

# Freeway Retail

**Ina Capital Development**

3,672SF on 2.28 Acres Available



**4545 W. Ina Road, Marana, AZ**



## Property Characteristics:

### Location:

Interstate 10 & Ina Road (SE)  
Marana, Arizona 85741

### Access/Visibility:

Freeway Access & Visibility – Ideal  
Existing Median Cuts

### Utilities:

Sewer, Water, Electricity,  
Communications on site

### Zoning:

Village Commercial (see details)

### Size:

2.28 Acres (2 Parcels), 3,672SF  
Building (2008)

## Property Highlights:

- Freeway Signage Available (65')
- High Visibility
- Ideal Access/Favorable Median Cuts
- Large Service/Wash Canopy
- \*\*\*Drive-Thru Capable\*\*\*
- Building Ready for Occupancy

## Area Highlights:

- High Retail Services Demand
- Explosive Growth Area
- Trade Area Population 1 Million
- Average Household Income \$84K

## Ina Capital Development

FOR PRICING and TERMS  
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Property & Area Descriptions



## Property Description

**General** - The subject property is nestled in the explosive NW Tucson submarket that is arguably the most robust development area in the Tucson metroplex. The attractive and modern building (3,672SF) was built in 2008 and is available for occupancy includes a 2,000SF service/wash canopy (15' clear height) at the rear of the property and is DRIVE-THRU CAPABLE. There are two parcels (101-05-010C & 214-01-004A) comprising total acreage of 2.28 acres (see ALTA Survey).

**Location** - The property enjoys ideal access and is strategically situated for retail/office uses requiring funneling from and delivery to all areas within the Tucson Metroplex.

**Access** - Freeway proximity, divided four-lane arterial roadway, recently completed \$128M Ina & I-10 Interchange Redevelopment and the newly installed curbs and sidewalks benefit the subject property.

**Visibility** - This extremely well located retail/office property is "freeway visible" and ready for signage limited to 65 feet (as per the newly enacted Marana Sign Code).

**Utilities** - Water, sewer, electric and communications sufficient for retail uses on site.

**Zoning** - The property enjoys ideal retail zoning for many retail/office users (see Zoning Page for details).

## Area Description

Described by the Wall Street Journal as a "mini-mecca of the arts", Tucson's internationally respected theater, museums, symphony, ballet and opera company complement the renowned University of Arizona, all just minutes from the subject property area.

Marana is one of the fastest growing towns in Arizona and is experiencing explosive growth with an increase in population in excess of 150% over the last 10 years. Ina Road is a critical regional transportation corridor that serves the northwest portion of the region, linking the towns of Marana, Oro Valley and Tucson within Pima County, Arizona. The immediate area has recently experienced tremendous capital investment in the development of the recently completed Tucson Premium Outlet Mall (366,000SF) and Ina Road/Interstate 10 interchange (\$120+Million) projects.

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## Ina Capital Development

## Demographics



**Low Cost of Living**

**Affordable Labor**

**Hi-Tech Expanding**

**Outperforming  
Nation in  
Employment Growth**

**Robust Housing Starts**

**Steady Population  
Growth**

MAJOR EMPLOYERS	NO. OF EMPLOYEES
UNIV. OF ARIZONA	12,053
RAYTHEON MISSILE	11,370
DAVIS MONTHAN	10,869
PIMA COUNTY	7,100
US BORDER CONTROL	6,800

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2010	6509	45,851	136,422
2016	7984	50,928	148,857
2021	8497	55,546	157,887

AVERAGE HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2016	\$91,860	\$85,986	\$76,291
2021	\$108,784	\$100,421	\$89,896

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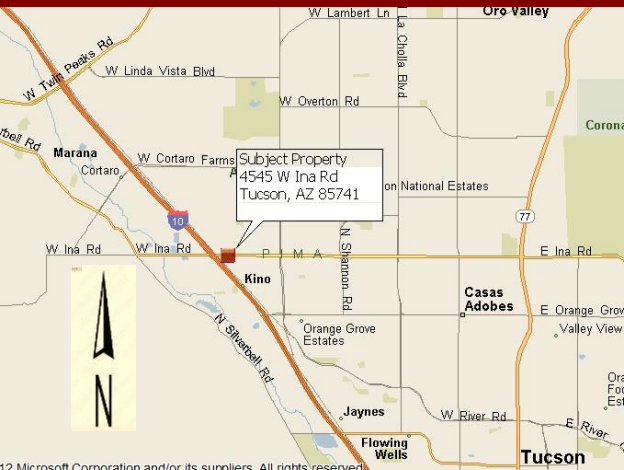
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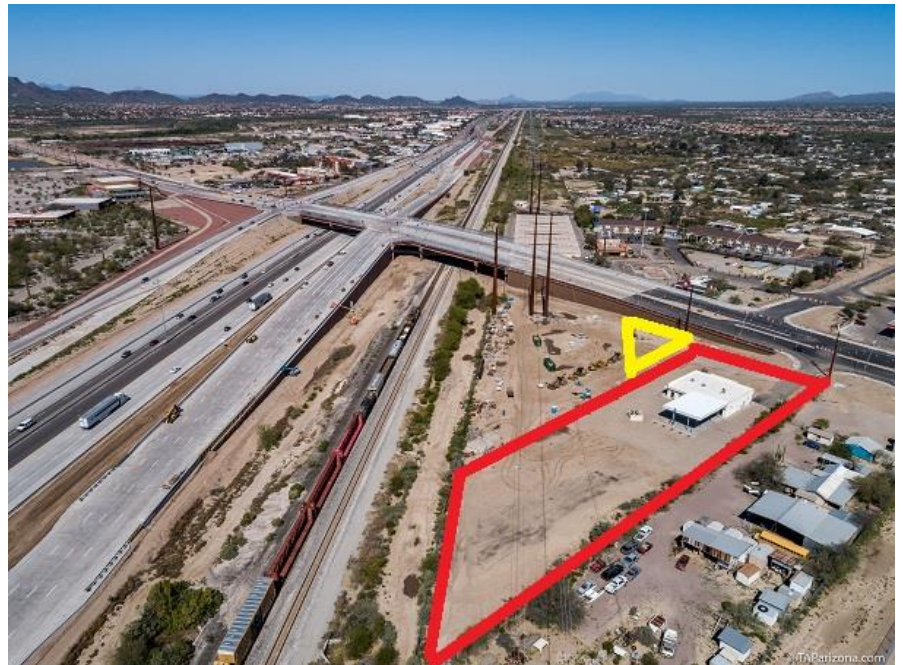
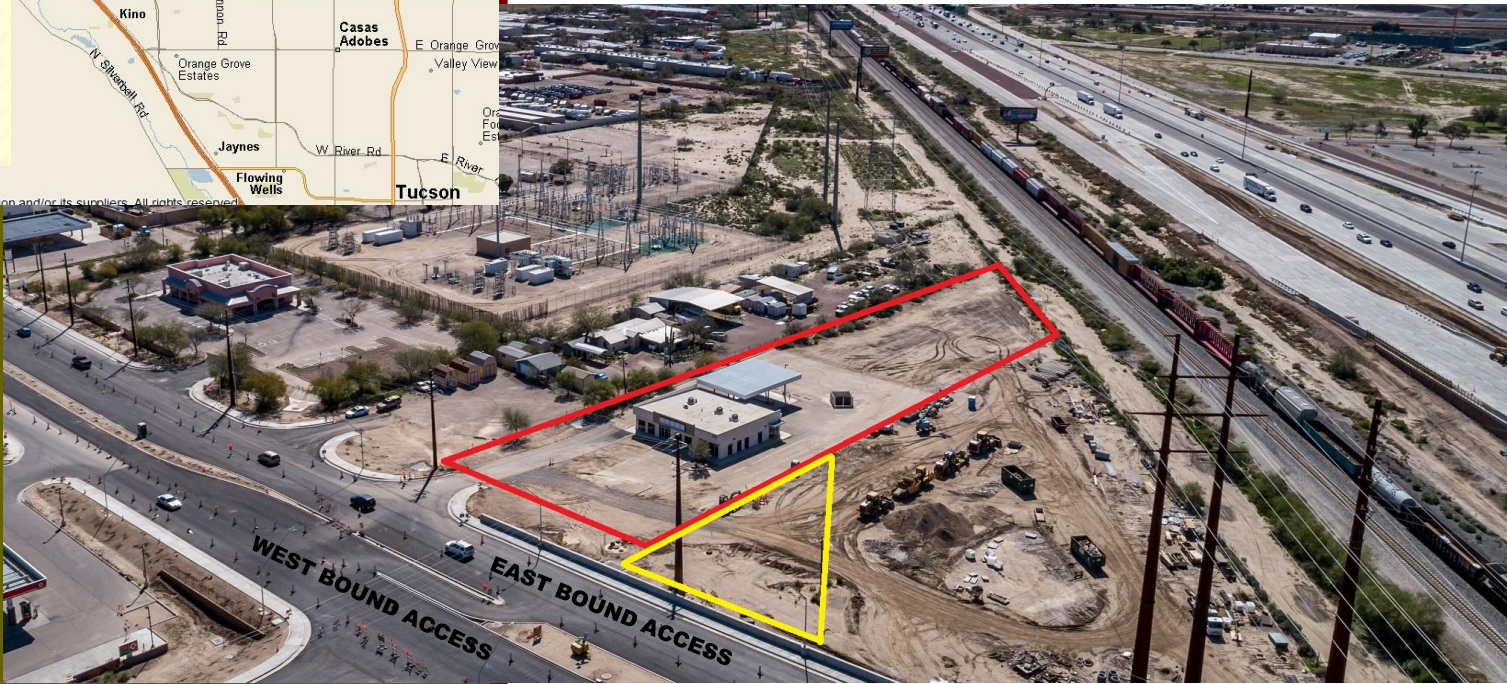
# Freeway Retail

## Ina Capital Development

## Access



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Zoning

## Zoning Overview

The property is generously zoned Village Commercial (VC) which zone is a community level retail zone intended to provide for the conduct of business serving the Town of Marana and surrounding communities providing the sale of goods and services and a variety of commercial and professional activities as well as higher-density residential opportunity in a planned mixed-development area. This zone is for the services requiring larger sites and service area than neighborhood level centers.

The following list includes, but is not limited to the below referenced uses permitted in the VC zone:

- Department Stores
- Variety Stores
- Retail Warehouse Outlets
- Showroom Stores
- Home Improvement Centers
- Automotive Supplies
- Service Stations (\*limits apply)
- Auto Dealers
- Rental Car and Truck Centers
- Car Washes
- Pet Supply Stores and many other such other comparable uses as may be approved by the Planning Administrator.

The following conditional uses may be permitted subject to the conditional use permit procedure set forth in Town Code Section 17-3-2 Conditional use permits if the indicated criteria and limitations are satisfied: Automobile paint, body and fender shops, subject to the following criteria: a. The parcel containing the use shall be located not closer than 250 feet from any residentially zoned lot line. b. The development shall be subject to the commercial design standards.



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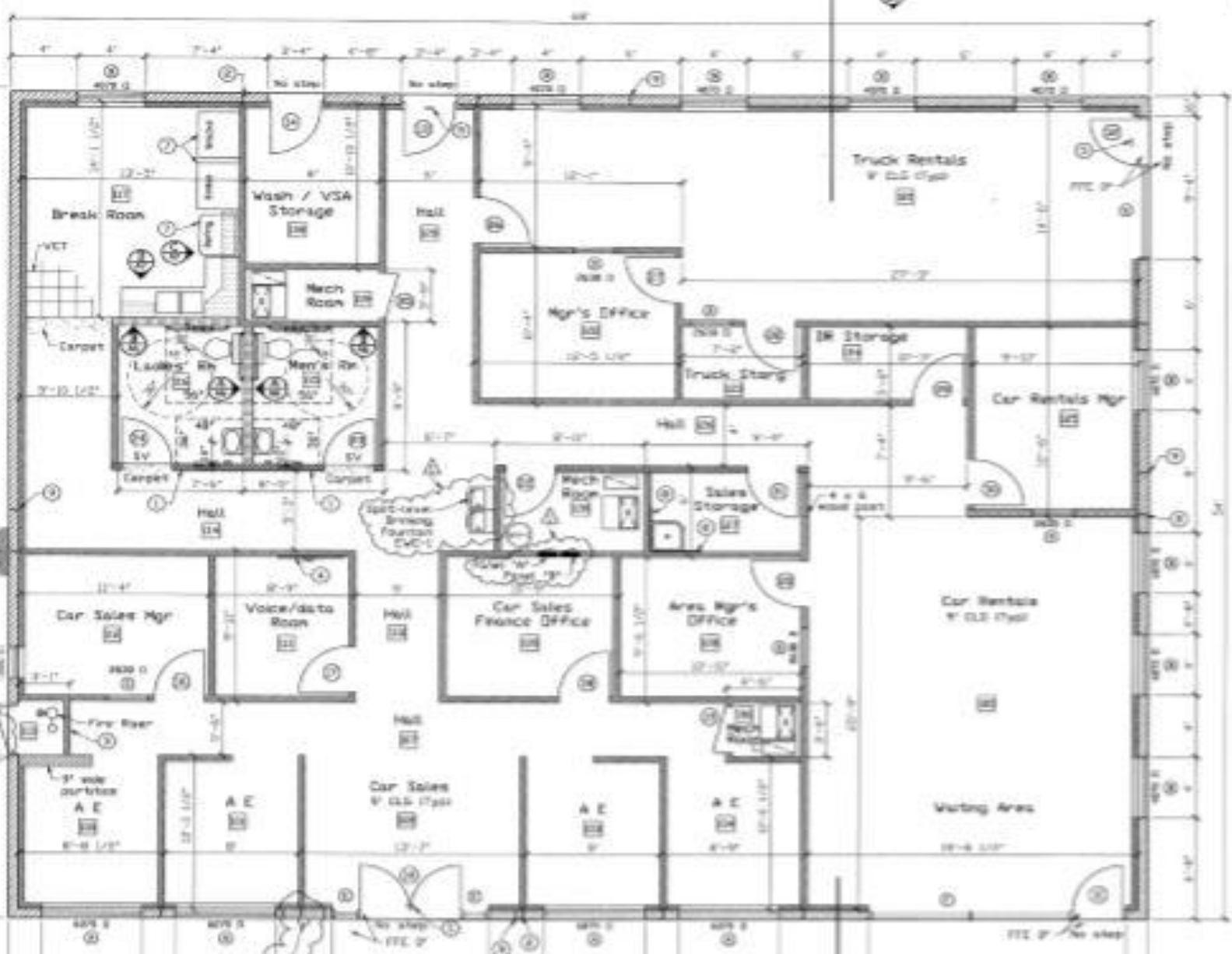
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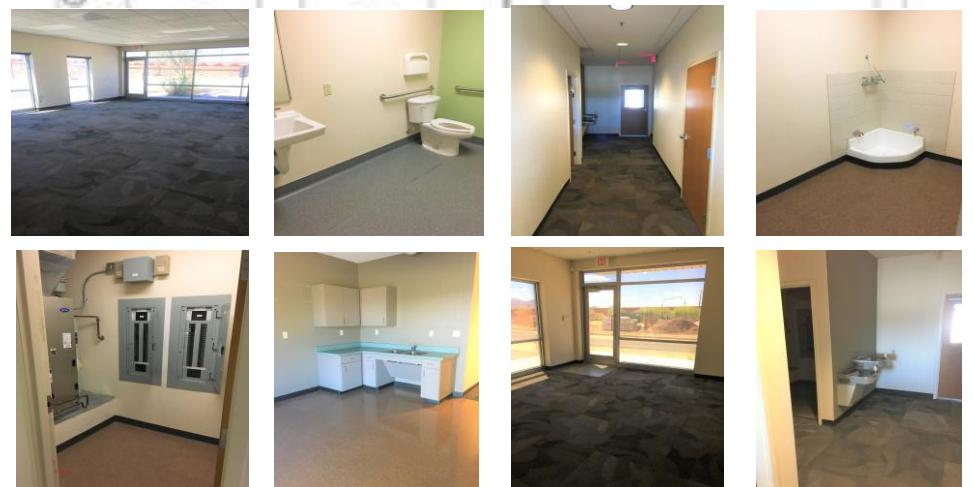
## Floor Plan



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## Area Retailers



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## Ina Capital Development

## New Outlet Mall



The **Tucson Premium Outlet Mall** is situated approximately 2 miles north of the subject property at the southeast quadrant of Twin Peaks Road and Interstate 10 and will be sure to provide drive-by traffic to the subject property.

**Phase 1:** 366,000/S.F.

**Retailers:** 90

### SITE AND PLAN



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