

# Tangerine Farms & Lon Adams

SEC | Marana, AZ 85653



#### ADDITIONAL INFORMATION:

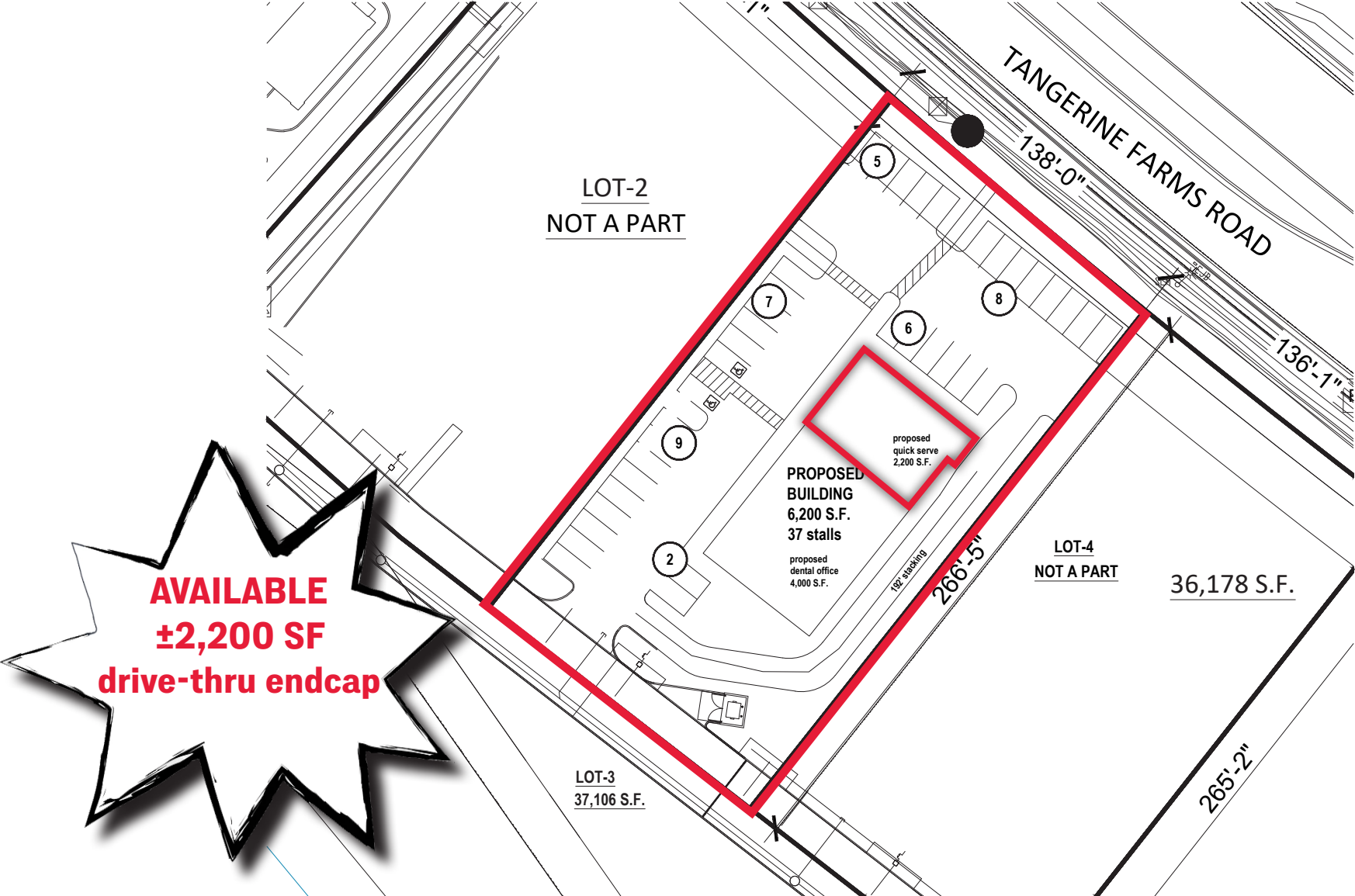
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**NEWMARK**

#### PROPERTY HIGHLIGHTS

- ±2,200 SF drive-thru endcap available for lease
- Co-tenant with Pacific Dental
- Adjacent to new Fry's Marketplace Center
- High growth area in Marana, AZ (northwest Tucson)
- Call for details and pricing

# CONCEPTUAL SITE PLAN



LOT-2  
NOT A PART

TANGERINE FARMS ROAD  
138'-0"

136'-1"

PROPOSED  
BUILDING  
6,200 S.F.  
37 stalls

proposed  
dental office  
4,000 S.F.

proposed  
quick serve  
2,200 S.F.

LOT-4  
NOT A PART

36,178 S.F.

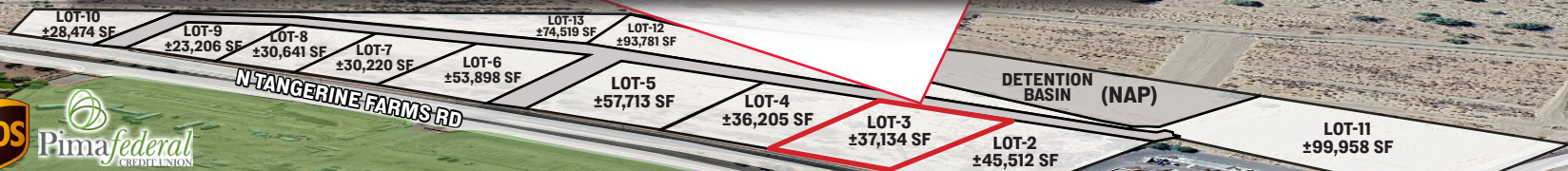
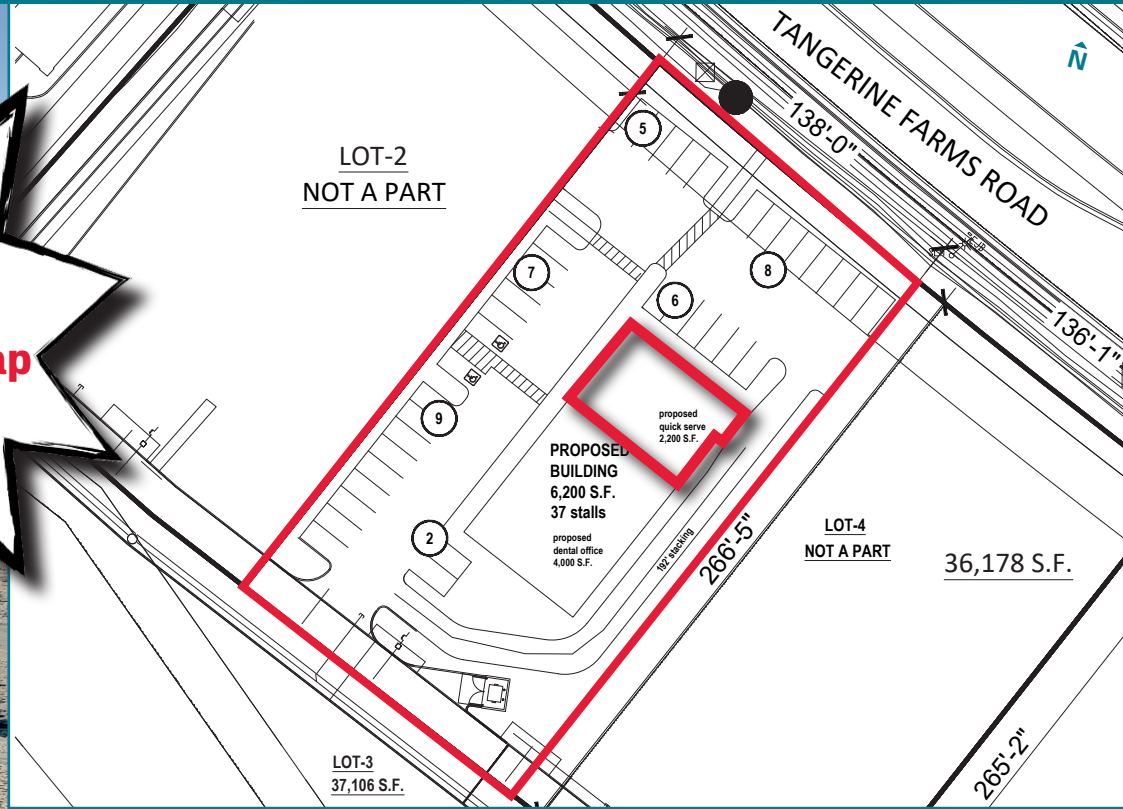
**AVAILABLE  
±2,200 SF  
drive-thru endcap**

LOT-3  
37,106 S.F.

197' Staging  
266'-5"

265'-2"

**AVAILABLE  
±2,200 SF  
drive-thru endcap**



NOW OPEN!

HEARTLAND





MARANA RD

CIRCLE K

Chevron

Jack in the Box

McDonald's

TACO BELL

Starbucks

Planned Residential

67,037 VPD

GRIER RD

10

FAMILY DOLLAR

MARANA AZ CITY MALL

La Mirage Estates  
± 507 Planned Homes

CAP  
CENTRAL ARIZONA PROJECT

STATE LAND

Monarch Master Planned Community  
First Phase=±1,300 Homes  
At 33% Build-Out

Tortolita Shadows  
± 2,500 Planned Homes

MOORE RD

GLADDEN FARMS  
Phase 1  
± 2,000 Homes  
Fully Built-Out

LENNIAR  
Meritage HOMES  
kb HOME  
FOR RENT

Mandarina Master Planned Community  
± 2,500 Homes  
Connection has started

LENNIAR

Heritage Park

5,375 VPD

Walmart Marketplace NOW OPEN!

GLADDEN FARMS  
Phase 2  
± 2,200 Homes  
At ± 50% Build Out

Planned Apartments  
± 300 Units

Shamrock Food

FLINT  
Apartments

Mandarina Planned Residential

SANTA CRUZ RIVER

SITE

8,047 VPD

TANGERINE RD

10,675 VPD

Planned Commercial

MAVERIK Under Construction

TRICO

TANGERINE RD

5,291 VPD

BIMA COUNTY  
OUTDOOR GOLF CENTER

GRANITE

Roche  
Distribution Center

NW Regional Hub

QT  
Retail Pads

New Corp. Office  
1,330 Trucks

Planned Commercial & Mixed Use

71,440 VPD



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High average household incomes in 1, 3, and 5-mile radii



42.9% of Residents hold a bachelor's degree or higher



Fastest growing community in Southeastern Arizona



Located 25 miles north of downtown Tucson and 85 miles south of Phoenix with 20 miles of frontage along Interstate 10



The beautiful Tortolita Mountains are home to many miles of hiking trails, including the Wild Burro Trail. The Tortolita Mountains are also home to the Ritz-Carlton, Dove Mountain, which is one of the top-rated resorts in the world.

## DEMOGRAPHIC PROFILE

LATITUDE: **32.4282** | LONGITUDE: **-111.2081**

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimated Population	6,974	13,006	17,638
2029 Projected Population	7,981	14,379	19,389

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimated Households	2,201	4,064	5,661
2029 Projected Households	2,548	4,554	6,300

INCOME	1-MILE	3-MILE	5-MILE
2024 Est. Average HH Income	\$135,564	\$133,998	\$132,324
2024 Est. Median HH Income	\$101,974	\$97,625	\$100,263
2024 Est. Per Capita Income	\$42,803	\$41,883	\$42,480

BUSINESS	1-MILE	3-MILE	5-MILE
2024 Est. Employees	146	1,810	2,388
2024 Est. Businesses	48	175	281

Source: Esri, Esri and Infogroup