

MERCADO DEL RIO - HOTEL/RESTAURANT SITE

27,000 SF PADS TO SEVERAL ACRES AVAILABLE

C-2 HARD ZONED IN ORO VALLEY

NORTH ORACLE ROAD & PUSCH VIEW | ORO VALLEY, ARIZONA 85737



SOLD **AVAILABLE**

Larry Kush
Office: (480) 482-1944
Mobile: (480) 290-2909
larry.kush@orionprop.com



In Association with:
Donley Commercial



PROPERTY OVERVIEW

SALE PRICE: \$15 PER SF

LOCATION

North Oracle and Pusch View Lane
 Located next to a Target & Fry's Center

ZONING

C-2
 Oro Valley's most intense commercial zone

PRICES

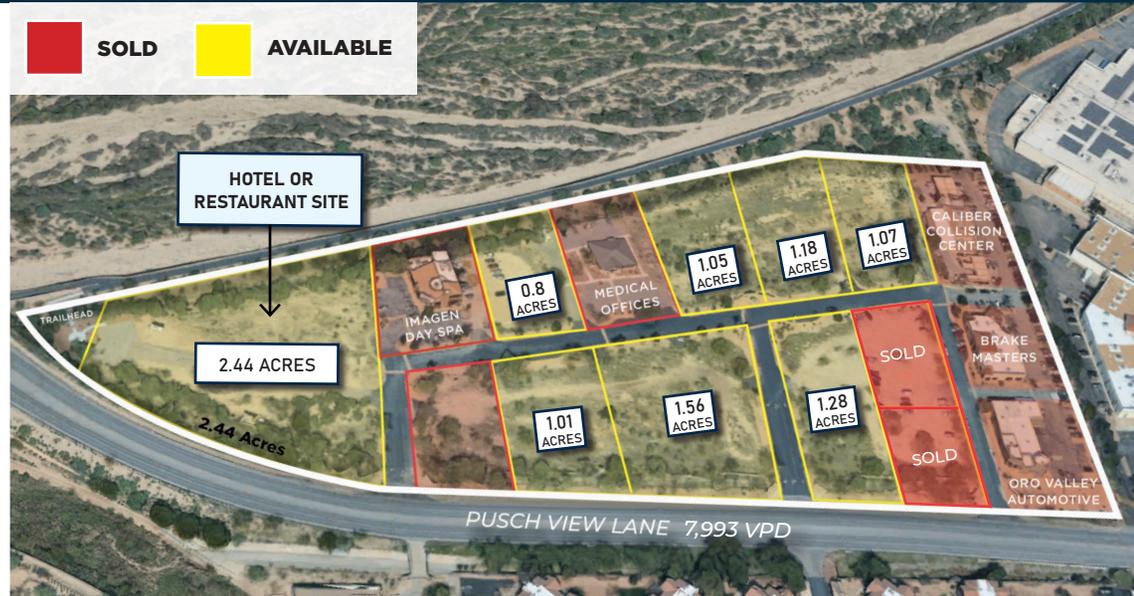
All lots are priced at \$15 PSF

APPROVED PLANNED USE

Oro Valley has approved the Master Development Plan, Final Plat, Master Architectural Concept Plan, and the Sign Criteria for Mercado del Rio

UTILITIES

Sewer: To Lot
 Telephone: To Lot
 Cable: To Lot
 Gas: To Lot
 Electric: To Lot
 Water: To Lot

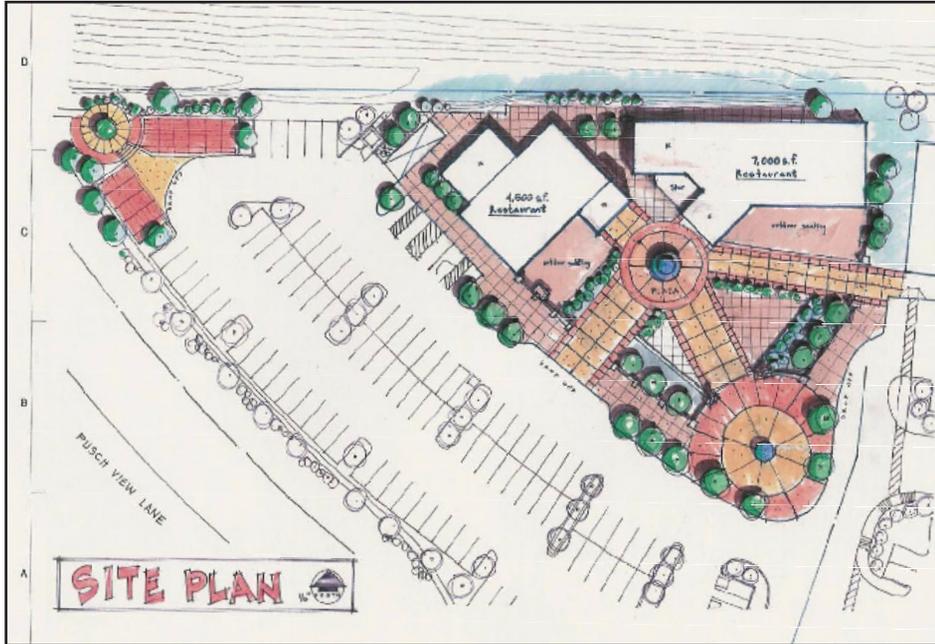


MERCADO DEL RIO

Mercado del Rio is currently comprised of individually owned and operated businesses servicing the Oro Valley and Northwest Tucson market. The businesses are: Imagin Spa, Caliber Collision Center, and Oro Valley Automotive. Mercado del Rio has over 1,700 feet of frontage along Pusch View Lane, with all lots having great visibility. All lots are fully developed building sites with all utilities, roads, curb cuts, sidewalks, perimeter landscaping, all site drainage fully constructed and landscaped public plazas that contain public art and shaded gathering areas. Oro Valley has approved the Master Development Plan, Final Plat, Master Architectural Concept Plan, and the Sign Criteria for Mercado del Rio. With these approvals in hand, all lots are ready for a buyer to simply prepare a site plan and building plans to be submitted to Oro Valley, thus they will be ready to "break ground" within five months.



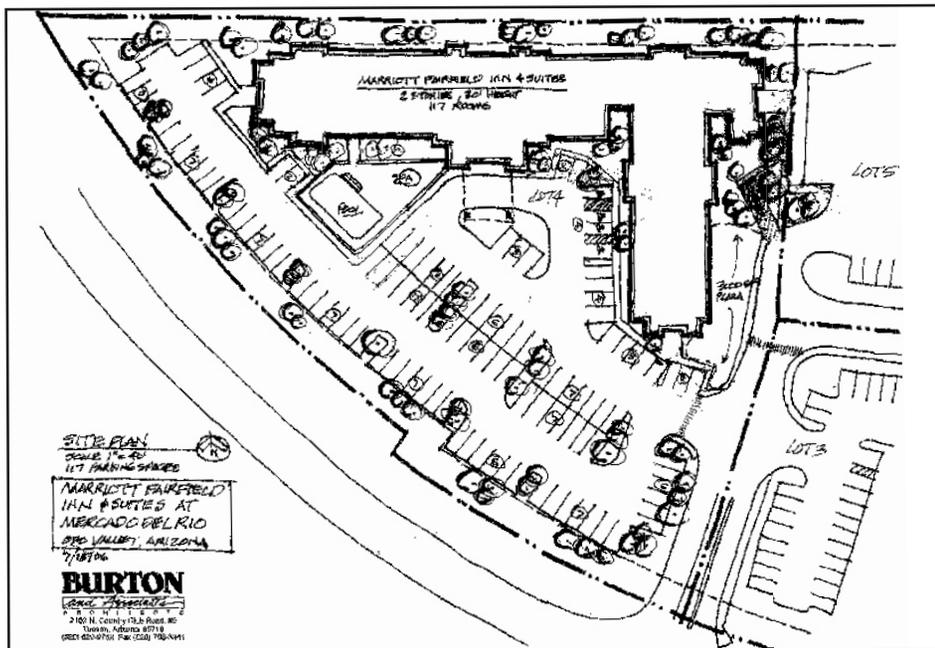
RESTAURANT SITE PLAN | 2 SPACES



RESTAURANT RENDERING | 2 SPACES



HOTEL SITE PLAN | 2 STORIES - 117 ROOMS



PARCEL | 2.44 ACRES AVAILABLE



TANGERINE ROAD

ORO VALLEY MARKETPLACE

WAL-MART SUPERCENTER THE KEG STEAKHOUSE-BAR Olive Garden CINEMARK THE PICKLR

ROONEY RANCH SHOPPING CENTER

fry's TARGET FIRST WATCH STARBUCKS COFFEE MOD THE HOME DEPOT

TUCSON PREMIUM OUTLETS[®]
A SIMON CENTER

AMERICAN EAGLE OUTFITTERS BANANA REPUBLIC GAP

★ SUBJECT PROPERTY

CROOKED TREE GOLF COURSE

CANYON DEL ORO HIGH SCHOOL



ORACLE CROSSINGS

TOPGOLF COSTCO WHOLESALE LOWE'S

ORACLE ROAD

ORACLE CROSSINGS

SPROUTS FARMERS MARKET TRADER JOE'S Marshalls KOHL'S

OMNI TUCSON NATIONAL RESORT & SPA

OMNI TUCSON NATIONAL



ORACLE PLAZA

NATURAL GROCERS HOBBY LOBBY TJ-MAXX DOLLAR TREE

ORO VALLEY - TUCSON, ARIZONA

Located just north of Tucson, Oro Valley is one of Southern Arizona's premier suburban communities, known for its high quality of life, strong household incomes, and exceptional natural surroundings. With a well-educated population, abundant outdoor recreation, and proximity to major employment hubs, Oro Valley attracts families, professionals, and retirees seeking an upscale yet accessible lifestyle. The area continues to experience steady growth supported by top-rated schools, master-planned neighborhoods, and robust retail and healthcare sectors. Its scenic views, low crime rate, and business-friendly environment make Oro Valley a desirable market within the greater Tucson region.



5 MILE DAYTIME POPULATION

66,014

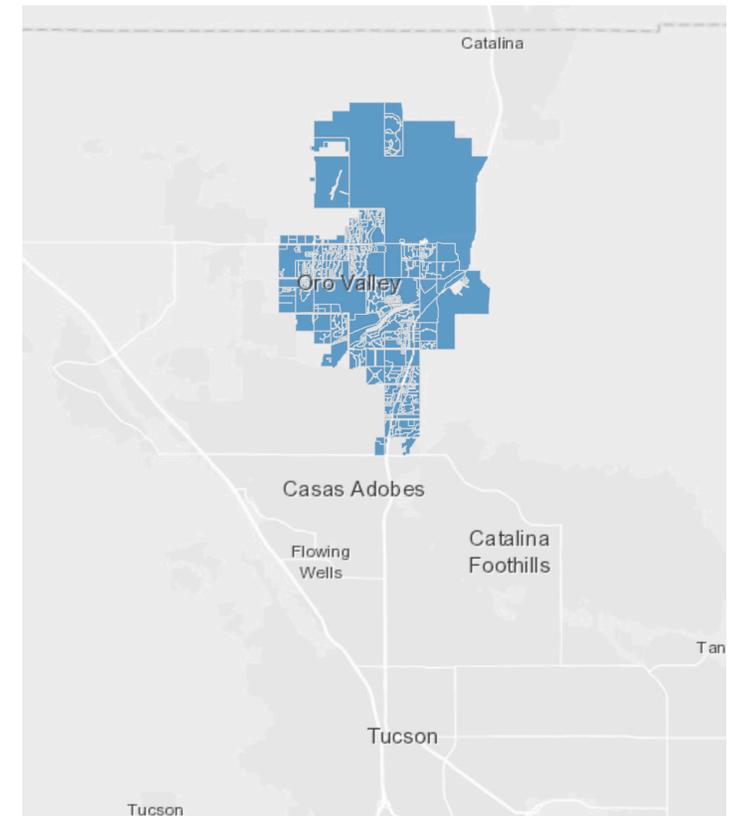


5 MILE AVG HOUSEHOLD INCOME

\$146,723

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	5,179	30,242	66,014
Employees:	2,658	7,670	12,338
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	1,159	10,149	23,160
Average Size:	2.2	2.2	2.3
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$139,949	\$138,080	\$146,723
Annual Household Expenditure:	\$133.1 M	\$1.16 B	\$2.77 B



All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agents for More Information:

Larry Kush

Office: (480) 482-1944

Mobile: (480) 290-2909

larry.kush@orionprop.com

In Association with:

Donley Commercial

