



Property Features

- Anchored by Fry's Marketplace (108,000 SF)
- Positioned along strong Tangerine Road Corridor
- Near Dove Mountain Master Plan Community
- Shop space and pads available

Demographics 2016 Estimated	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	1,888	20,828	68,016
Avg Household Income	\$111,499	\$107,902	\$99,840
Households	724	8,252	26,761

Property Details

Availability	Junior Anchor, Pads, Shops with drive-thru
PAD 2:	Up to 3,400 SF
PAD 5:	900 SF
Shops B:	Up to 16,000 SF
Shops C:	can accommodate Jr Anchor Up to 6,100 SF
Pricing	Shops \$25 - \$28/SF, NNN Ground Lease, BTS: Call for pricing

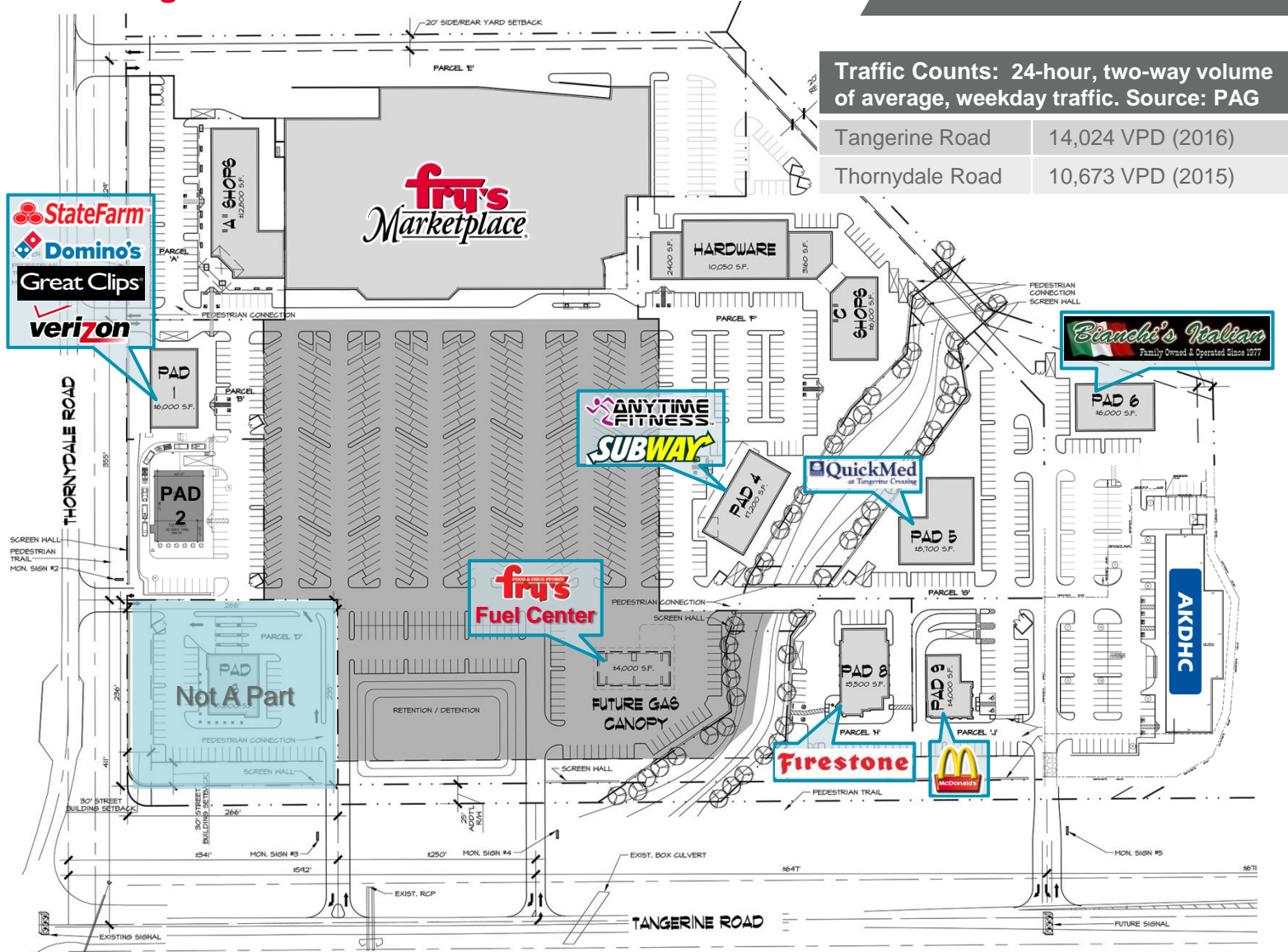
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Existing Site Plan

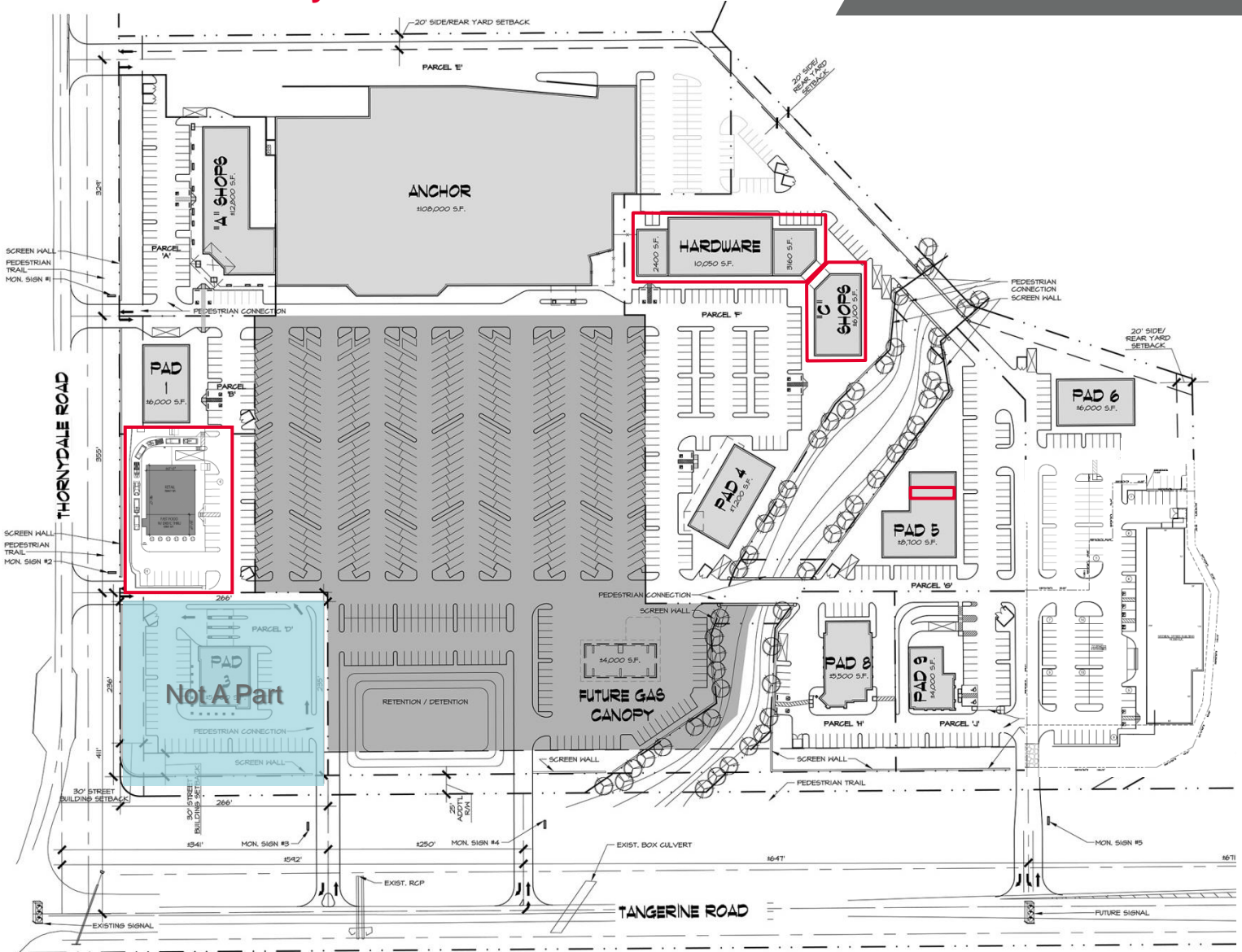
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Shops A	PAD 1	PAD 4	PADs
Chinese Restaurant	Domino's	Anytime Fitness	McDonald's
UPS Store	Verizon	Subway	Firestone Tires
Nails	State Farm	Chiropractor	Bianchi's Italian
Solana Patio	Great Clips	PAD 5	Fry's Fuel Center
Tangerine Dental	Dry Cleaner	Oro Valley Quick Med	
Computer Repair		Pool Supply	
Financial Advisor			

Current Availability

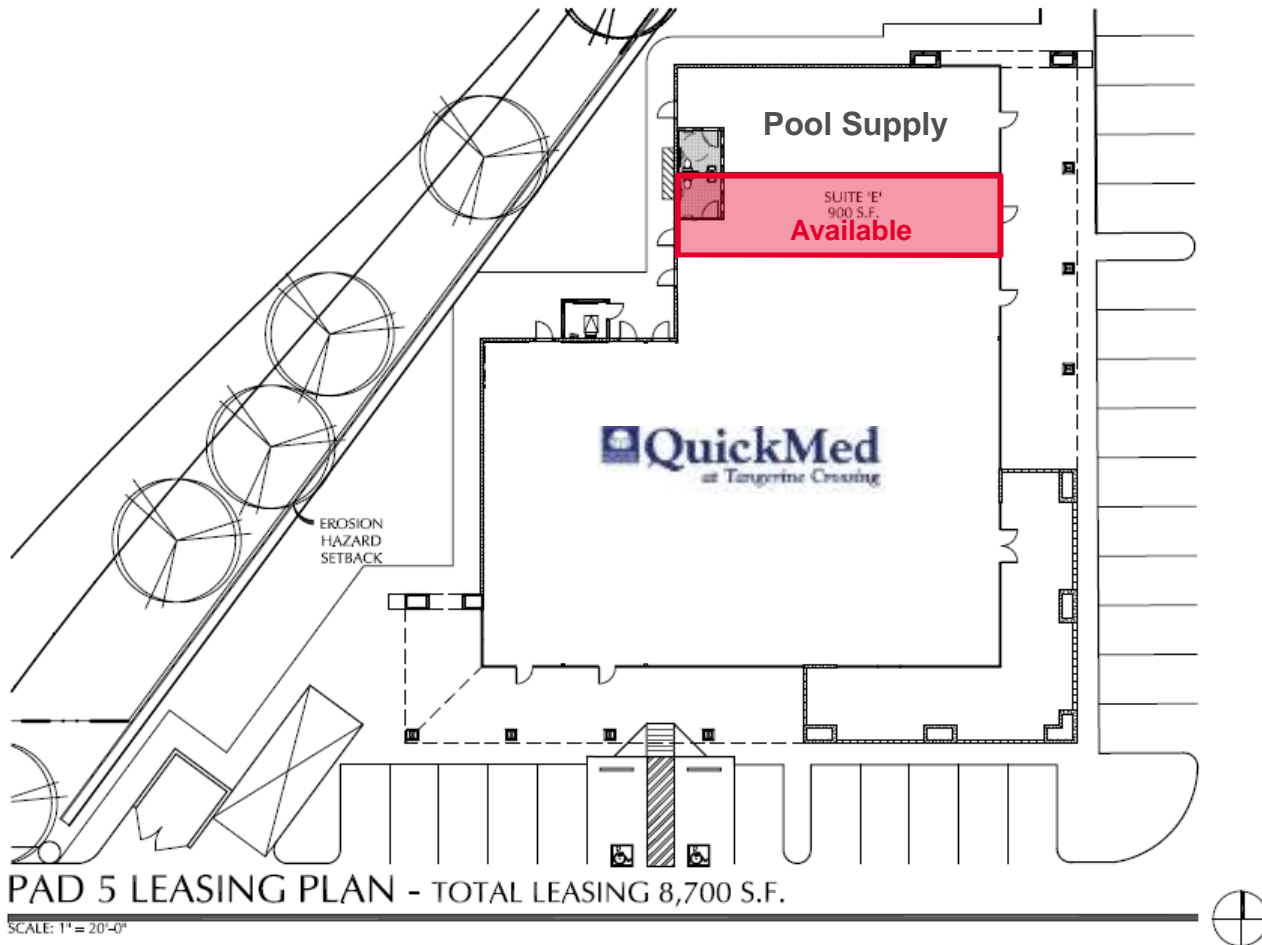
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PAD 2	PAD 5	Shops B	Shops C
1,000 SF – 3,400 SF	Suite E - 900 SF	Up to 16,000 SF (can accommodate Jr Anchor)	Up to 6,100 SF

Floor Plan – PAD 5

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South Elevation

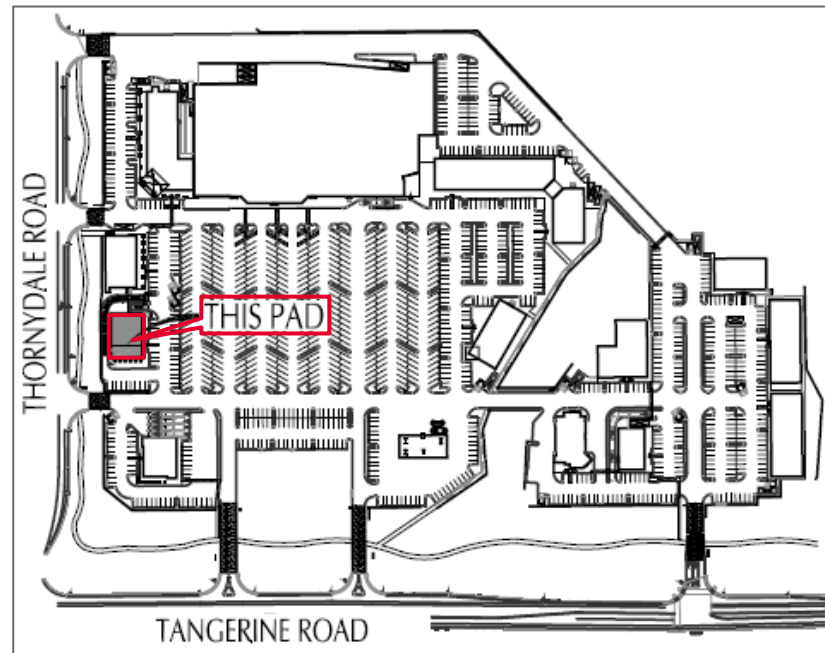
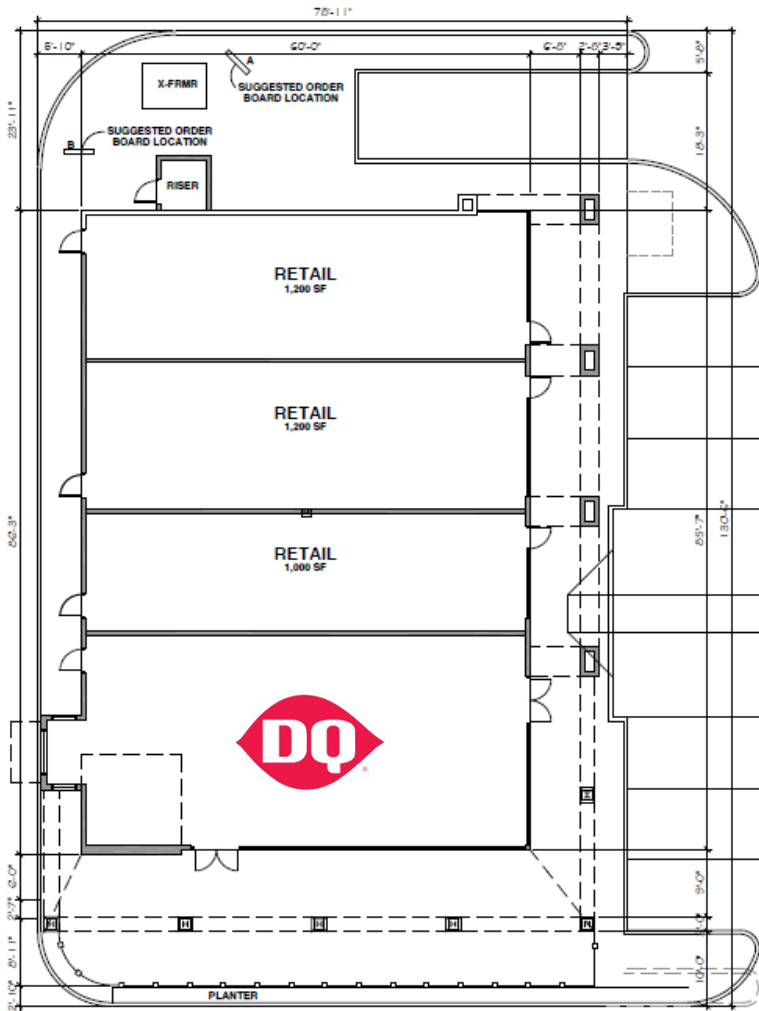


East Elevation



Floor Plan – PAD 2

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SOUTH ELEVATION
SCALE: 1/4"=1'-0"



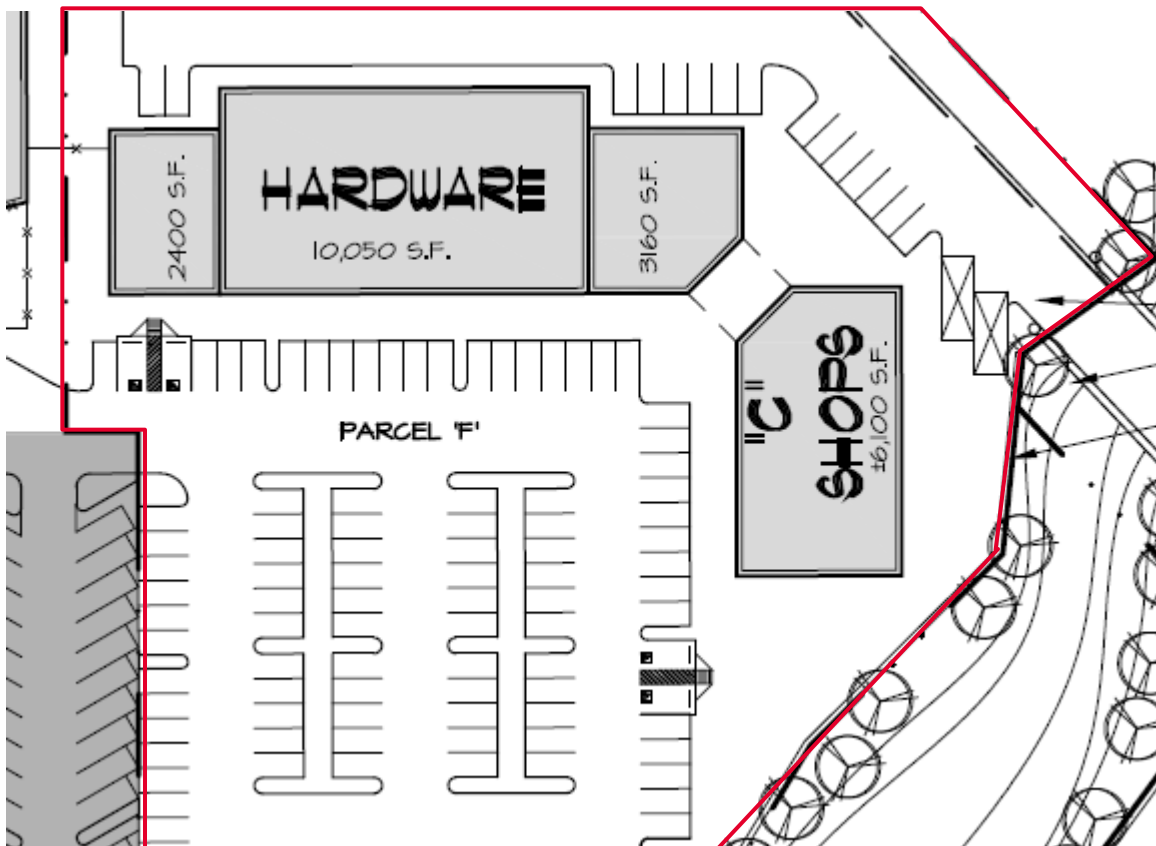
EAST ELEVATION
SCALE: 1/4"=1'-0"



Shoppes at Tangerine Crossings

NEC Tangerine & Thornydale Roads
Marana, AZ 85658

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Property Images

Anchor



PAD 1

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PAD 4



Shops A



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