

## 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:**

1,200 s. f. Existing office build out

**PADS:**

Pad A: 4,400 s.f. buildable 1 story

Pad 3: 10,000 s.f. buildable 2 story

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

**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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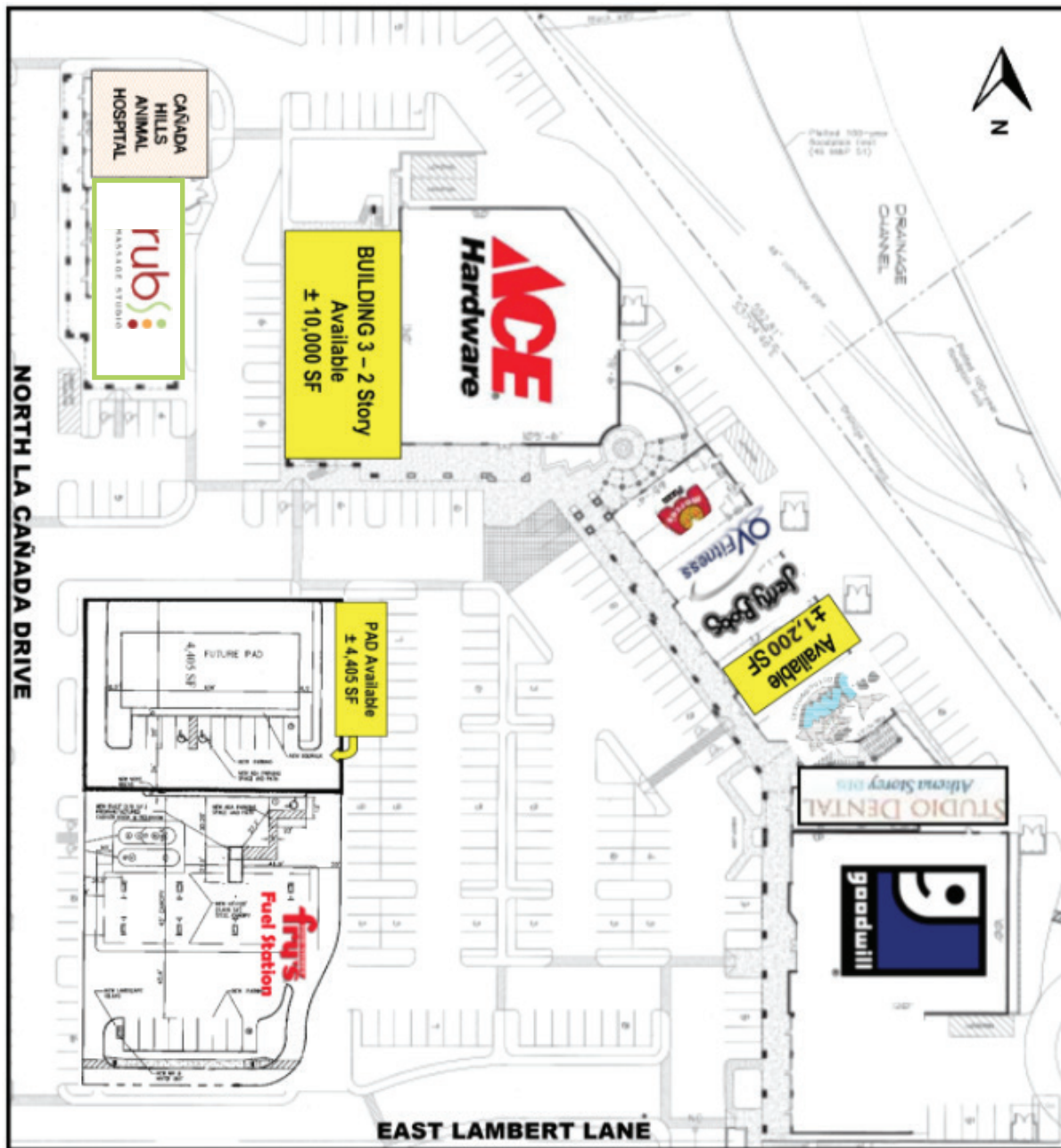
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NEC Lambert Lane and La Canada  
Oro Valley, AZ 85737

## Site Plan





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## Aerial View Buildings and PADS



### Lease rate:

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

### Lease type:

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

### Space available:

2,000 s. f. Existing office build out

### PADS:

Pad A: 4,400 s.f. buildable 1 story

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**



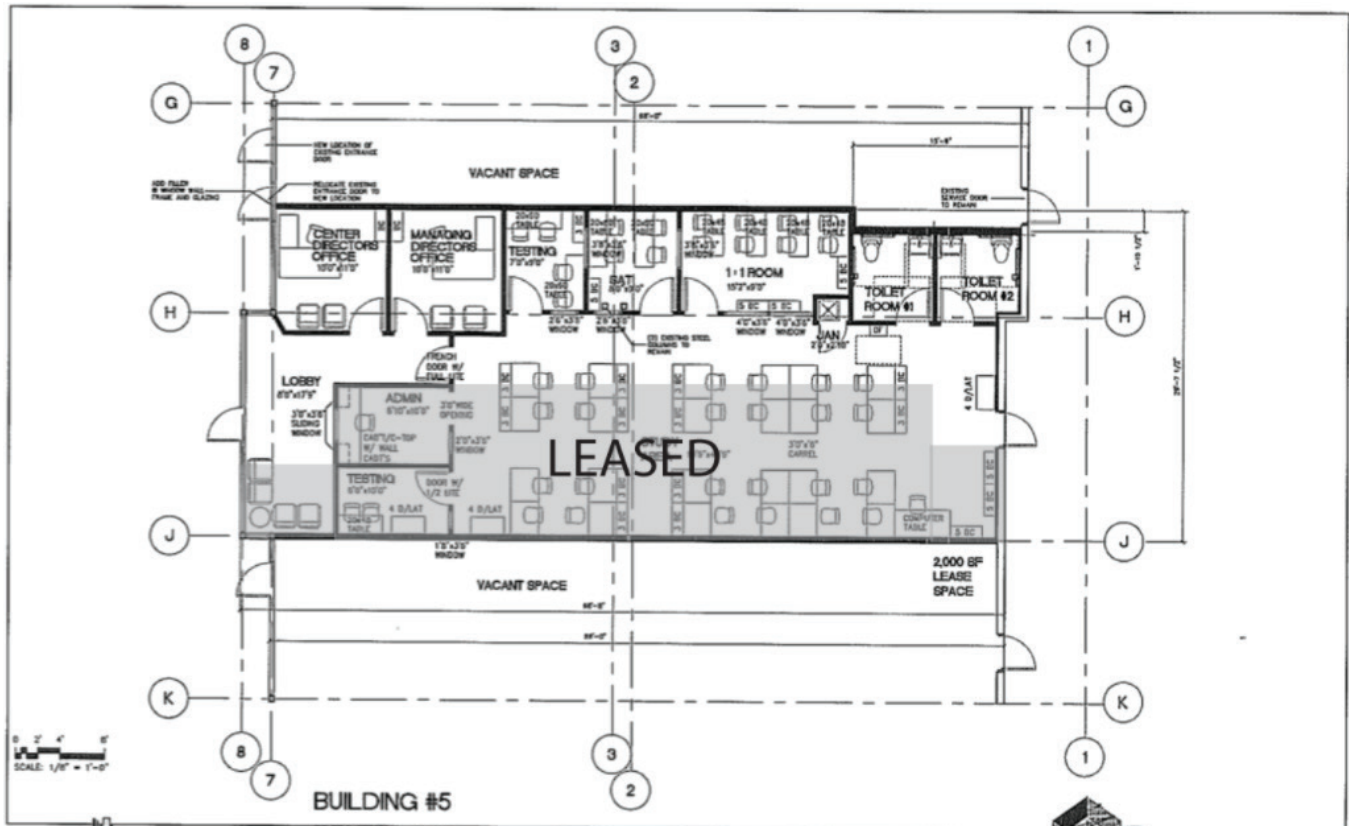
Whirlygig Properties, LLC. >> Commercial Real Estate Excellence  
PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 [www.whirlygig.com](http://www.whirlygig.com)

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## Details Available Suite Floor Plan



Building 5 floorplan:

1,200 sq. ft. available