

OCOTILLO TRAILS MARKETPLACE

NEC IRONWOOD RD & OCOTILLO RD | SAN TAN VALLEY, ARIZONA



TURN-KEY HAIR SALON NOW AVAILABLE

FOR LEASE

- ± 1,517 SF turn-key hair salon space in LA Fitness Anchored Center
- Built-in reception desk
- Mirrors, chairs, sinks, dryers, and mezzanine office included
- Ample parking available

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VIEW
VIDEO
HERE

OCOTILLO ROAD
22,620 VPD

Shops C
AVAILABLE
2,521 SF

Shops B
AVAILABLE
2,200 SF

Turn-Key Restaurant
AVAILABLE Q1 2021
2,910 SF

Turn-Key Salon
AVAILABLE
1,517 SF

AVAILABLE
1,200 SF

IRONWOOD ROAD
30,350 VPD

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Suite	Tenant	Size/SF
B101 - 102	Patriot Martial Arts Academy	2,400
B103	Alpha Nails & Spa	1,200
B104 /105	The Original Golden Skone	2,400
B106	Second Gen Restaurant (AVAILABLE Q1 2021)	2,910
B107	AVAILABLE	2,200
B108	Buddyz a Chicago Pizzeria	2,742
B109	AVAILABLE	1,517
B110/111	Perfect Pawn & Jewelry	3,924
B112	Moon China Restaurant	1,800
NEW SHOPS C		
C-1&2	AVAILABLE	2,521
C-3	One Stop Nutrition	1,400
MAJOR A	LA Fitness	34,000
A101	Pinal County Sheriff's Office	5,000
A102	Ocotillo Trails Dentistry	1,800
A106	Stamps Auto	5,400
PAD A		
A-1	Filibertos Mexican Restaurant	2,400
A-2	AVAILABLE	1,200
A-3	Verizon Wireless	1,400



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DEMOGRAPHICS 2019

Source: esri

	1 MI	3 MI	5 MI
Estimated Population	17,251	56,215	105,259
Projected Population (2024)	19,444	65,422	121,360
Average HH Income	\$80,568	\$85,602	\$86,854
Daytime Population	10,475	38,753	75,064

*Almost 3% Annual Growth for Trade Area

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- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

DIVERSIFIED PARTNERS

SITE

