

FOR LEASE

VISTOSO PLAZA

12142, 12112, 12152 N RANCHO VISTOSO BLVD
ORO VALLEY, AZ 85755

*Join Safeway and other established
retailers in a high-visibility
neighborhood center in Oro Valley, AZ*



KIDDER.COM

km Kidder
Mathews

LEASE SPACE IN ORO VALLEY'S *PREMIER* TRADE AREA

Join Safeway, LabCorp and local retailers at Vistoso Plaza, a premier neighborhood shopping center serving the affluent Rancho Vistoso trade area in Oro Valley/Tucson. Multiple retail spaces are available for lease, offering excellent visibility, convenient access, and strong daily traffic along N Rancho Vistoso Blvd. Ideal opportunities for retail, service, medical, and restaurant users seeking a high-quality location in one of the region's most desirable growth corridors.

ADDRESS	12112, 12142, 12152 N Rancho Vistoso Blvd, Oro Valley, AZ 85755
GROSS LEASE ABLE AREA	±114,061 SF
LAND AREA	±22.06 AC
BUILDING 12112	±13,132 SF
BUILDING 12142	±8,750 SF
BUILDING 12152	±12,950 SF
ZONING	C-1
PARKING	Surface - 468 Spaces



AVAILABILITIES

Suite	Total size	Asking Rate
A-160	±1,307 SF	\$29.00/SF plus NNN (estimated at \$9.76/SF)
C-120	±1,400 SF	\$28.00/SF plus NNN (estimated at \$9.76/SF)

SITE PLAN



TENANT LIST

Desert Palms
 Elite Theater
 Mali Thai
 The Tutoring Center
 Pusch Ridge Pet Clinic
 Safeway
 Vistoso Cleaners
 Nails Of The World
 Cost Cutters

A-160 Planet Beach Tanning (Available)

AIM Mail Center
 State Farm Insurance
 Artistry Academy Music & Art
 Flavors of India
 Safeway Gasoline
 Hanger Clinic

Adient Physical Therapy
 Smile More Dental
 Dragon Village Chinese
 Rosati's Pizza
 LabCorp
 OV Vapescape
 Cheers To You Nutrition

C-120 Huang Reflexology (Available)

Pusch Ridge Chiropractic
 Halo Hair Studio

LEASE SUMMARY



LEASING SUMMARY

ORO VALLEY



 **20 MIN DRIVE**
To City of Tucson

N ORACLE RD



ARIZONA
77



N 1ST AVE

 31,523+ VPD



E TANGERINE RD

ORO VALLEY
HOSPITAL

VISTOSO
PLAZA

N RANCHO VISTOSO BLVD



KIDDER MATHEWS

TENANT PROFILES



One of Arizona's most established grocery retailers, Safeway functions as a key traffic-generating anchor that enhances overall center visibility and customer draw.

Safeway is a leading full-service grocery retailer and a banner of Albertsons Companies (NYSE: ACI), one of the largest supermarket operators in the United States. Founded in 1915, Safeway operates approximately 910+ stores nationwide, including 107 locations across Arizona. The chain serves customers through a broad offering of fresh food, pharmacy, prepared foods, and digital grocery services, making it a highly recognizable and traffic-generating grocery anchor tenant.

107

OF AZ LOCATIONS

±270K

TOTAL EMPLOYEES

1915

YEAR FOUNDED



As a Fortune 500 healthcare company, Labcorp provides essential diagnostic testing services that drive recurring patient visits.

Labcorp (NYSE: LH) is one of the nation's largest clinical laboratory and diagnostic testing providers, operating more than 2,000 patient service centers nationwide. The company serves physicians, hospitals, employers, and patients through a comprehensive portfolio of routine and specialty testing services, generating consistent, necessity-based customer traffic.

2,000+

OF US LOCATIONS

±70K

TOTAL EMPLOYEES

\$13B+

ANNUAL REVENUE

ORO VALLEY ADVANTAGE

Oro Valley is one of Southern Arizona's most affluent and established suburban communities, located along the Oracle Road corridor north of Tucson. The market has developed into a premier residential and retail destination supported by strong household incomes, high educational attainment, and continued residential expansion.

The community benefits from a stable economic base and consistently strong demographics, making it one of the most desirable retail submarkets in the Tucson MSA.

Demand is driven by a high-income population that supports neighborhood, lifestyle, and service-oriented retail categories.

Oro Valley serves as the primary retail hub for North Tucson, with a trade area extending well beyond its municipal boundaries. The broader market supports more than 110,000 residents and continues to grow as master-planned communities expand along the Oracle Road corridor.

Population growth has remained steady and highly controlled, reinforcing long-term stability in retail demand. The area's consumer base is characterized by strong purchasing power and above-average discretionary spending.

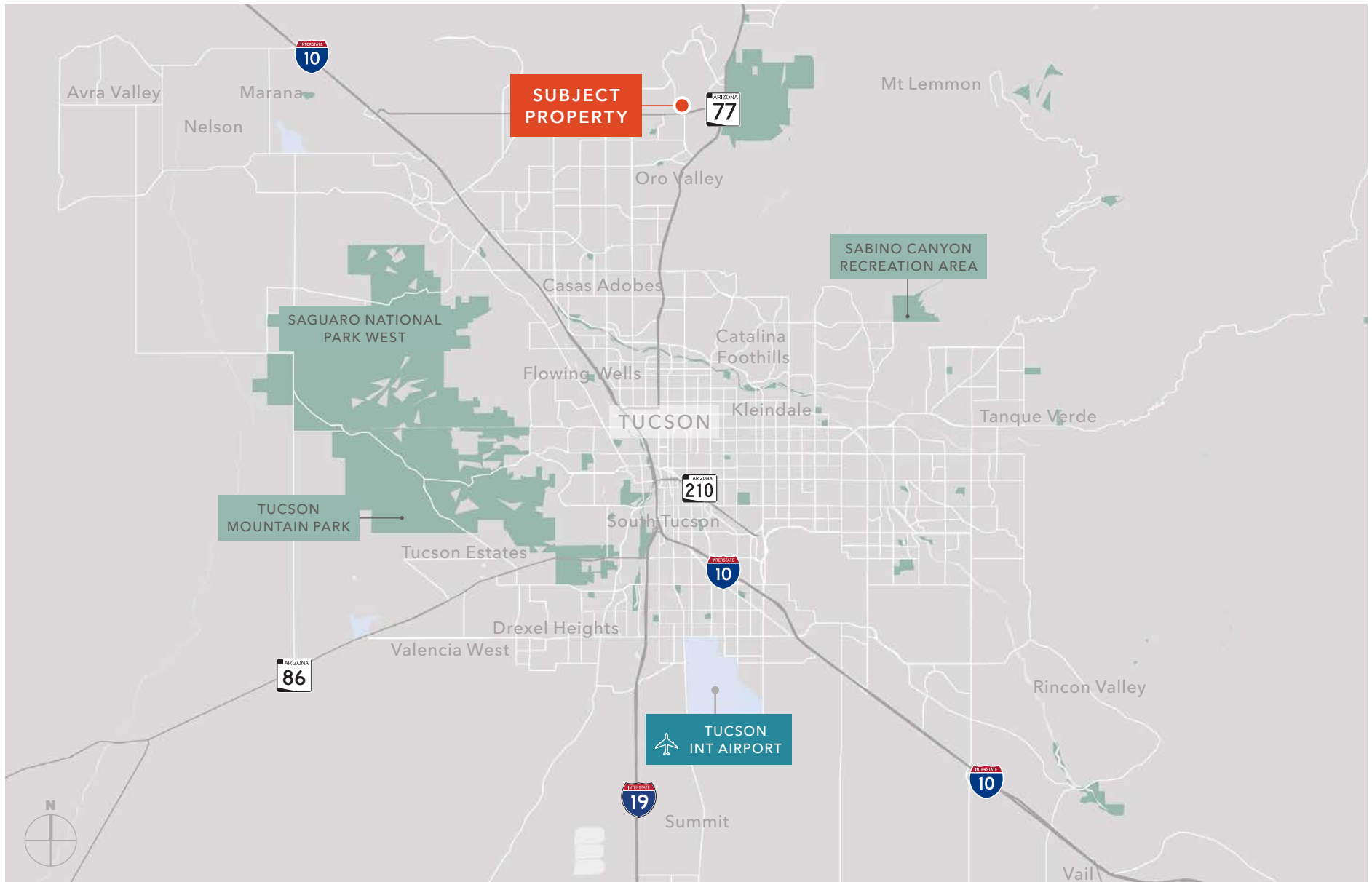
Median household incomes in Oro Valley are significantly above regional and state averages.

Supported by a highly educated and professionally employed resident base, this demographic profile consistently attracts national and regional tenants seeking strong-performing suburban locations.

Retail demand is concentrated in dining, medical services, fitness, boutique retail, and convenience-oriented concepts, with increasing emphasis on experiential uses.



LOCATION OVERVIEW



TUCSON'S ECONOMIC IMPACT

Part of the Tucson MSA, Oro Valley benefits from the economic strength and growth of the greater Tucson region.

Tucson is the second-largest city in Arizona with a population of 1,066,578. It is the largest city in Pima County, which totals 1.075 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 1,077,232 residents by 2028 (1.1 million in Pima County).

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job. Tucson is the first North American city to be designated a UNESCO City of Gastronomy. Tucson boasts hundreds of miles of hiking trails, from the Sonoran Desert, to the Sky Islands peaks 9,000 feet above sea level. There are over 40 golf courses, including Omni Tucson National Resort, home of an annual PGA Tour Champions event.

2ND

LARGEST CITY IN
ARIZONA

5TH

BEST PLACES TO
RETIRE

6TH

BEST US CITY FOR
GEN-Z

LOCATION OVERVIEW



EDUCATION

The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention. UA brings in more than \$580 million in research investment each year. UA’s enrollment is ±45,000 with numerous branch campuses and learning centers throughout Southern Arizona. Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

ACCESSIBILITY

Interstate 10 is a major east-west highway connecting Tucson with California, Phoenix, and New Mexico, while Interstate 19 links Tucson to Nogales and the Mexican border through the CANAMEX trade corridor. The Port of Tucson serves as an important inland rail and transportation hub connecting California and Texas. Tucson also operates the Sun Link streetcar system, connecting Downtown Tucson and the University of Arizona through a 3.9-mile route with 24 stops.

EMPLOYMENT

Tucson is a growing hub for bioscience, aerospace, optics, technology, and renewable energy. It benefits from strong partnerships between the University of Arizona, research parks, and local industry, supporting advances in precision medicine, defense, engineering, and solar energy.

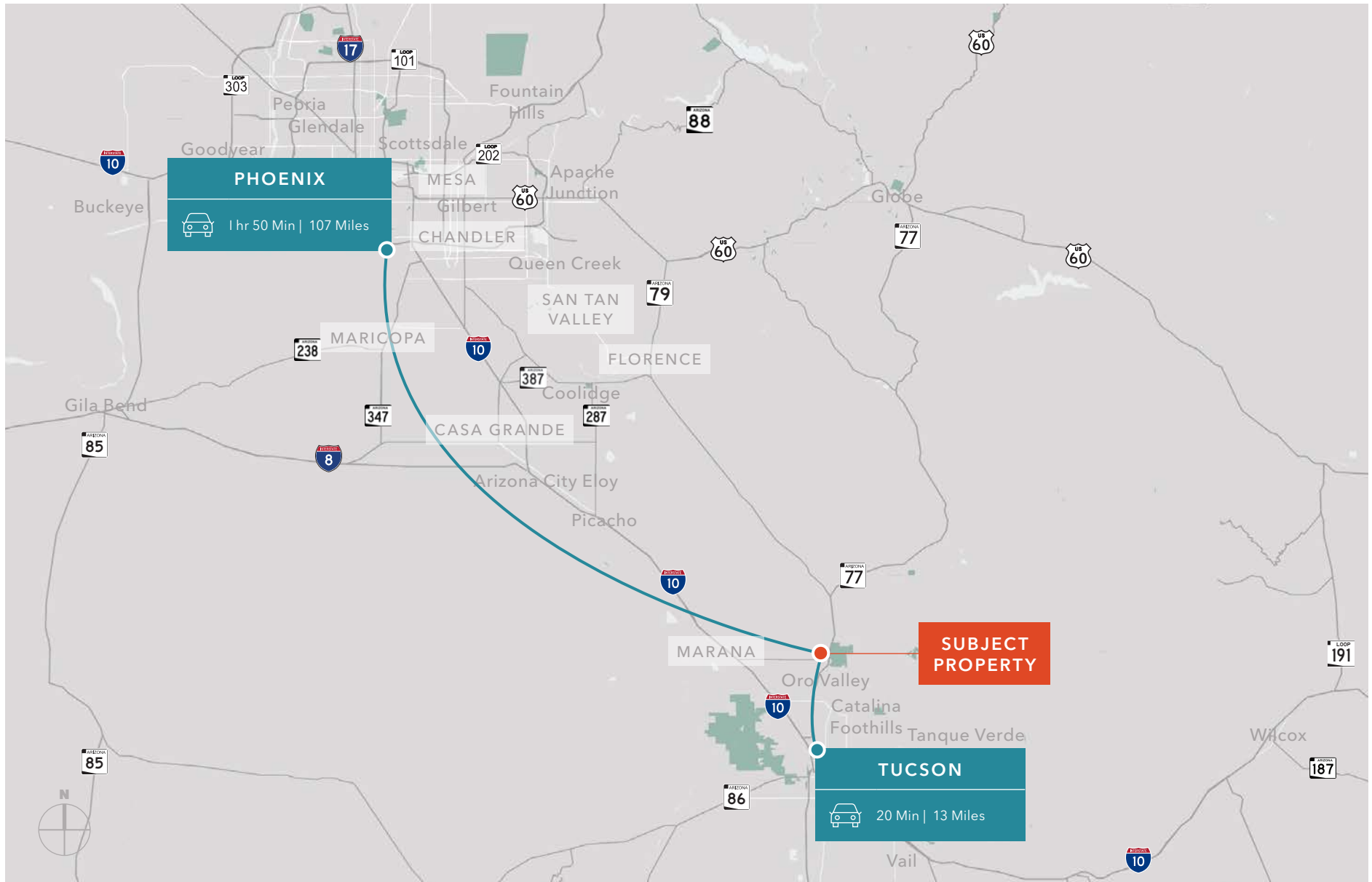
Known as “Optics Valley,” the city has a strong concentration of optics companies and astronomical research. Its strategic location near Mexico and major western U.S. cities also makes it a key transportation and logistics center.

Tucson’s economy is further supported by education and workforce development from institutions like the University of Arizona and regional colleges. Recent business growth, including companies like Caterpillar, has added high-paying jobs and strengthened the local economy.

MAJOR EMPLOYERS

LOCATION OVERVIEW



DEMOGRAPHICS



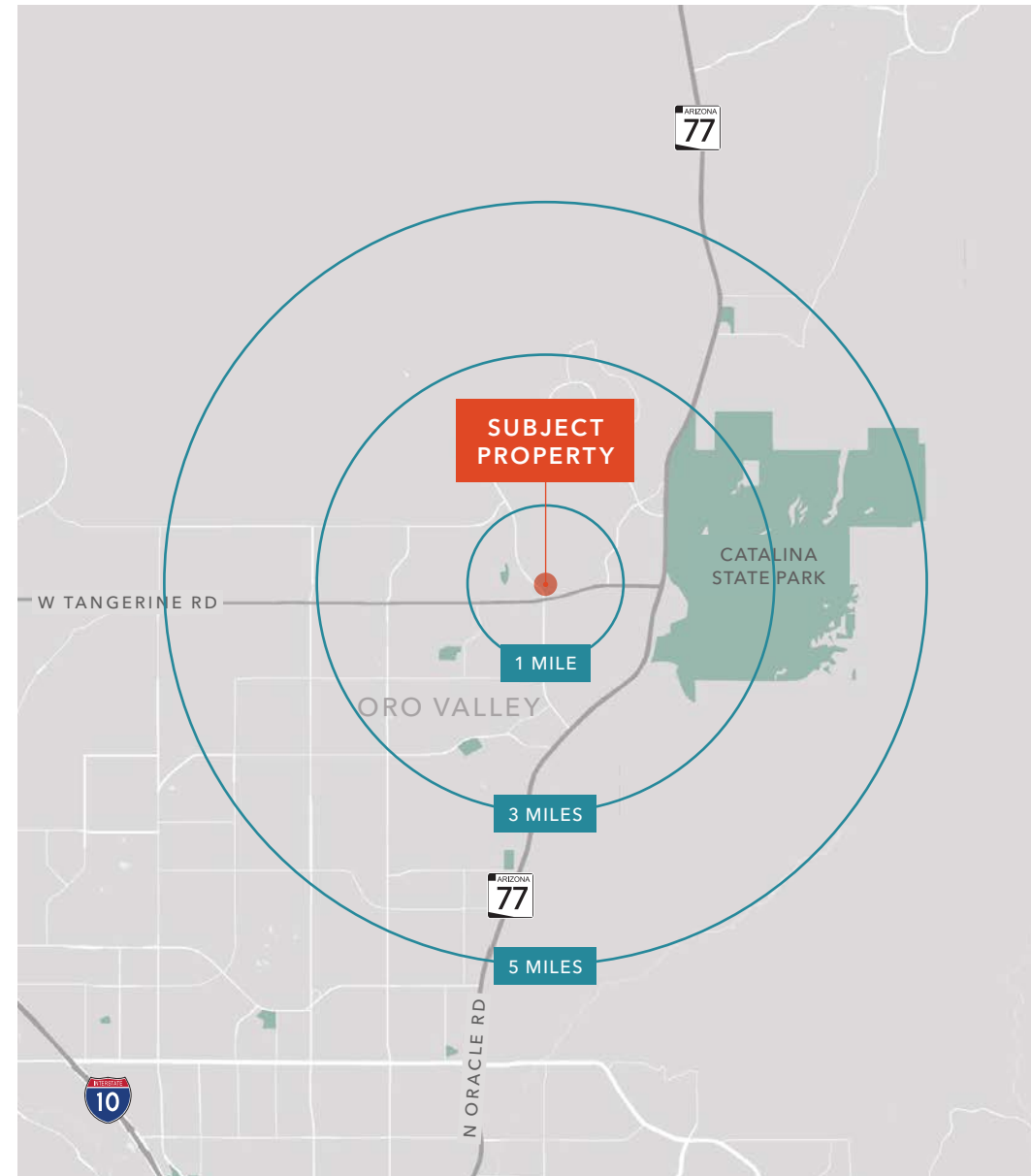
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,618	29,999	47,414
2020 CENSUS	4,631	34,961	54,254
2026 ESTIMATED	4,913	36,951	57,756
2031 PROJECTED	5,207	37,049	58,278



Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$116,685	\$114,256	\$116,185
2031 MEDIAN PROJECTED	\$115,851	\$113,141	\$115,795
2026 AVERAGE	\$167,728	\$160,314	\$162,760
2031 AVG PROJECTED	\$166,803	\$158,860	\$162,011



THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NUMBER OF BROKERS

32.5M+

ANNUAL SF OF LEASES

32.4M+

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S



VISTOSO PLAZA

Exclusively listed by

JENETTE BENNETT, CCIM

First Vice President

602.513.5113

jenette.bennett@kidder.com

AZ LIC N° 557543000

TYLER GRIFFITH

Associate Vice President

310.906.3282

tyler.griffith@kidder.com

CA LIC N° 02190756

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

KIDDER.COM

