

THE SHOPPES AT ORANGE GROVE

INTERSTATE 10 & ORANGE GROVE, MARANA, ARIZONA

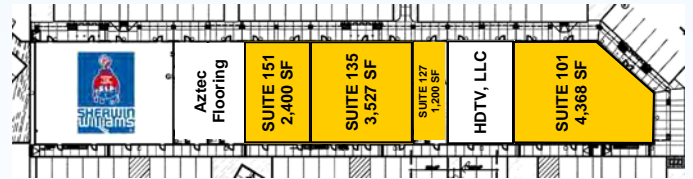
**PROMINENT
END CAP
AVAILABLE**



FOR LEASE:

Suite	Size	Lease Rate*
101	4,368 SF	\$12.00/SF, NNN for Years 1 and 2 of a 5-year lease
127	1,200 SF	
135	3,527 SF	(NNN est. at \$5.25/SF)
151	2,400 SF	

- ◆ Located in Marana in the growing Northwest trade area of Tucson
- ◆ Great I-10 visibility with access from both River Road and Orange Grove
- ◆ Neighboring retailers include Westar Appliances, Costco, Home Depot, Sam Levitz, PETSMART, Bedrosians Tile, Direct Buy, Lowe's, Target, and newest retailer: Staples!



Site Plan Not to Scale — For Illustration Purposes Only.

TRAFFIC COUNTS:

Orange Grove Rd:	41,000 avg. cars per day
Interstate 10:	104,000 avg. cars per day
Thornycroft Rd:	34,000 avg. cars per day

Source: Pima Association of Governments, 2010 Traffic Count Map

DEMOGRAPHIC HIGHLIGHTS:

2011 Estimates	1 Miles	3 Miles	5 Miles
Population:	6,294	52,469	125,219
Average HH Income:	\$63,105	\$68,832	\$68,485

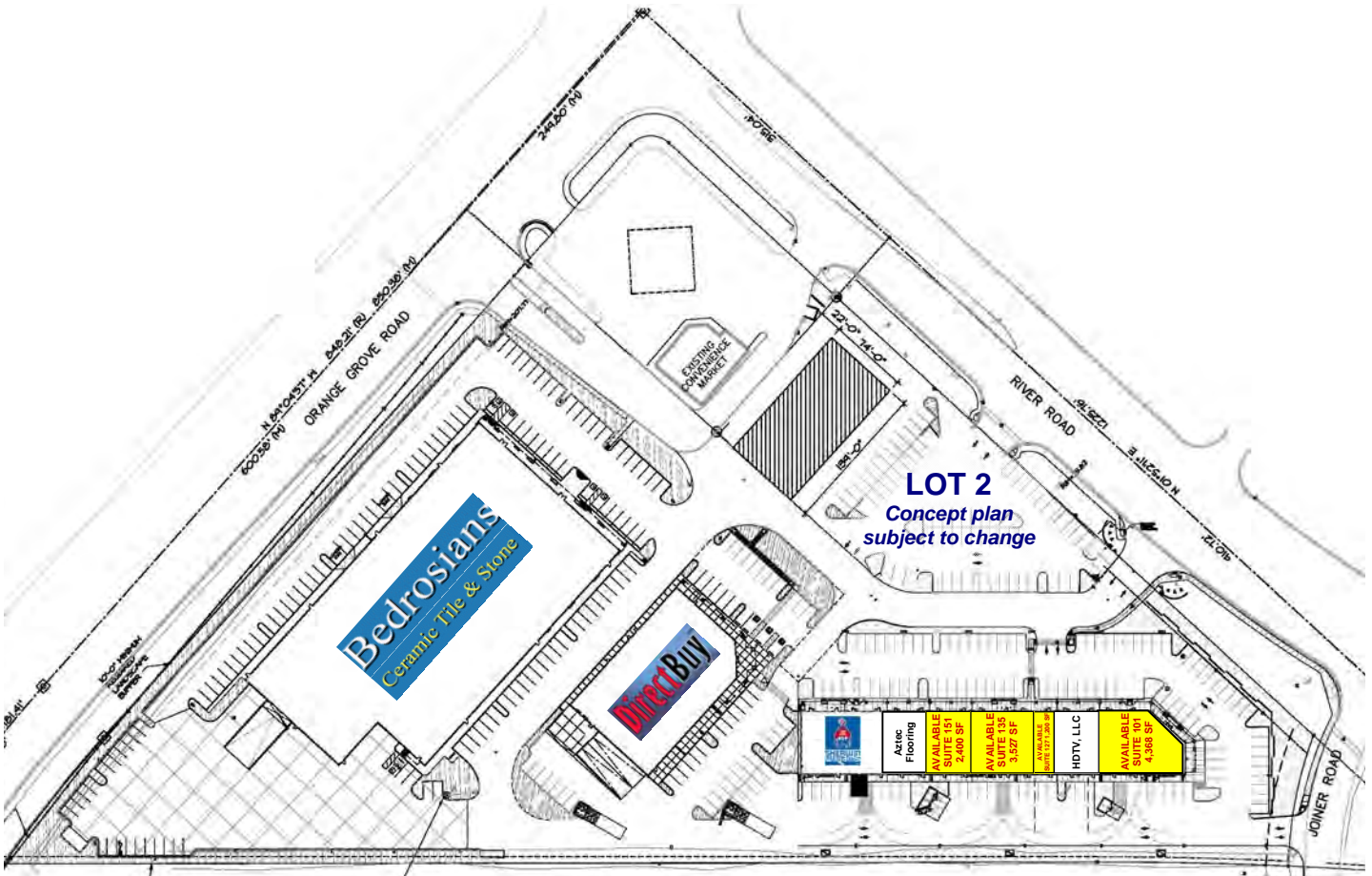
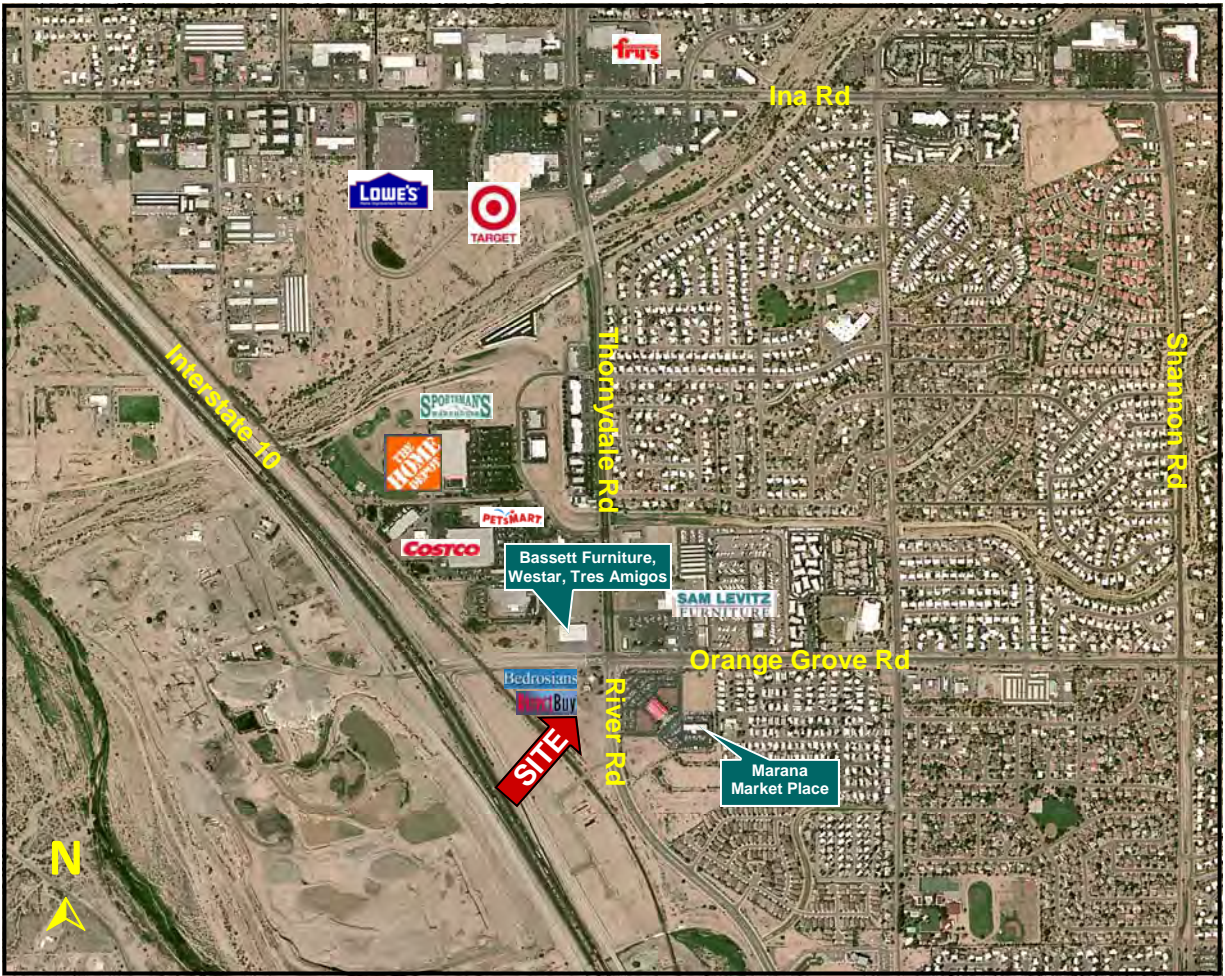
Source: Applied Geographic Solutions/TIGER Geography, Aug. 2011

Exclusively
Represented By:

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1 SITEPLAN
SCALE: 1" = 50'-0"

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