

## VILLAGIO – PADS AVAILABLE

Retail · Office · Medical

NWC Tangerine & Thornydale, Marana, AZ



### AVAILABLE SPACE

- For sale or ground lease
- 4.68 acres
- APN: 219-36-1730
- Pricing: Contact Agent

### HIGHLIGHTS

- National tenants at intersection include Fry's Marketplace, Chase Bank, Circle K, McDonald's, Anytime Fitness, and many more
- One of the last remaining pad opportunities on the Tangerine corridor
- Average household income is \$100K+ within three miles of the site.
- Nearby attractions include Ritz Carlton and Omni Tucson National Resort

### DEMOGRAPHICS

(2017 estimates)

	1 Mile	3 Miles	5 Miles
Population	22,358	72,658	138,228
Avg. HH Income	\$108,317	\$103,530	\$91,343
Total employees	3,464	10,883	40,866

Source: Applied Geographic Solutions/TIGER Geography, April 2017

### TRAFFIC COUNTS

Tangerine Rd	14,762 avg. cars per day (2016)
Thornydale Rd	4,610 avg. cars per day (2006)
Total	19,372 avg. cars per day

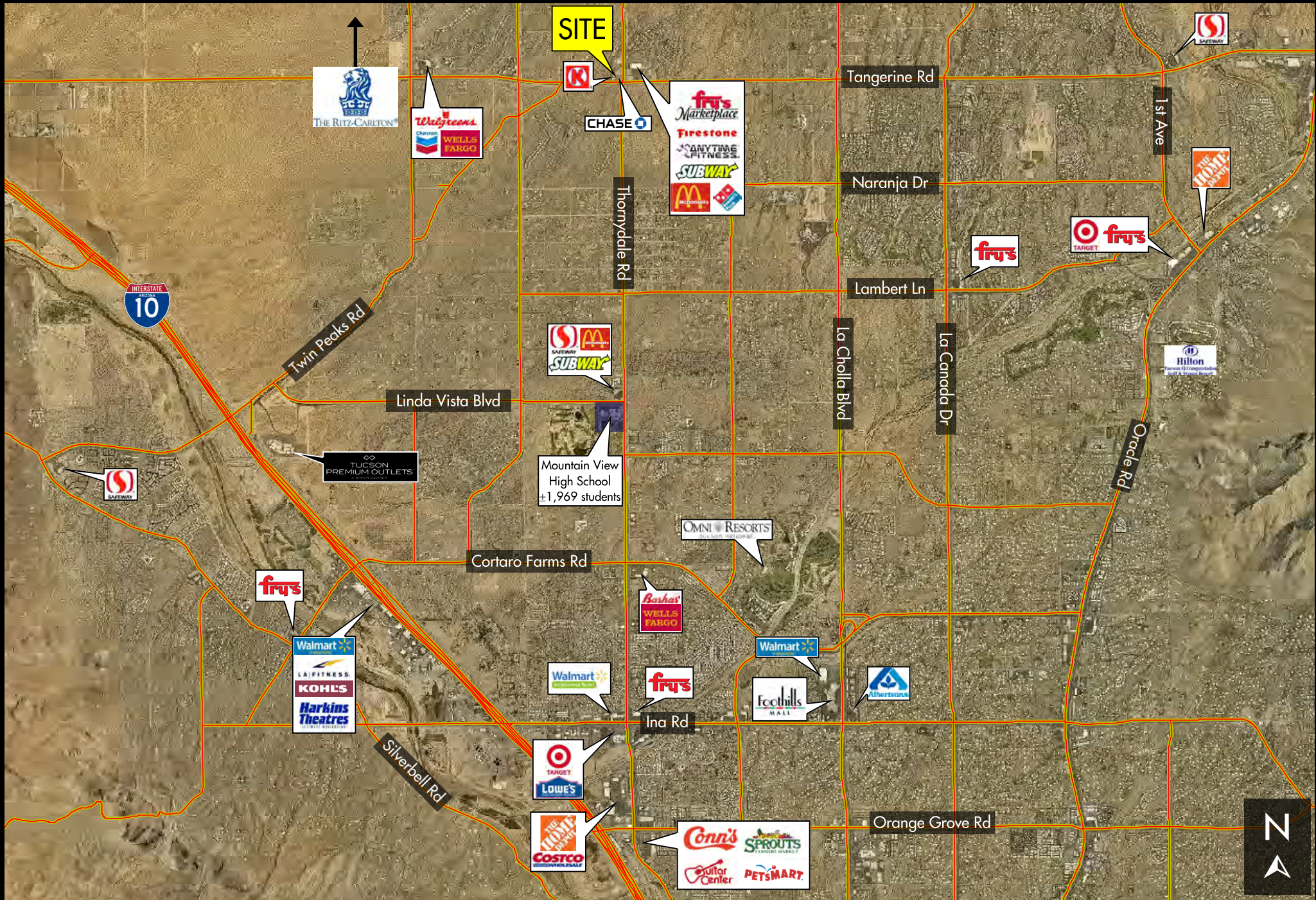
Source: Pima Association of Governments, Traffic Volumes Database

*Exclusively represented by*

**DAVE HAMMACK**

**dhammack@volkco.com**

**520.326.3200**



# Villaggio

OFFICE/RETAIL  
MARANA, ARIZONA

LOT #1 = 203,857 SF

## CONCEPTUAL LAYOUT



**BENJAMIN VOGEL, ARCHITECT**  
DESIGN + BUILD STUDIO  
BVArchitect@Q.com

Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Shopping Center or adjacent areas.