

MERCADO AT CAÑADA HILLS

Up to 17,000 S.F. Coming Soon



Retail/Office Space for Lease

Lease Rate:

Starting at \$28.00/ s.f./yr

Lease Type:

NNN (CAM est. \$7.80/s.f./Yr)

South End Cap:

3,500 S.F. - 17,000 S.F.

Retail, Medical & Food among the many uses.

Property Features

Mercado at Cañada Hills is located at the key signalized intersection of La Cañada 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 Cañada is the main cross road of downtown Oro Valley.
- Easy access to shopping and all Oro Valley town amenities.
- Population: 1 mile: 5,870 3 miles: 41,938
5 miles: 95,878
- HH Inc.: 1 mile: \$94,194 3 miles: \$86,630
5 miles: \$79,636
- Traffic: 34,426 (21,640 La Cañada, 12,534 Lambert)

Owners/Agents

LYNN TAYLOR

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520-546-9003

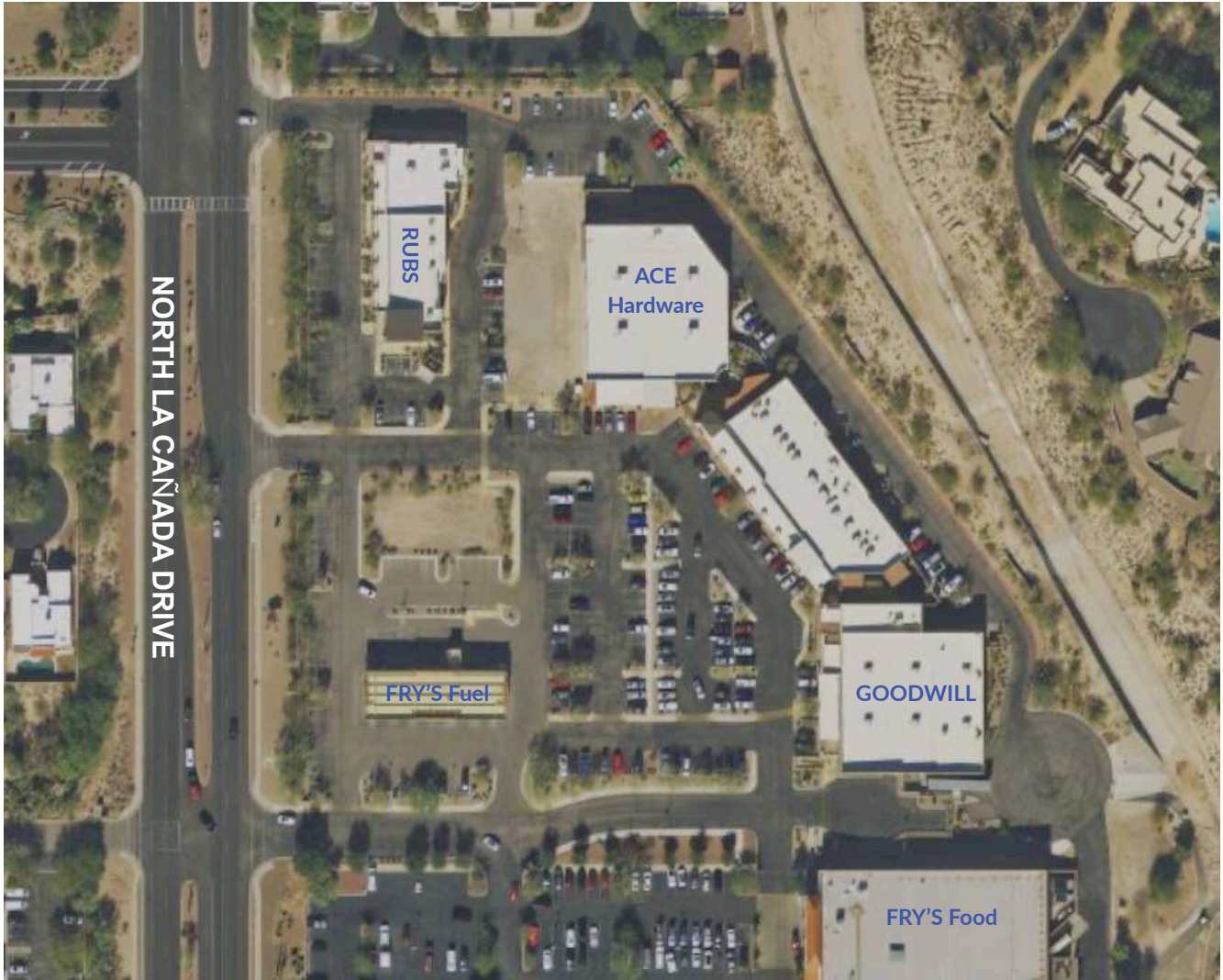
BARRY KITAY

barry@whirlygig.com

**MERCADO
AT CAÑADA HILLS**
Retail/Office Space for Lease

Mercado at Cañada Hills
NEC Lambert Lane and La Cañada
Oro Valley, AZ 85737

**Existing 2022
Aerial View - Buildings and PADS**

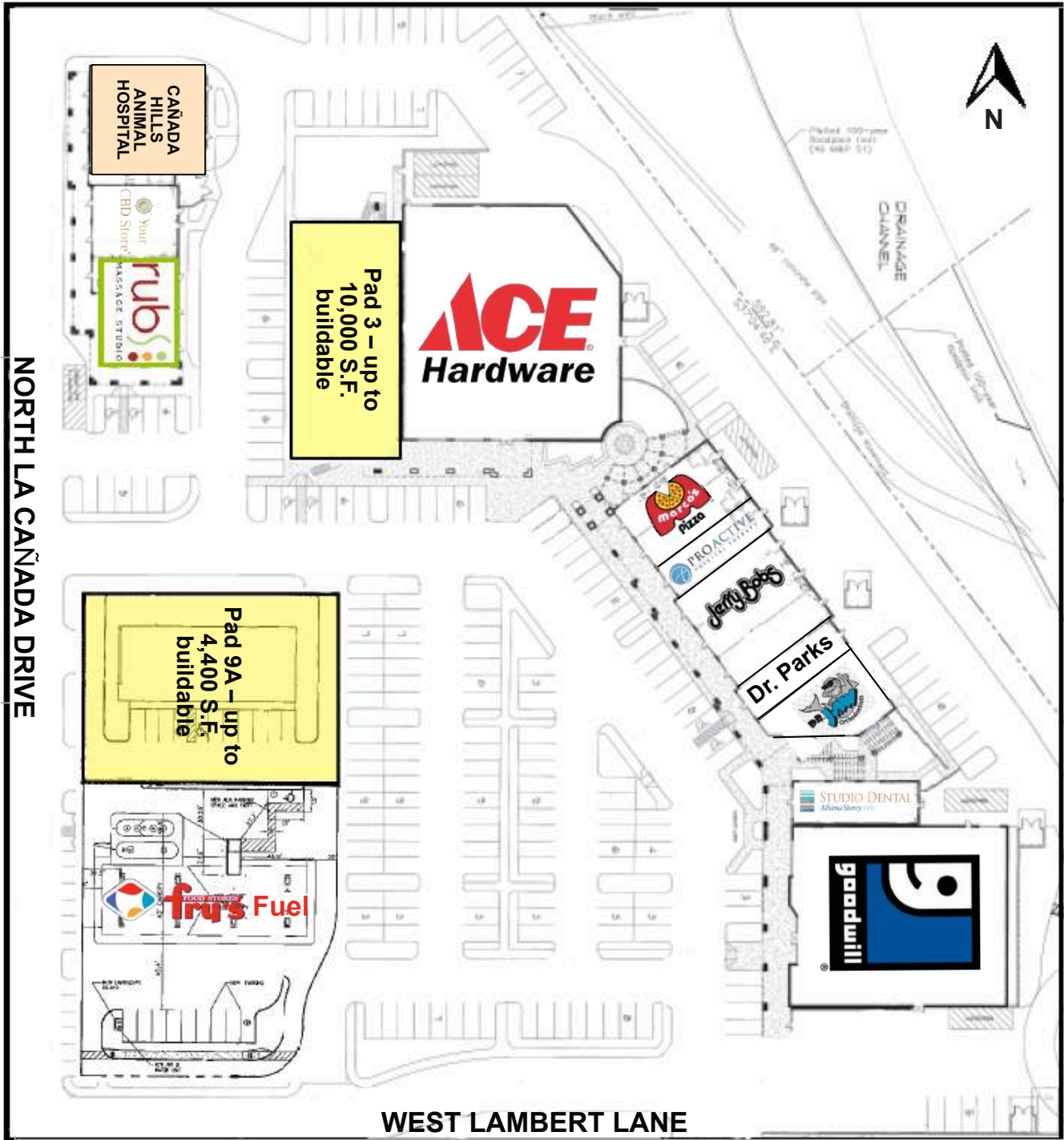


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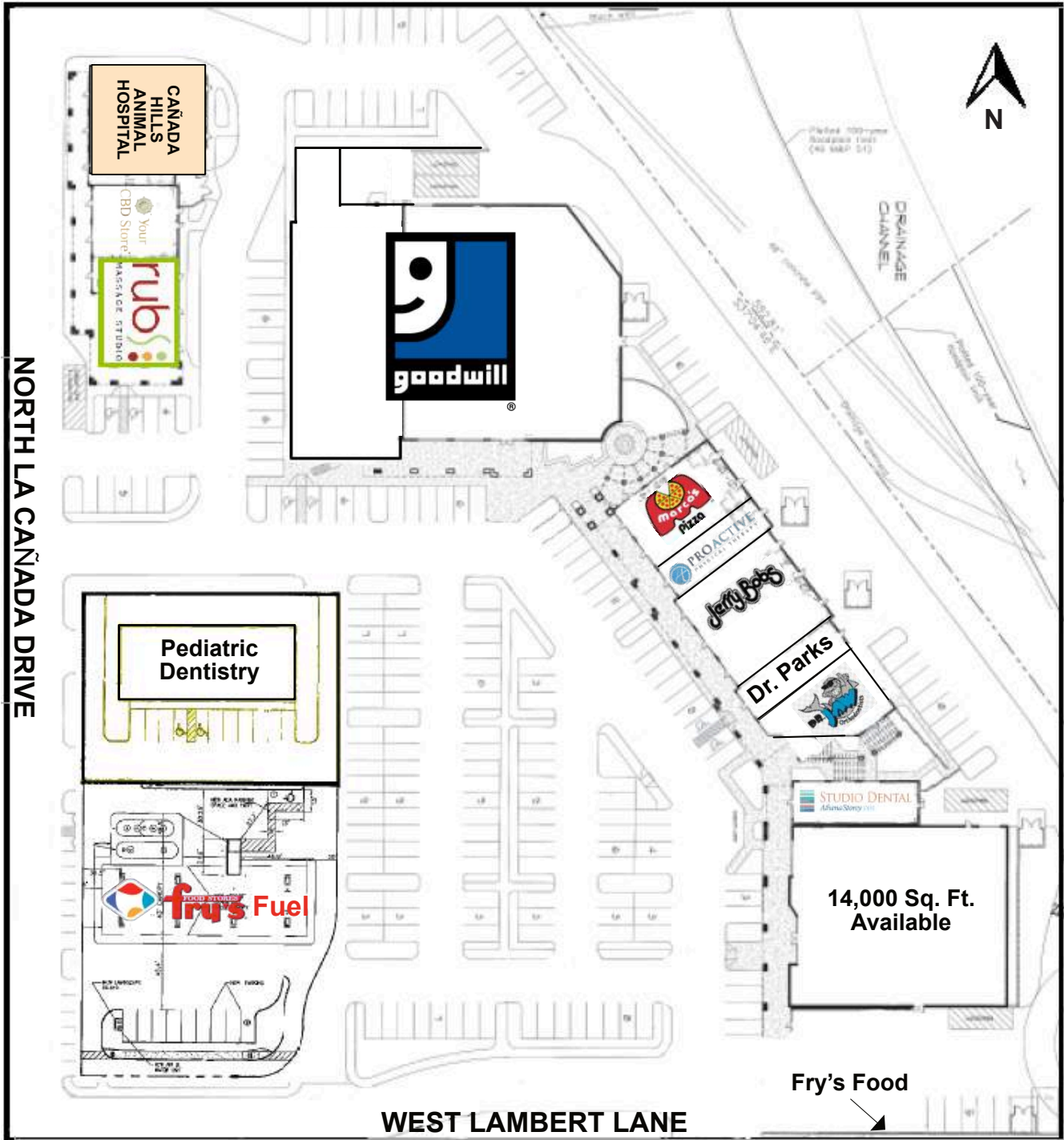
Existing 2022 Site Plan



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**2023 Amended
Future Site Plan**



Traffic Count - La Cañada and Lambert



21,640 La Cañada, 12,534 Lambert: **34,174**

