

MERCADO AT CANADA HILLS



Retail/office space for sale or lease

Lease rate:

Starting at \$18.50/s.f./yr.

Lease type:

NNN (CAM est. \$5.50/s.f./yr)

Space available:

100% occupied w/available pads 3 and 9A for a build to suite.

PADS:

Pad 3: 10,000 SF buildable 2 story

Pad 9A: 4,400 SF buildable

Financial, Medical & Food among the many uses. No drive-thru.

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Property Features

Mercado at Canada Hills is located at the key signalized intersection of La Canada and Lambert in the heart of Oro Valley.

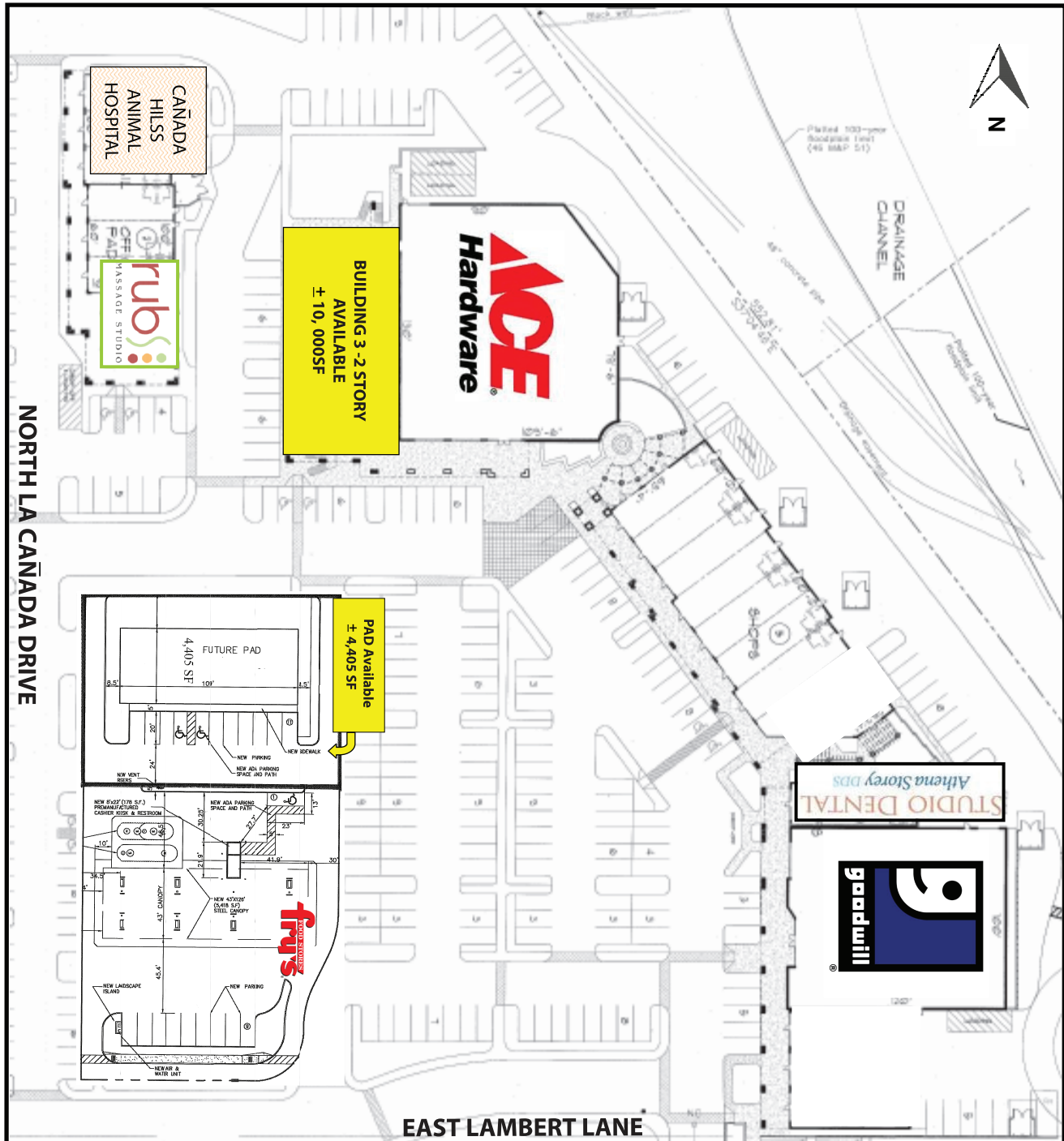
- There are very few retail or office opportunities in this area.
- Excellent opportunity for retail or office users with high visibility and access, anchored by Fry's Food and its fueling station.
- Lambert and La Canada is the main cross road of downtown Oro Valley.
- Easy access to shopping and all Oro Valley town amenities.
- Population: 1 mile: 7,867 3 miles: 40,620 5 miles: 93,188
- HH Inc.: 1 mile: \$94,194 3 miles: \$86,630 5 miles: \$79,636
- Traffic: 34,426 (22,426 La Canada, 12,000 Lambert)

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NEC Lambert Lane and La Canada
Oro Valley, AZ 85737

Site Plan



Whirlygig Properties, LLC. >> Commercial Real Estate Excellence

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Aerial View - Buildings and PADS



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Space available:

1,935 s. f. Shell space
1,200 s. f. Existing office suite,
[see details on page 5]

PADS:

Pad A: 4,400 s.f. buildable
Pad 3: 10,000 s.f. buildable

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Traffic Count - La Canada and Lambert



22,426 La Canada, 12,000 Lambert: **34,426**

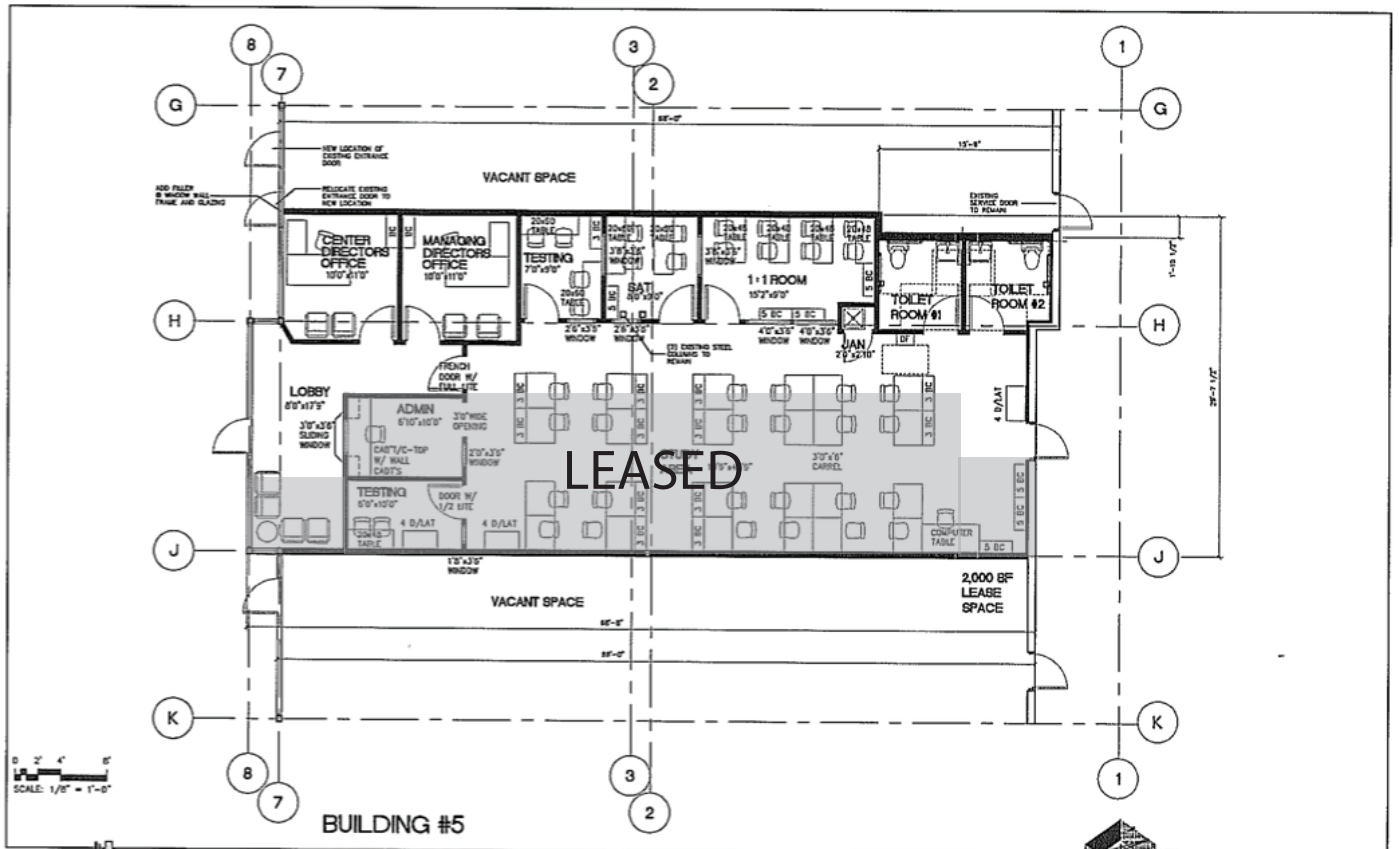


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Details - Available Suite Floor Plan



Building 5 floorplan:
1,200 sq. ft. available