

MERCADO AT CAÑADA HILLS



Retail/Office Space for Lease

Lease Rate:

Starting at \$19.95/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, Financial, Medical & Food among the many uses.

Owners/Agents

LYNN TAYLOR

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520-546-9003

BARRY KITAY

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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: 34,174 (21,640 La Cañada, 12,534 Lambert)

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Retail/Office Space for Sale or Lease

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

Existing 2022 Aerial View - Buildings and PADS



In approximately July of 2023, Goodwill is moving into the old Ace Hardware space and increasing their size to 22,100 square feet. This leaves 14,000 square feet that is available for lease. If necessary, this building may be expanded to approximately 17,000 square feet.

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Site Plan



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Traffic Count - La Cañada and Lambert



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

