

# Tangerine Commerce Park

1-10 & TANGERINE RD | MARANA, AZ

RETAIL PADS  
AVAILABLE

Located just 19 minutes north of Tucson, Tangerine Commerce Park is a uniquely positioned transit hub that has attracted major distribution centers and residential single family and multi-family homes.

- Southern Arizona Logistics Center 1,700,000 SF on 127 Acres
- Shamrock Farms Distribution will occupy 81 Acres
- Tortolita Shadows, 2,500 Planned Homes
- Stonegate – part of Tortolita Shadows 2,500 will have 777 residential lots and 10.2 acres of multifamily residences
- Mandarina, and Mandarina South, ±4,000 planned homes

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Disruptive Paintball & Airsoft Field



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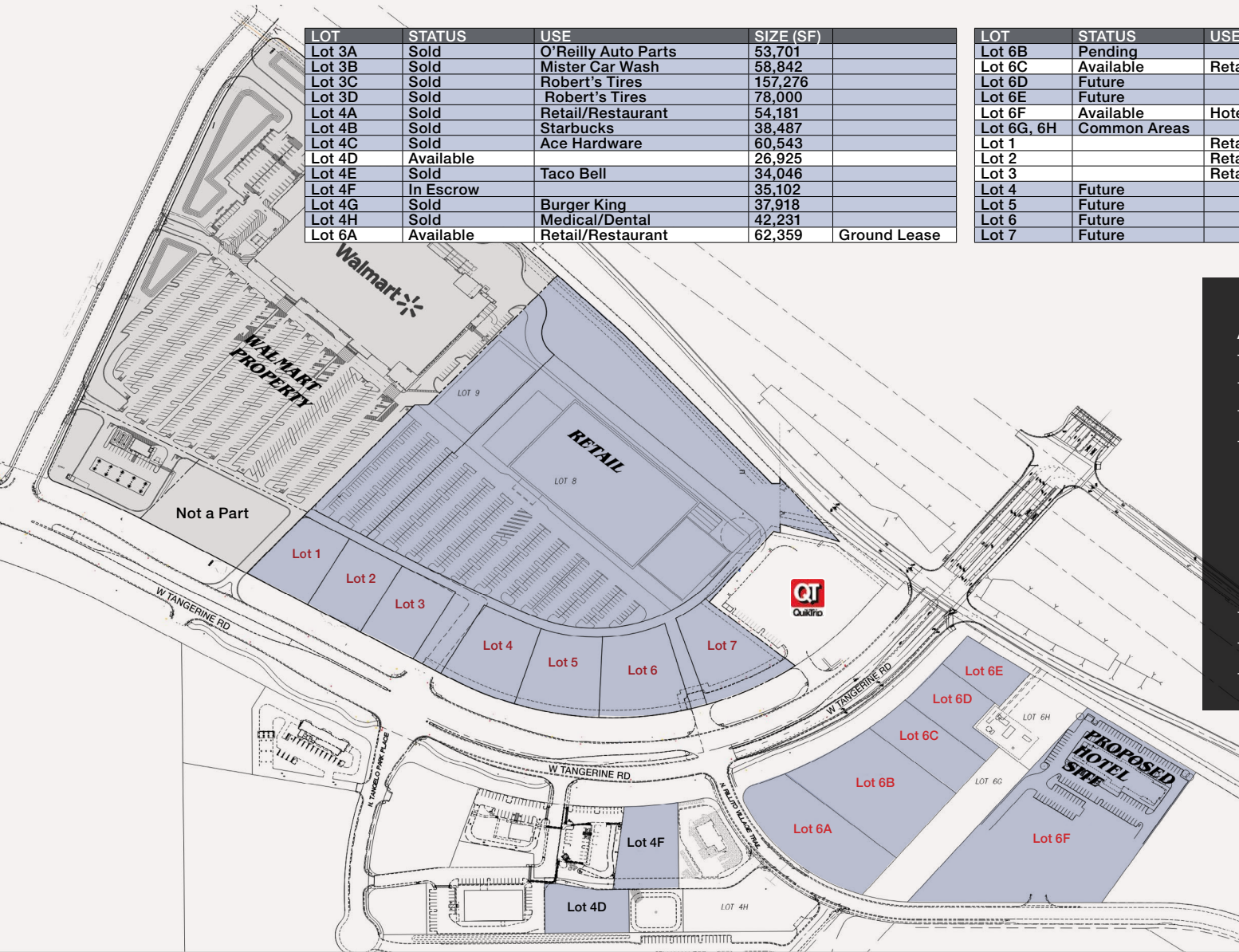
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# Tangerine Commerce Park

| LOT    | STATUS    | USE                 | SIZE (SF) |              |
|--------|-----------|---------------------|-----------|--------------|
| Lot 3A | Sold      | O'Reilly Auto Parts | 53,701    |              |
| Lot 3B | Sold      | Mister Car Wash     | 58,842    |              |
| Lot 3C | Sold      | Robert's Tires      | 157,276   |              |
| Lot 3D | Sold      | Robert's Tires      | 78,000    |              |
| Lot 4A | Sold      | Retail/Restaurant   | 54,181    |              |
| Lot 4B | Sold      | Starbucks           | 38,487    |              |
| Lot 4C | Sold      | Ace Hardware        | 60,543    |              |
| Lot 4D | Available |                     | 26,925    |              |
| Lot 4E | Sold      | Taco Bell           | 34,046    |              |
| Lot 4F | In Escrow |                     | 35,102    |              |
| Lot 4G | Sold      | Burger King         | 37,918    |              |
| Lot 4H | Sold      | Medical/Dental      | 42,231    |              |
| Lot 6A | Available | Retail/Restaurant   | 62,359    | Ground Lease |

| LOT        | STATUS       | USE                         | SIZE (SF) |              |
|------------|--------------|-----------------------------|-----------|--------------|
| Lot 6B     | Pending      |                             | 74,719    | Pending      |
| Lot 6C     | Available    | Retail/Restaurant           | 31,997    |              |
| Lot 6D     | Future       |                             | 28,383    |              |
| Lot 6E     | Future       |                             | 20,712    |              |
| Lot 6F     | Available    | Hotel Sites                 | 203,338   |              |
| Lot 6G, 6H | Common Areas |                             | 89,481    |              |
| Lot 1      |              | Retail/Restaurant (no auto) | 32,397    | Ground Lease |
| Lot 2      |              | Retail/Restaurant (no auto) | 32,269    | Ground Lease |
| Lot 3      |              | Retail/Restaurant (no auto) | 32,527    | Ground Lease |
| Lot 4      | Future       |                             | 40,068    |              |
| Lot 5      | Future       |                             | 41,117    |              |
| Lot 6      | Future       |                             | 46,178    |              |
| Lot 7      | Future       |                             | 45,031    |              |



## Available Building Pads

Tangerine Rd exit of Interstate 10:  
the Gateway to Marana & Oro Valley

Utilities Marana Water & Sewer  
Location East of Gladden Farms, a 1,350 Acre master-planned community. Just east of Roche (Ventana Medical) which has two High Tech Manufacturing facilities totaling ±120,000 SF

Sale Price Call Agent\*

Lease Rate Call Agent\*

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# Tangerine Commerce Park Proximity Aerial



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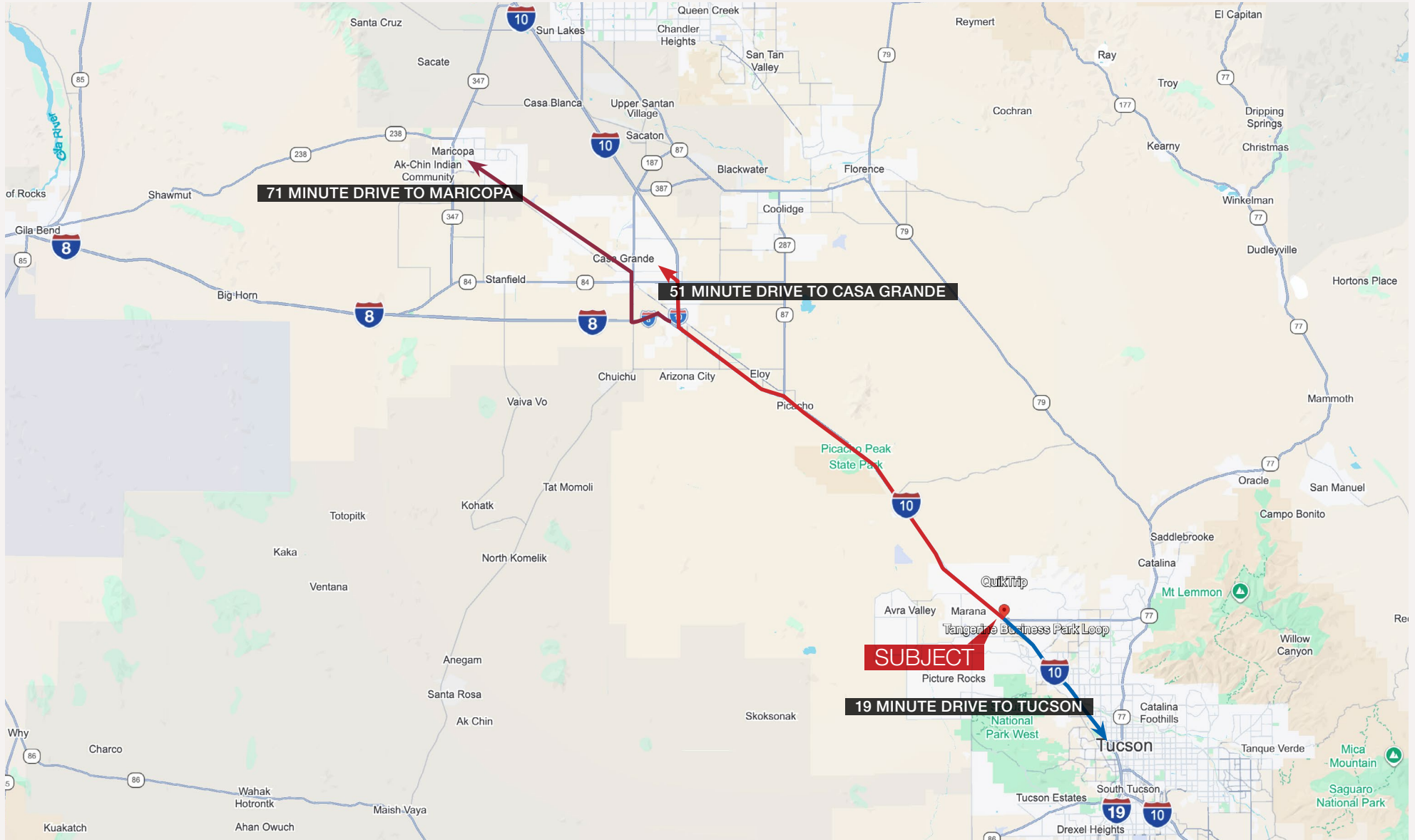
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# Tangerine Commerce Park Distance Map



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# Tangerine Commerce Park Construction Activity



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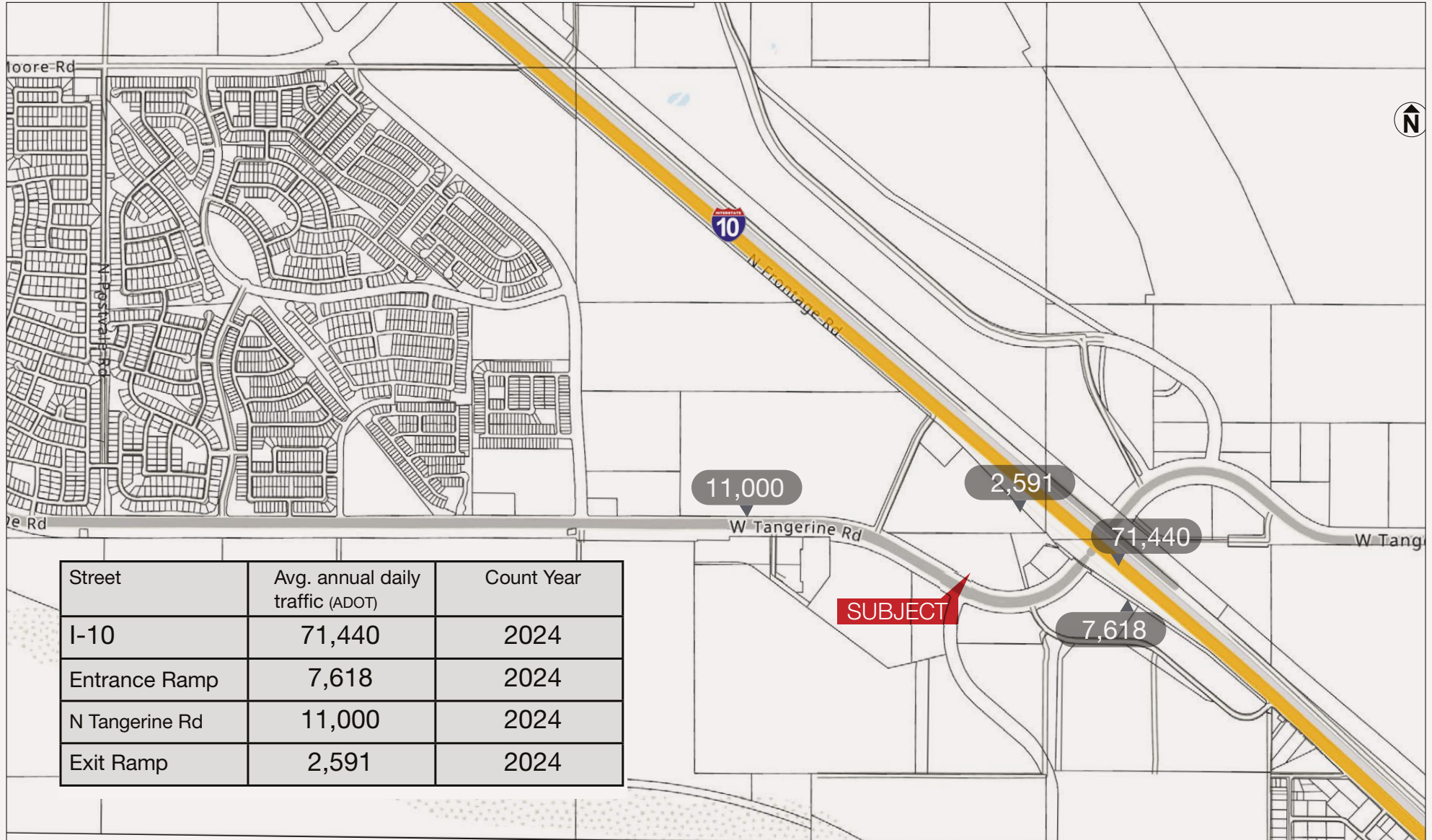
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# Tangerine Commerce Park Local Traffic Counts



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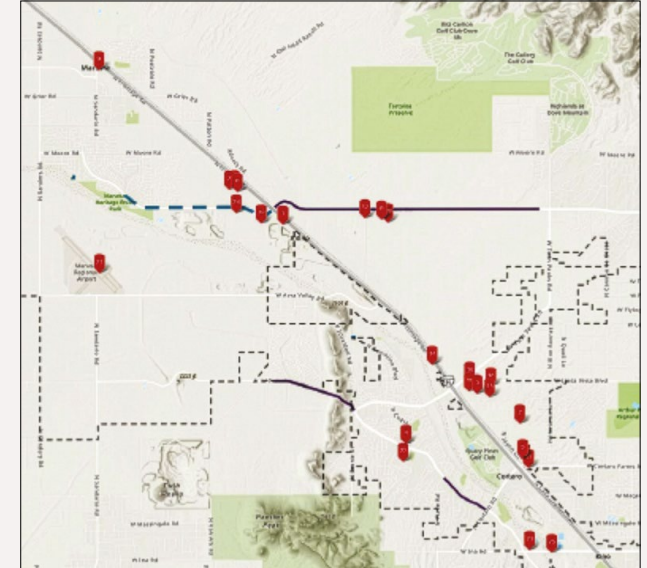


# Tangerine Commerce Park Site Details

## Permitted Uses Within Tangerine Commerce Park

- Professional, Administrative and Financial offices
- Hotel/motel/Restaurants
- Cocktail lounge operated within a restaurant.
- Drive through facilities associated with a restaurant, retail or service use
- Sale of retail products including grocery, specialty foods, household goods, business products, office equipment, furniture, department store, medicine, books, appliances, home and garden, plumbing fixtures, clothing, shoes, hardware, flowers, bicycles, sporting goods, convenience store, auto parts, florist, jewelry, and pet shop and other products of a similar land use intensity.
- Commercial services banking, insurance, health and beauty, fitness, veterinary, appliance repair, kennel (subject to Section 08.04 of the Town of Marana Land Development Code), laundromat, funeral and crematory services, catering, barber shop, bakery, childcare and educational facilities shop and other services of a similar land use intensity.
- Contractors' offices and contractor yards
- Entertainment such as movie theatre, skating video games, pool hall (but excluding any adult entertainment venues)
- Automobile and other vehicle sales
- Automobile, automobile service station and other vehicle service including tire, transmission, upholstery, windshields, engine repair, body repair/ painting, car wash and similar services
- Plant nurseries
- Medical uses including office, ambulatory care, hospice and hospital.
- Churches and other places of worship
- Research and Development including testing laboratories
- Manufacturing and assembly except manufacturing uses or processing that are prohibited under the Light Industrial zone of the Town Code or such similar land use category as the Town Code is amended from time to time
- Distribution and storage warehouses and including self storage units
- Agriculture
- All uses allowed under the RC zone within the Town of Marana Land Development Code and such similar land use code category as the Town Code is amended from time to time
- Uses of a comparable intensity as determined by the planning administrator

## Explore the Marana Developmental Services Interactive Map



The below Link will take you to the interactive map:

[Click here to explore MARANA](#)

- Community Improvements
- Transportation
- Commercial New Build
- Commercial Remodel
- Residential
- Land Use
- Business Licenses

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# Tangerine Commerce Park Demographics

## KEY FACTS

65,523

Total Population

41.5

Median Age

2.6

Average Household Size

\$117,926 (est.)

Median Household Income

## EDUCATION

17%

High School Graduate

32%

Some College/Associate Degree

47%

Bachelor's / Graduate Degree

## BUSINESS

~1,500+

Total Businesses

~20,000+

Total Employees

## EMPLOYMENT

73%

White Collar

15%

Blue Collar

12%

Services

2.8%

Unemployment Rate

## INCOME

\$108,256

Median Household Income

\$48,000

Per Capita Income

\$390,000 (est.)

Median Net Worth

## HOUSING STATS

\$430,000

Median Home Value

\$299,838,294

Average Mortgage & Housing Costs

\$1,500-\$1,700

Median Contract Rent

Sources: U.S. Census Bureau QuickFacts, ACS 2019–2023 estimates, and Town of Marana Economic Development data.

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# Tangerine Commerce Park Demographics

## Marana Means Business

Marana is fast becoming known as the most business supportive community in Southern Arizona. With exceptional access to multimodal transportation, a newly reorganized Development Services Center and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.



### TRANSPORTATION & LOGISTICS

Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging logistics hub. Running parallel with the I-10 is the Union Pacific Railroad, presenting another option for the movement of goods and services. The Town of Marana has also invested over the past decade in infrastructure improvements to the [Marana Regional Airport](#), making it a popular facility for executive travel and general aviation.



### BUSINESS INDUSTRY CLUSTER SUPPORT

The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. The community is investing money in infrastructure development and improvement in order to better attract these sustainable, career-oriented industries to the area. As businesses of these types locate in clusters, several key goals will be accomplished for Marana: creation of high-paying, career oriented jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area.



### TOURISM AND VISITOR EXPERIENCE

Tourism has long been a staple of the Southern Arizona economy. Visitors are drawn to the community's inspiring Sonoran Desert, which is suited to being outdoors year-round. Come explore world class hiking, biking, stargazing, and native flora and fauna. The Forbes 5 Star Rated Ritz-Carlton Dove Mountain sets the bar high with a world class resort, as well as outstanding dining, golf and spa facilities.

The Town of Marana is also investing in a future downtown development area that will feature high-end shopping, dining and entertainment. The community's Heritage Park and Santa Cruz River Path offer visitors a glimpse into Marana's rich history and culture, as well as attractive outdoor recreation amenities.

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## Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of Tangerine Commerce Park.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon.