

FOR SALE

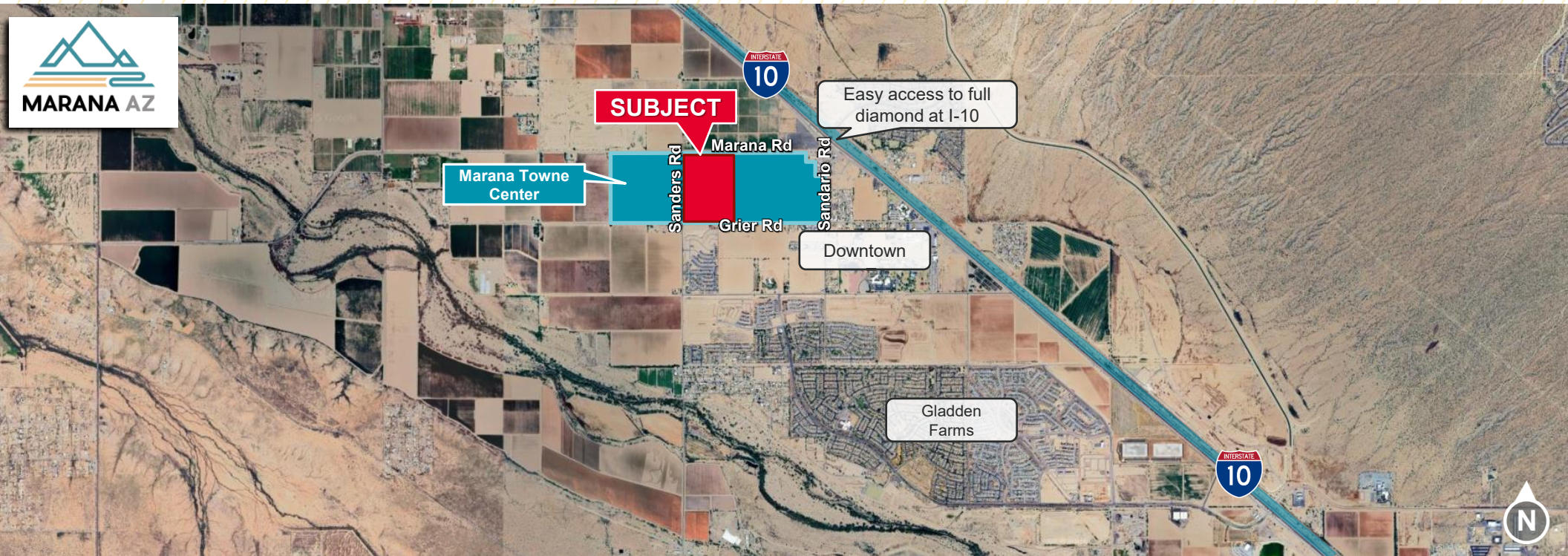
100 Acres (Divisible)



CUSHMAN &
WAKEFIELD



PICOR



MARANA TOWNE CENTER

SE Corner Sanders Road / Marana Road

Stephen D. Cohen / Principal, Industrial Properties / +1 520 546 2750 / scohen@picor.com

Rob Tomlinson / Principal, Retail Properties / +1 520 546 2757 / rtomlinson@picor.com

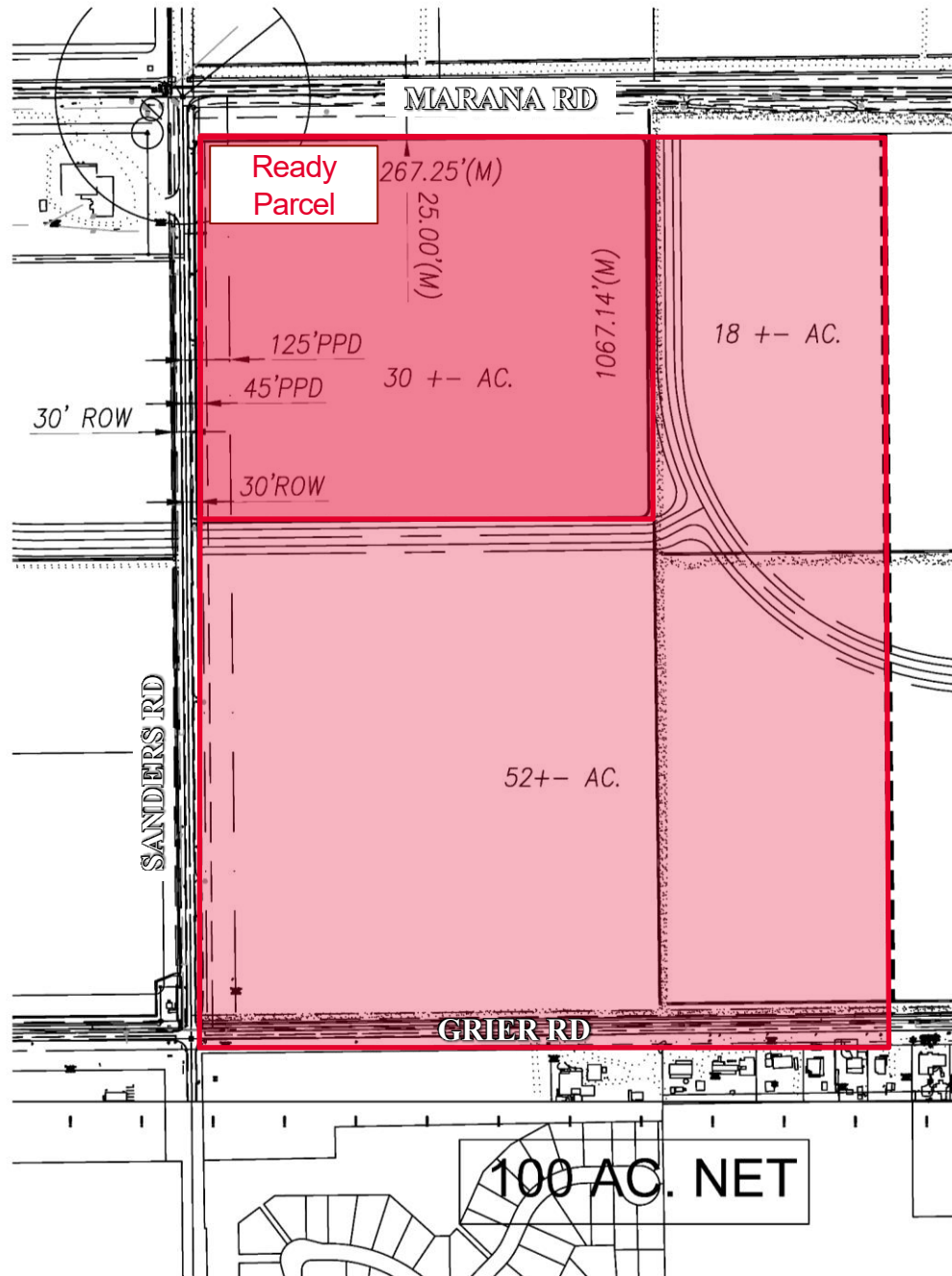
PROPERTY HIGHLIGHTS

FOR SALE 100 Acres (Divisible)

Industrial Land

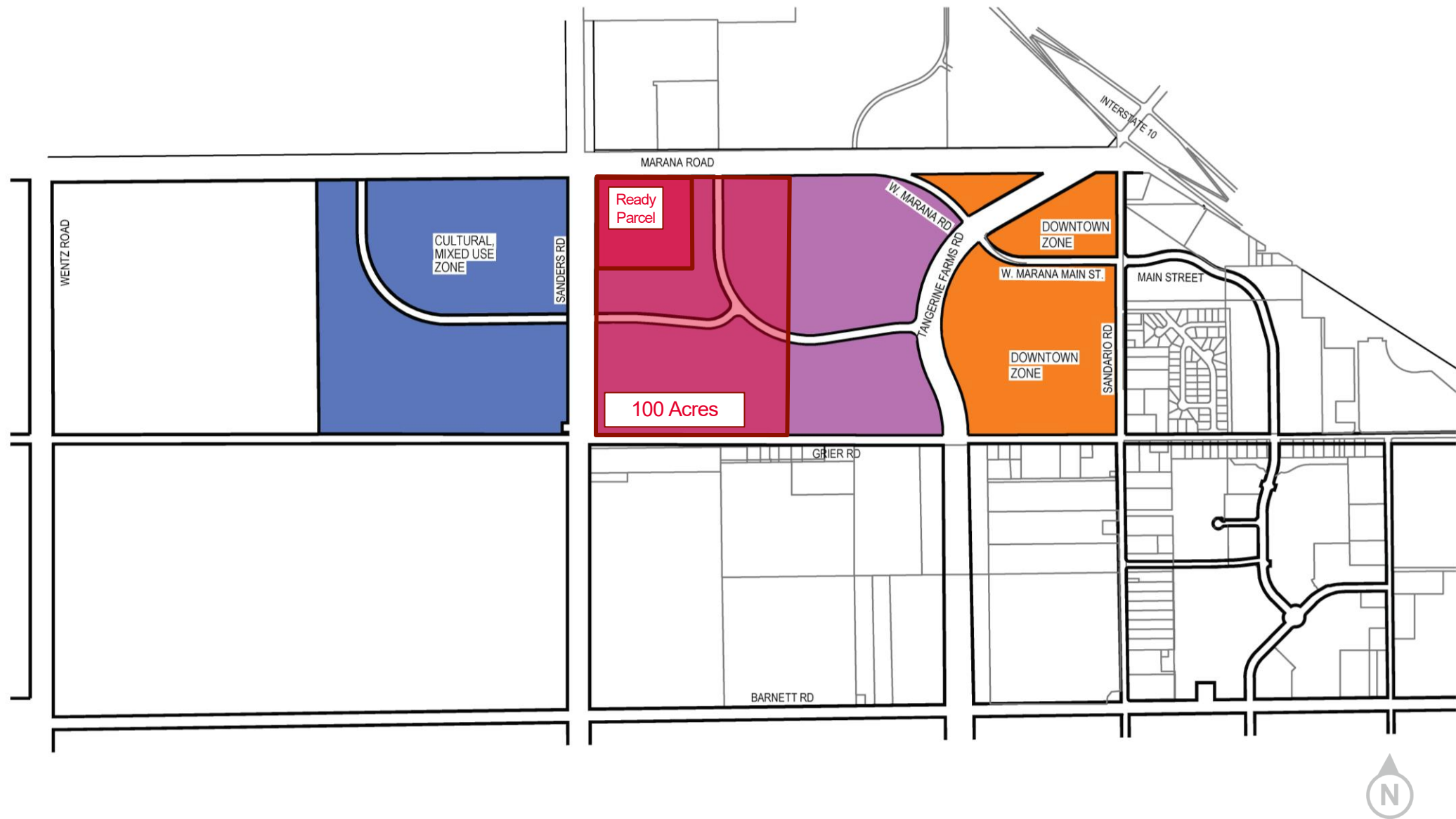
Sale Price:	TBD
Zoning	Marana Towne Center Specific Plan (100 Acre Site: Employment Zone)
Utilities	Utilities at or near site
Improvements:	Planned transportation improvements will enhance access to site
Other:	Adjacent to full diamond at I-10 (Marana Road)





SITE PLAN

100 Acres (Divisible)



FUTURE IMPROVEMENTS PLAN

SUBJECT

Marana Road Interchange

Marana Towne Center

Marana Rd

Marana Rd

Sanders Rd

Sandario Rd

Grier Rd

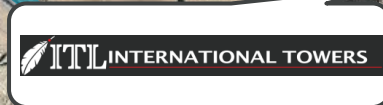
Planned transportation improvements



Downtown Marana



Gladden Farms



A DRIVING WORKFORCE

- Marana Towne Center planned development adjacent
- Retail developing at interchange
- Gladden Farms residential development nearby
- Downtown Marana nearby



1,008
POPULATION
Within 1 Mile



\$122,046
AVG. INCOME
Within 1 Mile

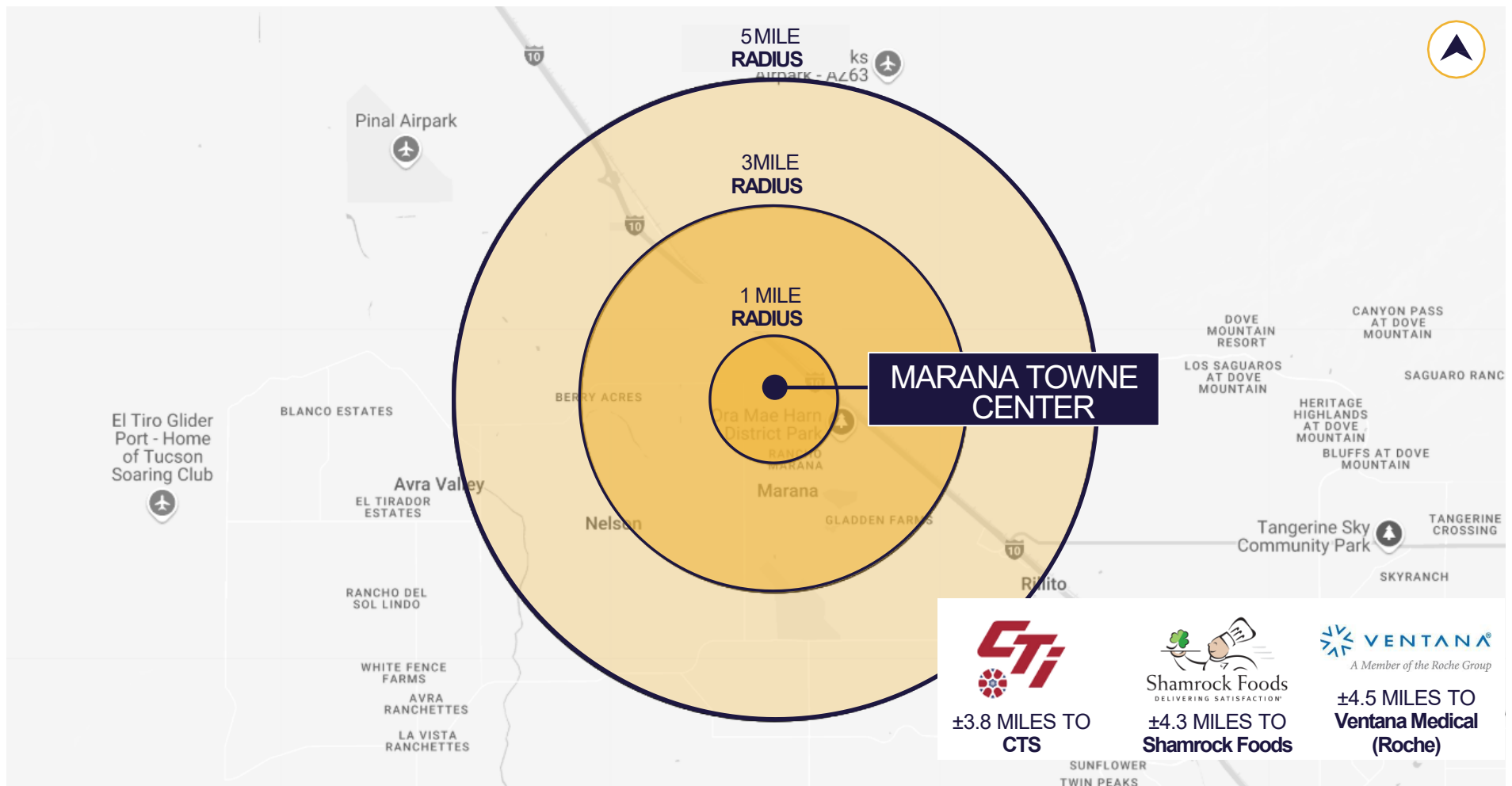


308
EMPLOYEES
Within 1 Mile

14,896
POPULATION
Within 5 Miles

\$124,999
AVG. INCOME
Within 5 Miles

2,122
EMPLOYEES
Within 5 Miles



±3.8 MILES TO
CTS



±4.3 MILES TO
Shamrock Foods



±4.5 MILES TO
Ventana Medical
(Roche)

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



1.1%

POPULATION
GROWTH RATE



\$74,400

MEDIAN HOUSEHOLD
INCOME



4.1%

UNEMPLOYMENT
RATE



±56,544

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

CONTACT INFORMATION



CUSHMAN &
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