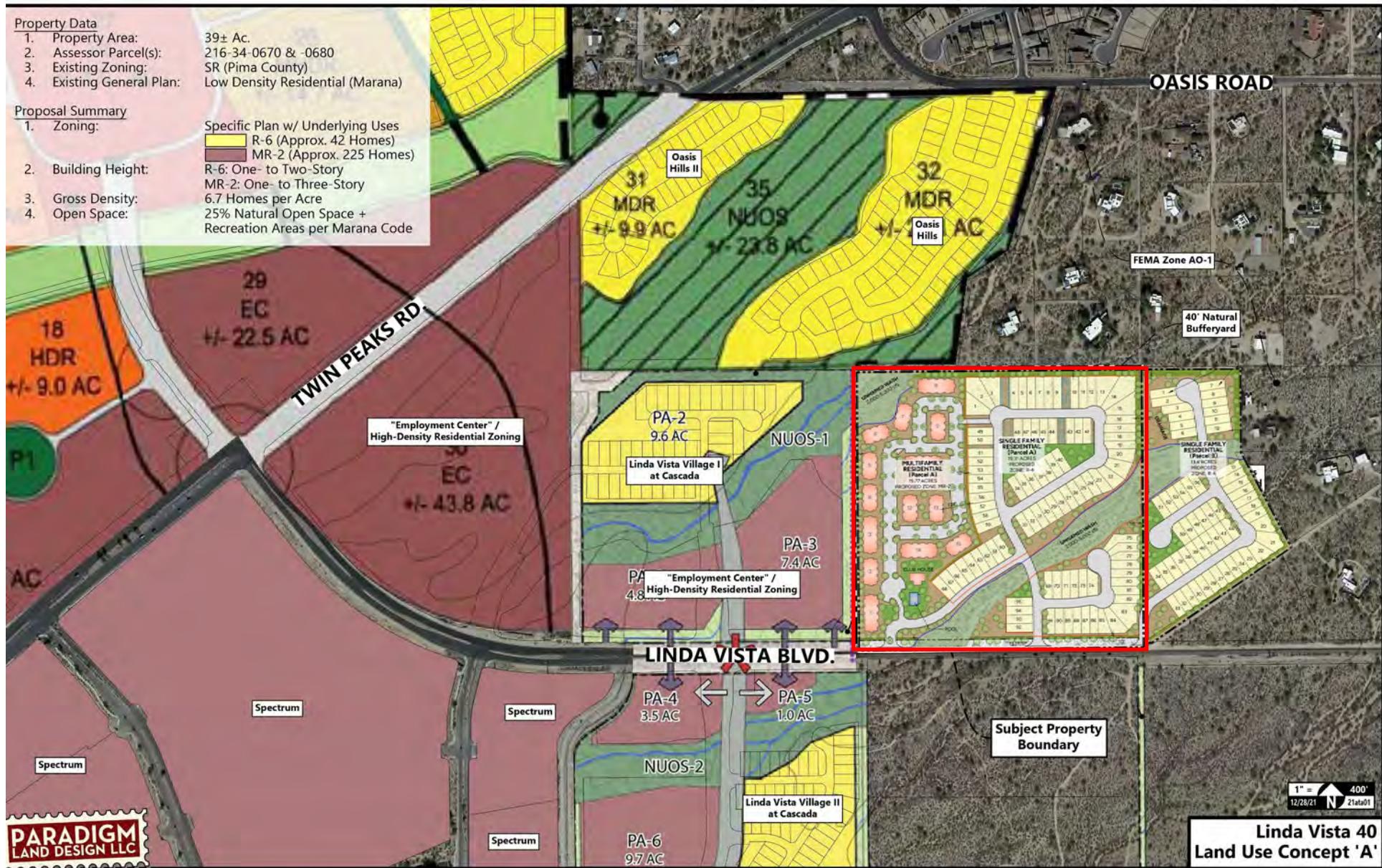
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CONCEPTUAL PLAN



Linda Vista & Twin Peaks



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RETAIL TRADE AREA

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AERIAL - NORTH



AERIAL - SOUTHWEST



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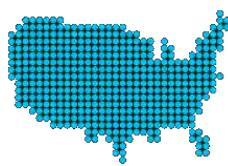
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AERIAL - EAST



AERIAL - SOUTHEAST





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

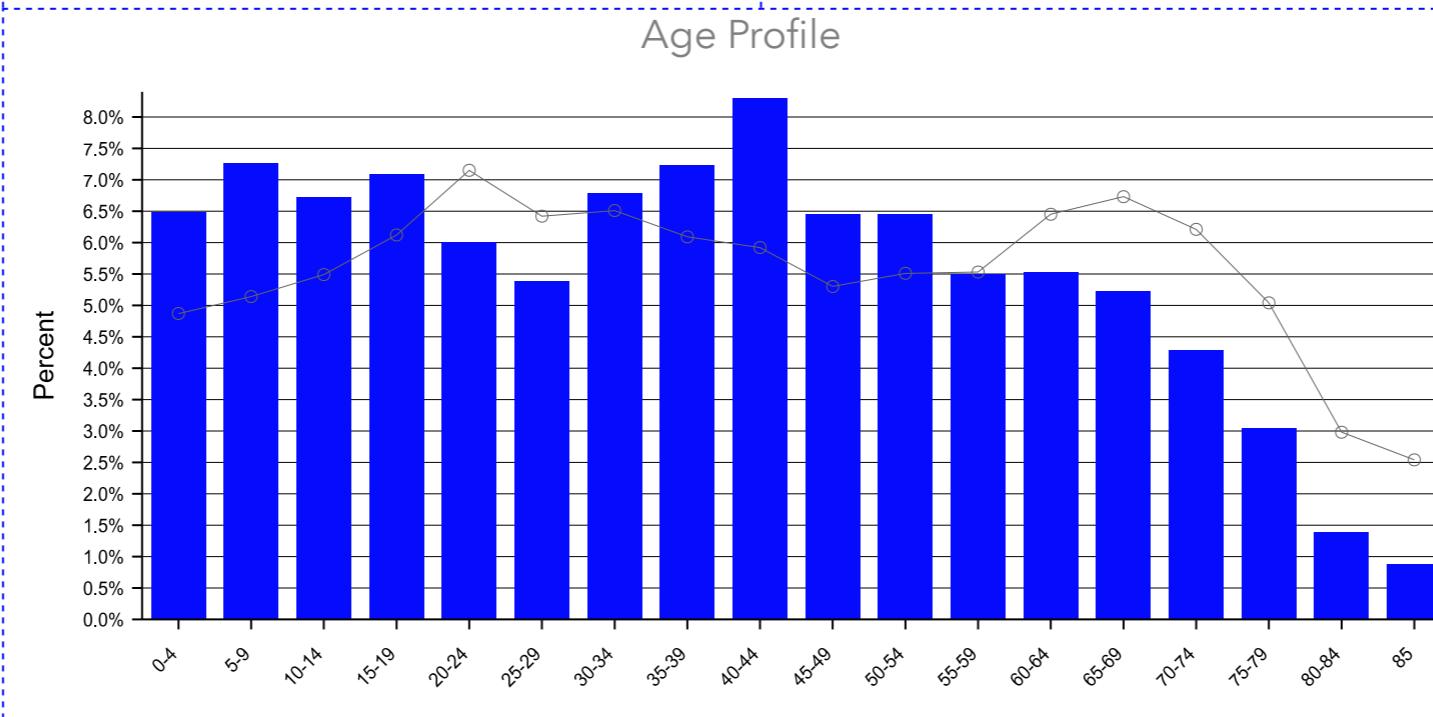
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	712	48.17%	7.63%	631
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	743	50.27%	7.20%	698
Middle Ground (L8)	23	1.56%	10.79%	14
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts



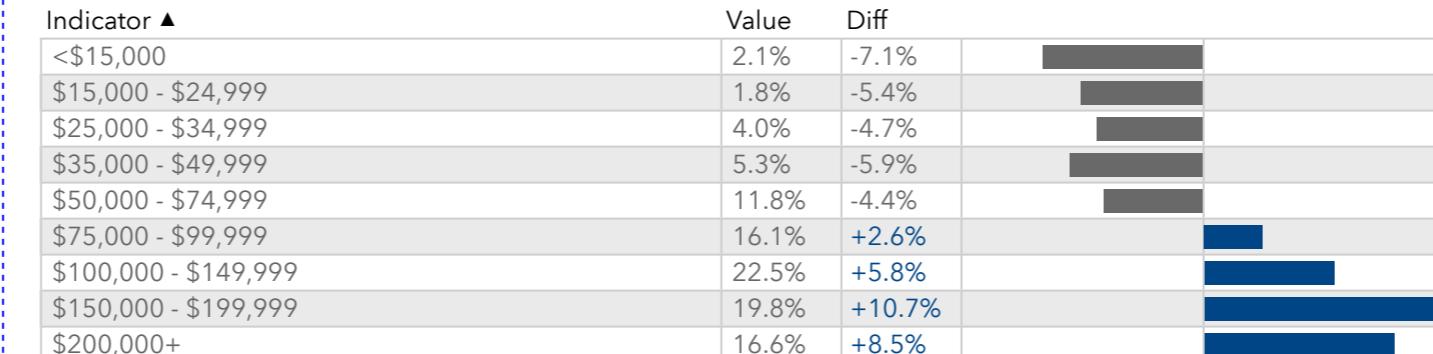
Education



2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

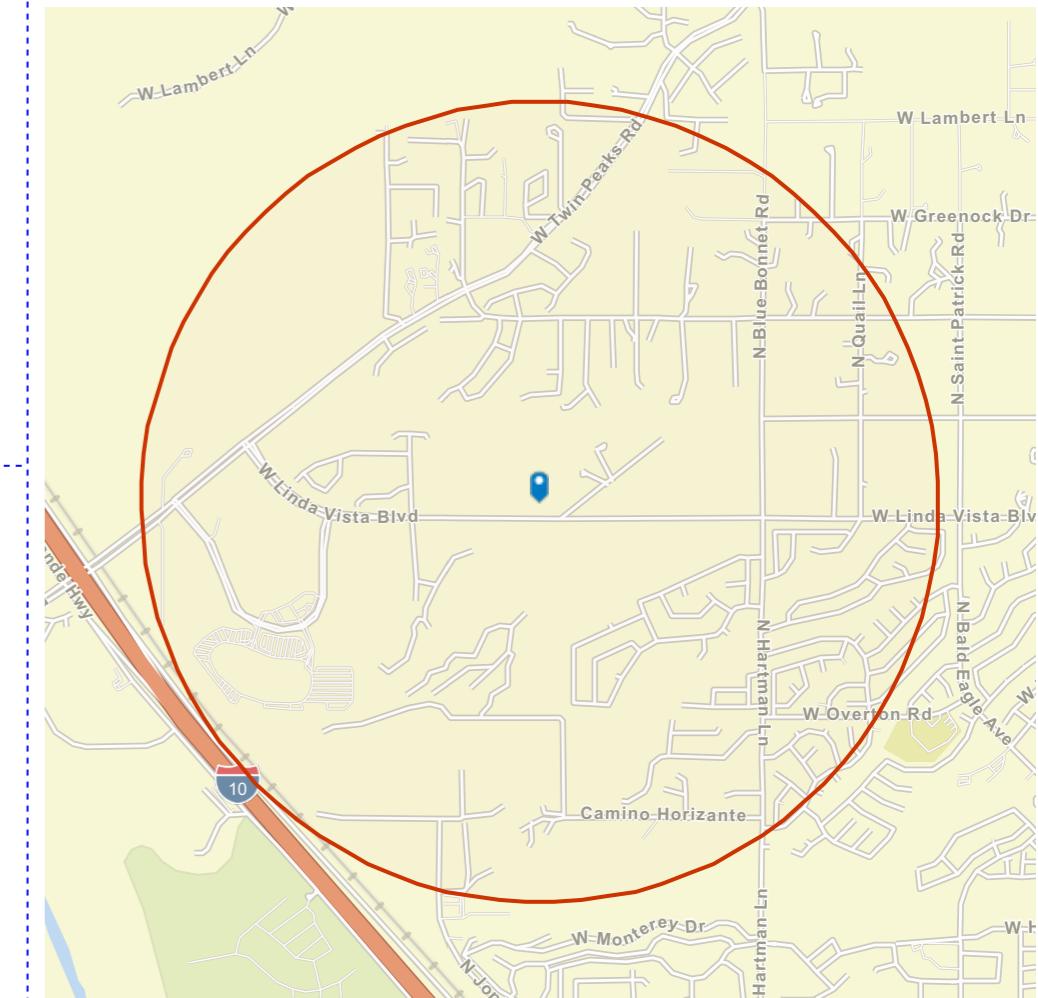
The smallest group: \$15,000 - \$24,999 (1.8%)



Bars show deviation from Pima County

NEC Twin Peaks & Linda Vista

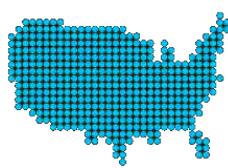
Ring of 1 mile



7A	Up and Coming Families 743 households	50.3% of Households
4B	Home Improvement 712 households	48.2% of Households
8C	Bright Young Professionals 23 households	1.6% of Households

Source: Esri. The vintage of the data is 2024.

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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	177	1.08%	10.00%	11
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	7,037	42.80%	7.63%	561
GenXurban (L5)	3,095	18.82%	11.26%	167
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	4,464	27.15%	7.20%	377
Middle Ground (L8)	892	5.43%	10.79%	50
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	777	4.73%	8.30%	57
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts



42,707

2024 Total Population



\$123,931

2024 Average Household Income

40.6

Median Age

16,442

Households

\$391,268

2024 Average Home Value

Education



3%

No HS Diploma



19%

HS Graduate



33%

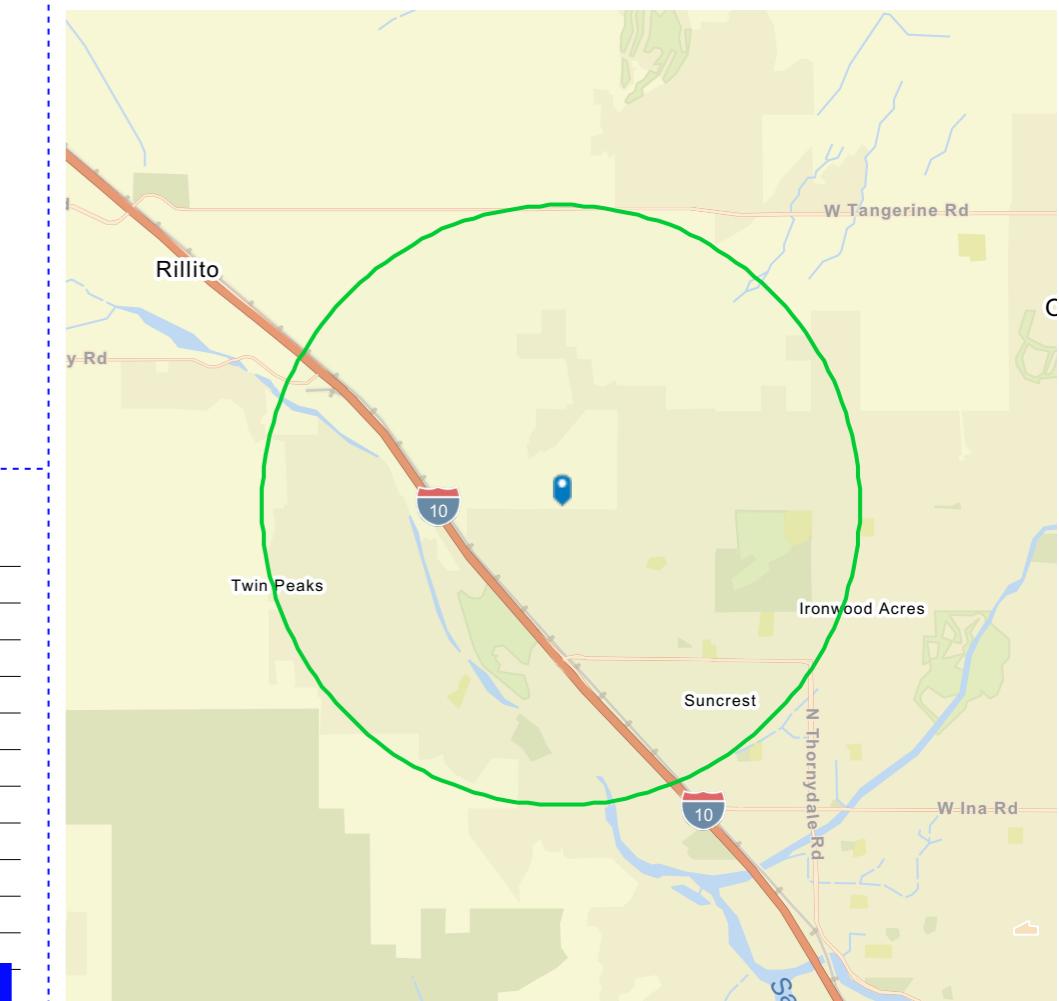
Some College



46%

Degree or Higher

NEC Twin Peaks & Linda Vista Ring of 3 miles



Tapestry segments

	Up and Coming Families 4,122 households	25.1% of Households
	Home Improvement 3,805 households	23.1% of Households
	Comfortable Empty Nesters 2,690 households	16.4% of Households

Source: Esri. The vintage of the data is 2024.

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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

[learn more...](#)

Households HHs % % US HHs Index

Affluent Estates (L1)	2,184	5.80%	10.00%	58
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	12,411	32.99%	7.63%	432
GenXurban (L5)	7,862	20.90%	11.26%	186
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	6,044	16.06%	7.20%	223
Middle Ground (L8)	3,291	8.75%	10.79%	81
Senior Styles (L9)	4,538	12.06%	5.80%	208
Rustic Outposts (L10)	1,063	2.83%	8.30%	34
Midtown Singles (L11)	233	0.62%	6.16%	10
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts



93,797

2024 Total Population



\$120,298

2024 Average Household Income

Education



4%

No HS Diploma

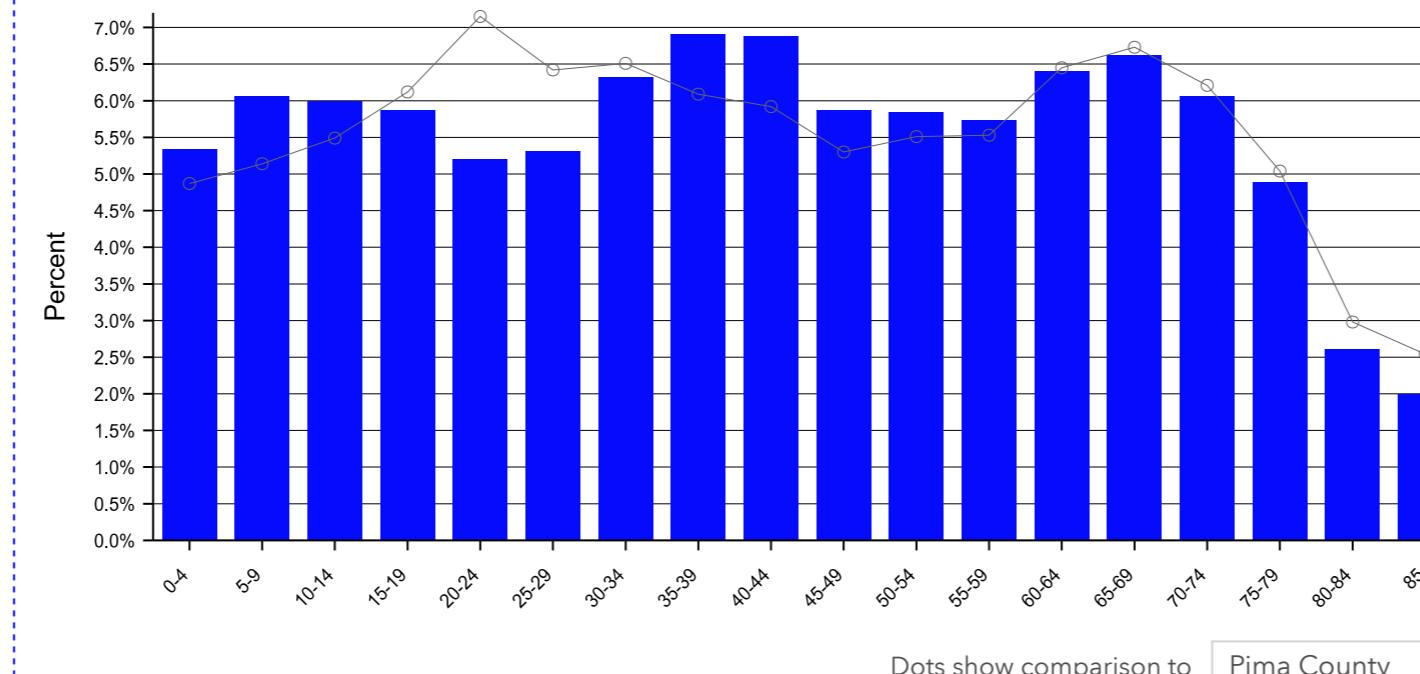


18%

HS Graduate



Age Profile



2024 Households by income (Esri)

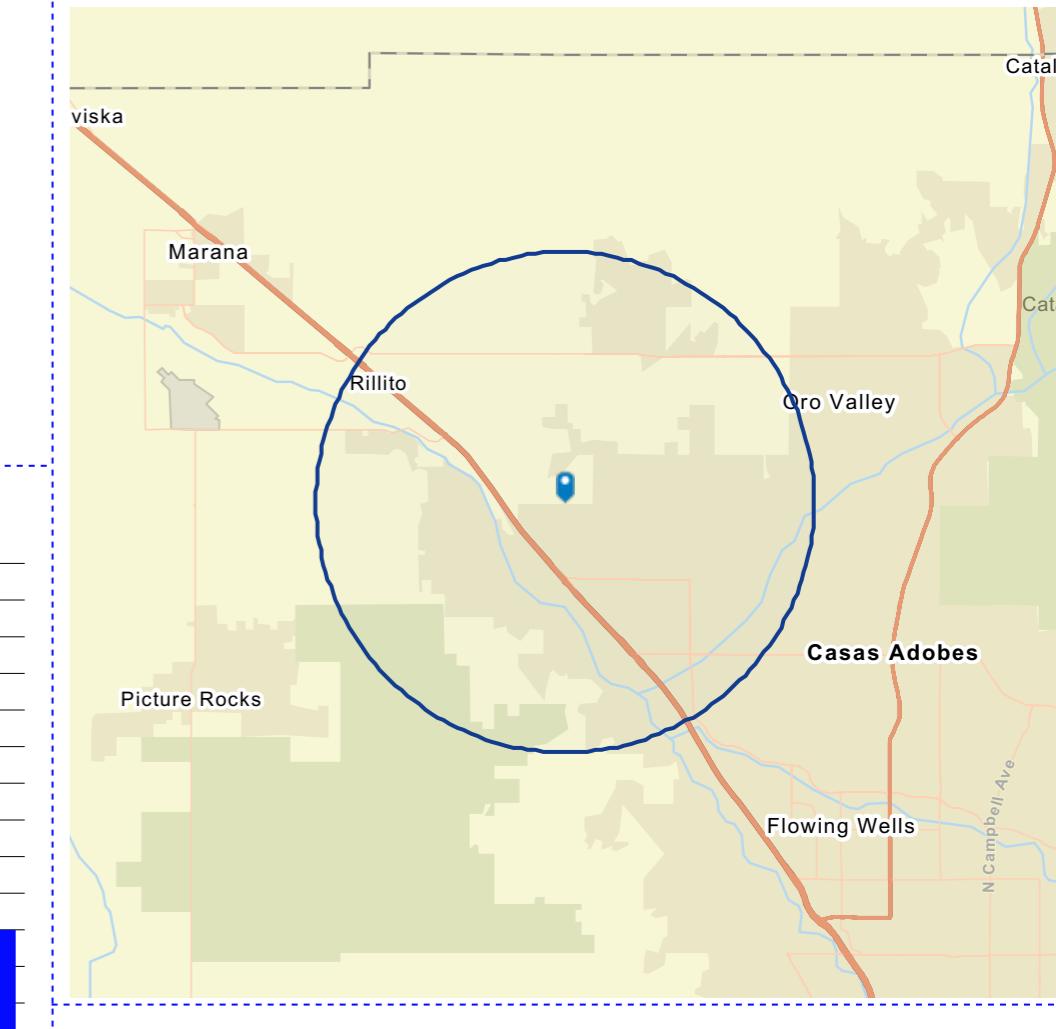
The largest group: \$100,000 - \$149,999 (23.3%)

The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff
<\$15,000	4.0%	-5.2%
\$15,000 - \$24,999	3.4%	-3.8%
\$25,000 - \$34,999	5.3%	-3.4%
\$35,000 - \$49,999	7.9%	-3.3%
\$50,000 - \$74,999	14.4%	-1.8%
\$75,000 - \$99,999	16.3%	+2.8%
\$100,000 - \$149,999	23.3%	+6.6%
\$150,000 - \$199,999	14.6%	+5.5%
\$200,000+	10.8%	+2.7%

Bars show deviation from Pima County

NEC Twin Peaks & Linda Vista Ring of 5 miles



Source: Esri. The vintage of the data is 2024.

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