

MERCADO AT CAÑADA HILLS



Retail/Office Space for Lease

Lease Rate:

Starting at \$30.00/s.f./yr

Lease Type:

NNN (CAM est. \$9.38/s.f./yr)

Available Space:

834 S.F. - Suite 170, 10580 N. La Canada

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.

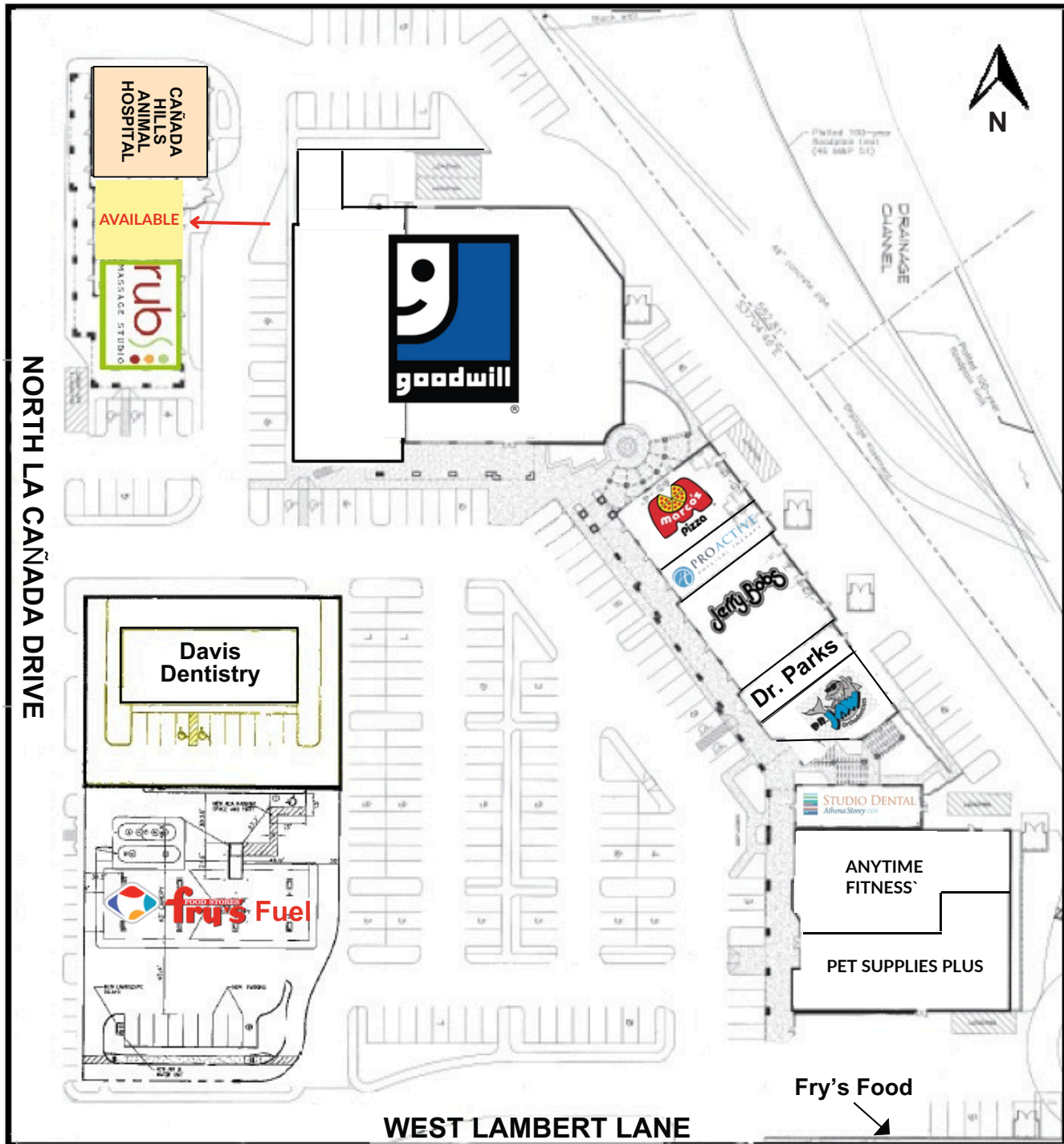
- There are very few retail or office opportunities in this area.
- Excellent opportunity for retail or office users with high visibility and access, anchored by Fry's Food and its fueling station.
- Lambert and La Cañada is the main cross road of downtown Oro Valley.
- Easy access to shopping and all Oro Valley town amenities.
- Population: 1 mile: 5,430; 3 miles: 46,115; 5 miles: 110,980
- HH Income: 1 mile: \$124,399 3 miles: \$133,741 5 miles: \$132,770
- Traffic: 42,000 VPD
La Cañada: 27,783 Lambert: 9,212

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

Site Plan

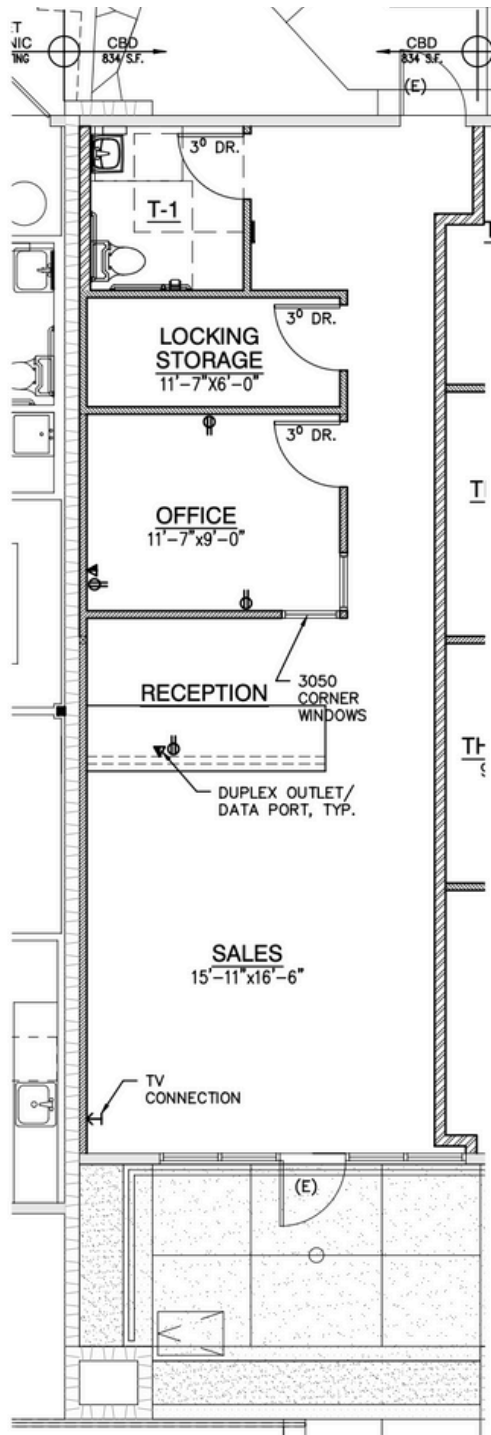


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Floor Plan



FLOOR PLAN

1/8"=1'-0"



BUILDING S.F. CALCULATIONS

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Traffic Count - La Cañada and Lambert



La Cañada: 27,783 VPD Lambert: 9,212 VPD
Total: 42,000 VPD

