

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

### 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 lynn@whirlygig.com 520-546-9003 BARRY KITAY barry@whirlygig.com

#### **Property Features**

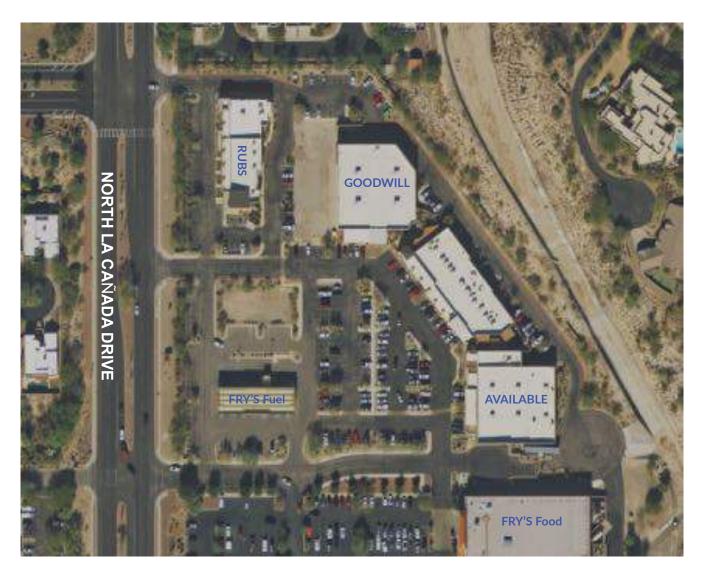
Mercado at Cañada Hills is located at the key signalized intersection of La Cañada and Lambert in the heart of Oro Valley.

- 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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## Existing 2022 Aerial View - Buildings and PADS





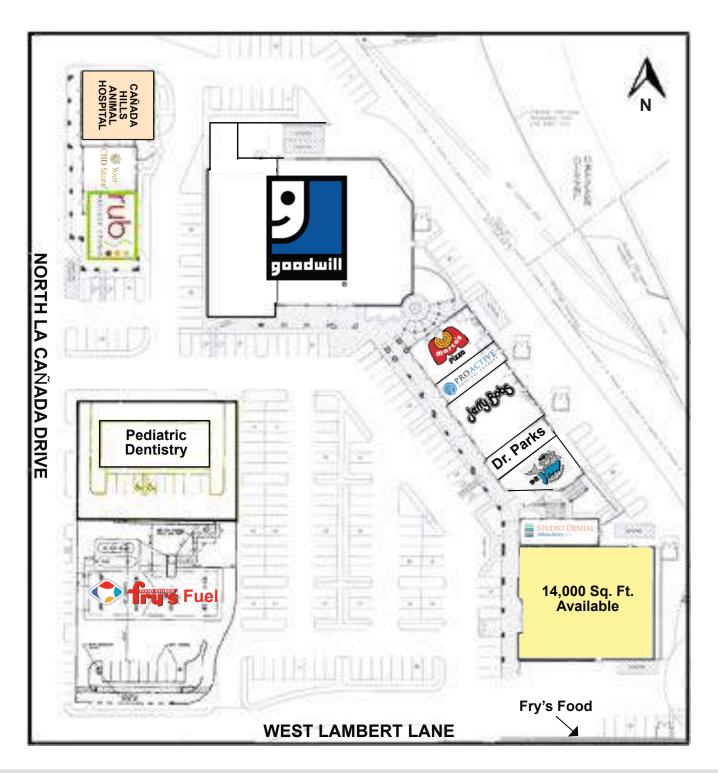
In approximately July of 2023, Goodwill is moving into the old Ace Hardware space and increasing their size to 22,100 square feet. This leaves 14,000 square feet that is available for lease. If necessary, this building may be expanded to approximately 17,000 square feet.

### MERCADO AT CAÑADA HILLS Retail/Office Space for Sale or Lease

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## Site Plan





Whirlygig Properties, LLC >> Commercial Real Estate Excellence PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 www.whirlygig.com

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# Traffic Count - La Cañada and Lambert





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



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