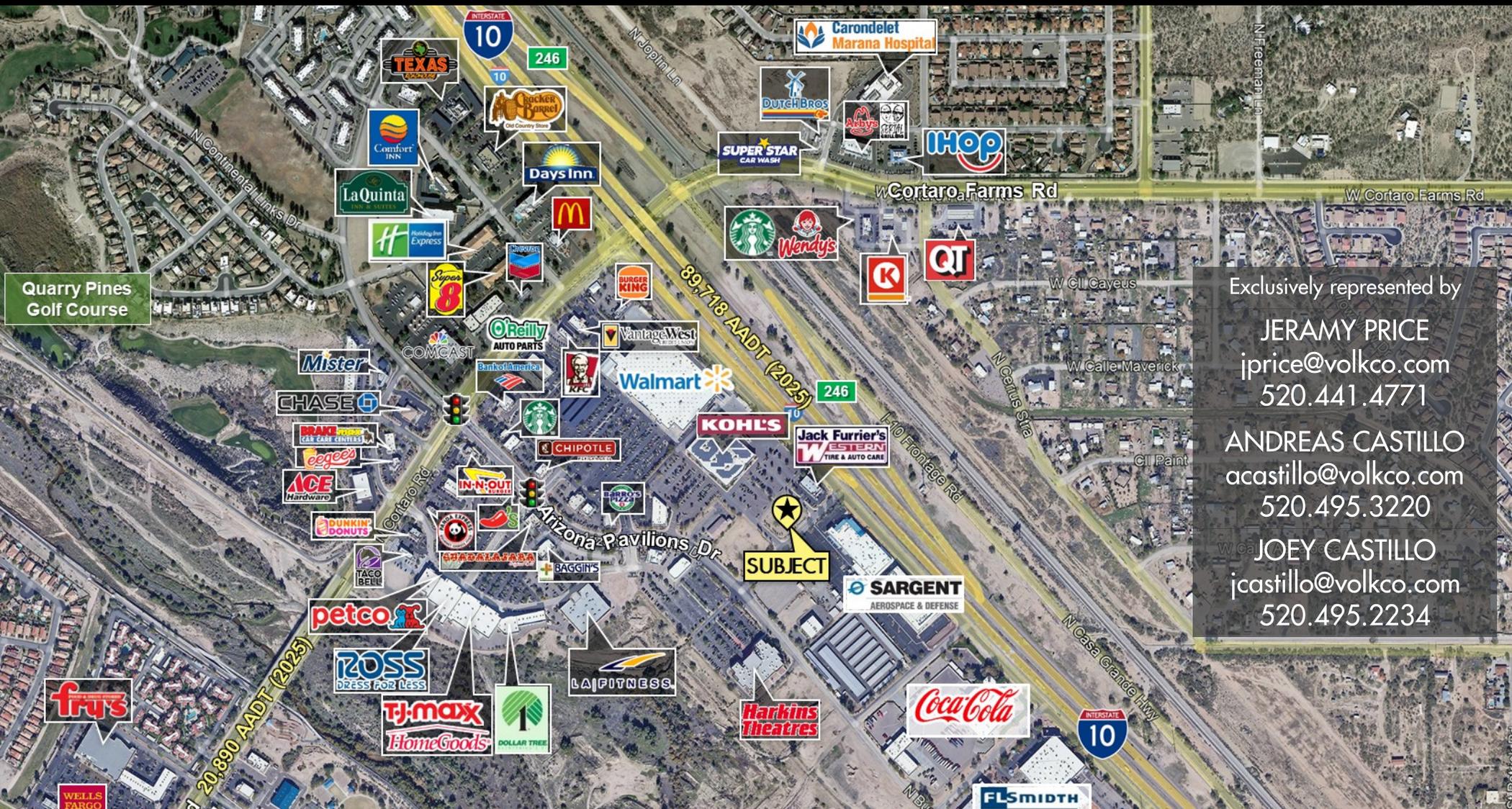


ARIZONA PAVILIONS PAD

SALE, BUILD TO SUIT OR GROUND LEASE

SWC Cortaro & I-10, Marana AZ



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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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FEATURES

AVAILABLE	±47,195 SF per assessor
PRICING	Contact Agent
TAX PARCEL	221-05-2580
ZONING	Continental Ranch Zone F (Specific Plan) Town of Marana

HIGHLIGHTS

- Part of Arizona Pavilions, a large power center (650,000 SF GLA) anchored by major national retailers like Walmart, Kohl's, PetSmart, Ross, TJ Maxx, HomeGoods, LA Fitness and more
- Immediate freeway access
- Monument signage available on I-10 Freeway and Cortaro / Arizona Pavilions Dr
- High household incomes
- Built-in foot traffic from the surrounding national retailers

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
<i>(2025 Estimates)</i>			
Population	5,486	48,648	99,651
Avg Household Income	\$135,432	\$123,212	\$119,162
Total Employees	2,979	10,564	20,554

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

CORTARO ROAD	20,890 AADT
INTERSTATE 10	89,718 AADT

SOURCE: REGIS SITES USA 2025

