

VILLAGIO - PADS WITH DRIVE-THRU CAPABILITY

Tangerine Rd & Thornydale Rd - Northwest Corner
Marana, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Harpel

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Tangerine Rd & Thornydale Rd - Northwest Corner

Marana, Arizona

Villagio

OFFICE/RETAIL
MARANA, ARIZONA

LOT #1 = UP TO 3.44 ACRES



3.44 ACRE COMMERCIAL DEVELOPMENT SITE (DIVISIBLE)

Property Highlights

- Zoning: PAD, Marana
- Tangerine Road widening project is now complete
- Near Dove Mountain Master-Planned Community (+/- 9,159 Units)
- Retail / Office / Medical Uses
- Pricing: Call to discuss

Traffic Counts

Tangerine Rd 14,444 VPD

Thornydale Rd 6,582 VPD

Total 21,026 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	2,145	22,494	71,770
Med Household Income	\$92,641	\$88,595	\$86,530
Estimated Households	863	9,238	28,968
Daytime Population	7,768	55,509	143,742

Source: Pitney Bowes

Nearby Tenants



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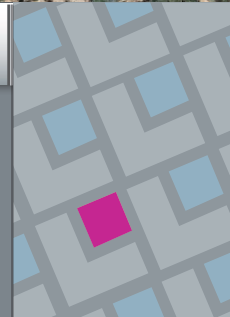
CONTACT

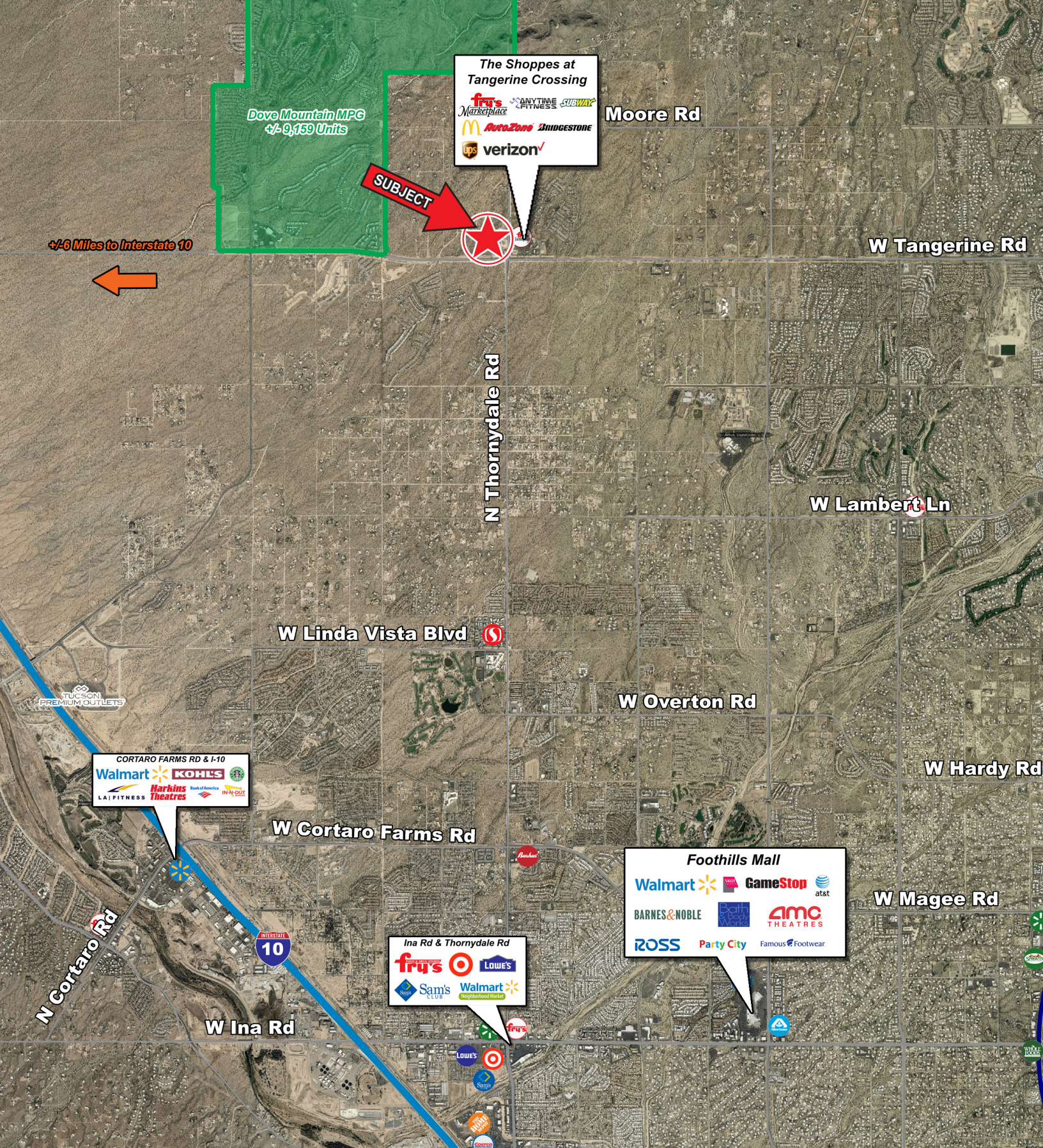
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.4238/-111.0468

RF5

W Tangerine Rd & N Thornydale Rd

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2018)	2,145	22,494	71,770
Projected Population (2023)	2,192	23,012	73,568
Census Population (2010)	684	18,104	63,283
Census Population (2000)	190	10,948	46,418
Projected Annual Growth (2018 to 2023)	47 0.4%	518 0.5%	1,798 0.5%
Historical Annual Growth (2010 to 2018)	1,461 26.7%	4,390 3.0%	8,487 1.7%
Historical Annual Growth (2000 to 2010)	494 26.0%	7,156 6.5%	16,865 3.6%
Estimated Population Density (2018)	683 psm	796 psm	914 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi

Households

Estimated Households (2018)	863	9,238	28,968
Projected Households (2023)	889	9,534	29,947
Census Households (2010)	263	7,127	24,605
Census Households (2000)	72	3,968	17,167
Estimated Households with Children (2018)	238 27.6%	2,503 27.1%	8,376 28.9%
Estimated Average Household Size (2018)	2.49	2.43	2.47

Average Household Income

Estimated Average Household Income (2018)	\$101,264	\$105,959	\$107,919
Projected Average Household Income (2023)	\$118,241	\$123,233	\$127,690
Estimated Average Family Income (2018)	\$124,628	\$126,310	\$122,403

Median Household Income

Estimated Median Household Income (2018)	\$92,641	\$88,595	\$86,530
Projected Median Household Income (2023)	\$106,665	\$101,684	\$99,380
Estimated Median Family Income (2018)	\$102,565	\$100,833	\$98,780

Per Capita Income

Estimated Per Capita Income (2018)	\$40,739	\$43,539	\$43,586
Projected Per Capita Income (2023)	\$47,965	\$51,077	\$52,005
Estimated Per Capita Income 5 Year Growth	\$7,226 17.7%	\$7,538 17.3%	\$8,419 19.3%
Estimated Average Household Net Worth (2018)	\$1,231,661	\$1,276,209	\$1,146,951

Daytime Demos (2018)

Total Businesses	35	269	1,161
Total Employees	317	2,126	9,834
Company Headquarter Businesses	- -	- -	- -
Company Headquarter Employees	- -	- -	113 1.1%
Employee Population per Business	9.1	7.9	8.5
Residential Population per Business	61.8	83.6	61.8

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Race & Ethnicity

White (2018)	1,813	84.5%	19,207	85.4%	60,636	84.5%
Black or African American (2018)	49	2.3%	455	2.0%	1,747	2.4%
American Indian or Alaska Native (2018)	20	0.9%	198	0.9%	517	0.7%
Asian (2018)	68	3.2%	788	3.5%	2,605	3.6%
Hawaiian or Pacific Islander (2018)	3	0.1%	21	0.1%	102	0.1%
Other Race (2018)	116	5.4%	1,034	4.6%	3,517	4.9%
Two or More Races (2018)	77	3.6%	791	3.5%	2,647	3.7%
Not Hispanic or Latino Population (2018)	1,733	80.8%	18,468	82.1%	58,140	81.0%
Hispanic or Latino Population (2018)	412	19.2%	4,027	17.9%	13,630	19.0%
Not Hispanic or Latino Population (2023)	1,720	78.5%	18,348	79.7%	57,898	78.7%
Hispanic or Latino Population (2023)	472	21.5%	4,664	20.3%	15,670	21.3%
Not Hispanic or Latino Population (2010)	563	82.3%	15,445	85.3%	53,094	83.9%
Hispanic or Latino Population (2010)	121	17.7%	2,659	14.7%	10,189	16.1%
Not Hispanic or Latino Population (2000)	164	86.4%	9,707	88.7%	41,029	88.4%
Hispanic or Latino Population (2000)	26	13.6%	1,240	11.3%	5,389	11.6%
Projected Hispanic Annual Growth (2018 to 2023)	60	2.9%	637	3.2%	2,040	3.0%
Historic Hispanic Annual Growth (2000 to 2018)	386	83.1%	2,786	12.5%	8,240	8.5%

Age Distribution (2018)

Age Under 5	115	5.4%	1,042	4.6%	3,499	4.9%
Age 5 to 9 Years	121	5.6%	1,174	5.2%	4,035	5.6%
Age 10 to 14 Years	121	5.6%	1,373	6.1%	4,601	6.4%
Age 15 to 19 Years	113	5.3%	1,324	5.9%	4,253	5.9%
Age 20 to 24 Years	91	4.2%	1,049	4.7%	3,627	5.1%
Age 25 to 29 Years	106	4.9%	999	4.4%	3,766	5.2%
Age 30 to 34 Years	116	5.4%	1,007	4.5%	3,683	5.1%
Age 35 to 39 Years	127	5.9%	1,176	5.2%	4,073	5.7%
Age 40 to 44 Years	113	5.3%	1,166	5.2%	3,951	5.5%
Age 45 to 49 Years	112	5.2%	1,355	6.0%	4,347	6.1%
Age 50 to 54 Years	121	5.7%	1,436	6.4%	4,556	6.3%
Age 55 to 59 Years	142	6.6%	1,670	7.4%	5,091	7.1%
Age 60 to 64 Years	155	7.2%	1,847	8.2%	5,243	7.3%
Age 65 to 74 Years	310	14.5%	3,405	15.1%	9,639	13.4%
Age 75 to 84 Years	191	8.9%	1,753	7.8%	5,412	7.5%
Age 85 Years or Over	90	4.2%	719	3.2%	1,993	2.8%
Median Age	46.7		47.8		45.0	

Gender Age Distribution (2018)

Female Population	1,116	52.0%	11,748	52.2%	37,382	52.1%
Age 0 to 19 Years	229	20.5%	2,412	20.5%	8,053	21.5%
Age 20 to 64 Years	575	51.5%	6,288	53.5%	20,271	54.2%
Age 65 Years or Over	312	27.9%	3,048	25.9%	9,058	24.2%
Female Median Age	47.4		48.4		46.0	
Male Population	1,029	48.0%	10,746	47.8%	34,389	47.9%
Age 0 to 19 Years	241	23.4%	2,501	23.3%	8,336	24.2%
Age 20 to 64 Years	508	49.3%	5,417	50.4%	18,067	52.5%
Age 65 Years or Over	280	27.2%	2,829	26.3%	7,986	23.2%
Male Median Age	45.8		47.1		44.0	

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3 mi radius

5 mi radius

Household Income Distribution (2018)

HH Income \$200,000 or More	78	9.1%	1,156	12.5%	2,870	9.9%
HH Income \$150,000 to \$199,999	101	11.7%	952	10.3%	2,765	9.5%
HH Income \$100,000 to \$149,999	211	24.4%	1,777	19.2%	5,806	20.0%
HH Income \$75,000 to \$99,999	145	16.8%	1,378	14.9%	4,776	16.5%
HH Income \$50,000 to \$74,999	160	18.6%	1,779	19.3%	5,099	17.6%
HH Income \$35,000 to \$49,999	78	9.1%	1,041	11.3%	3,226	11.1%
HH Income \$25,000 to \$34,999	38	4.5%	462	5.0%	1,811	6.3%
HH Income \$15,000 to \$24,999	27	3.1%	411	4.4%	1,379	4.8%
HH Income Under \$15,000	24	2.8%	283	3.1%	1,237	4.3%
HH Income \$35,000 or More	773	89.6%	8,083	87.5%	24,542	84.7%
HH Income \$75,000 or More	535	62.0%	5,263	57.0%	16,217	56.0%

Housing (2018)

Total Housing Units	945		10,009		31,318	
Housing Units Occupied	863	91.3%	9,238	92.3%	28,968	92.5%
Housing Units Owner-Occupied	757	87.7%	7,836	84.8%	23,590	81.4%
Housing Units, Renter-Occupied	106	12.3%	1,403	15.2%	5,378	18.6%
Housing Units, Vacant	82	8.7%	771	7.7%	2,350	7.5%

Marital Status (2018)

Never Married	315	17.6%	3,705	19.6%	13,868	23.3%
Currently Married	1,185	66.3%	12,143	64.2%	34,988	58.7%
Separated	32	1.8%	326	1.7%	1,319	2.2%
Widowed	86	4.8%	898	4.8%	2,903	4.9%
Divorced	171	9.5%	1,833	9.7%	6,556	11.0%

Household Type (2018)

Population Family	1,860	86.7%	19,519	86.8%	62,081	86.5%
Population Non-Family	285	13.3%	2,939	13.1%	9,526	13.3%
Population Group Quarters	1	-	36	0.2%	164	0.2%
Family Households	630	73.1%	6,832	74.0%	21,221	73.3%
Non-Family Households	232	26.9%	2,406	26.0%	7,748	26.7%
Married Couple with Children	189	15.9%	1,865	15.4%	6,141	17.6%
Average Family Household Size	2.9		2.9		2.9	

Household Size (2018)

1 Person Households	191	22.1%	1,965	21.3%	6,272	21.7%
2 Person Households	376	43.6%	4,239	45.9%	12,328	42.6%
3 Person Households	112	13.0%	1,223	13.2%	4,278	14.8%
4 Person Households	107	12.4%	1,093	11.8%	3,691	12.7%
5 Person Households	48	5.6%	481	5.2%	1,568	5.4%
6 or More Person Households	29	3.4%	236	2.6%	832	2.9%

Household Vehicles (2018)

Households with 0 Vehicles Available	12	1.4%	125	1.4%	570	2.0%
Households with 1 Vehicles Available	180	20.9%	2,217	24.0%	7,651	26.4%
Households with 2 or More Vehicles Available	670	77.7%	6,896	74.6%	20,747	71.6%
Total Vehicles Available	1,809		19,103		59,100	
Average Vehicles Per Household	2.1		2.1		2.0	

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Labor Force (2018)

Estimated Labor Population Age 16 Years or Over	1,764		18,655		58,785	
Estimated Civilian Employed	1,010	57.3%	10,535	56.5%	34,339	58.4%
Estimated Civilian Unemployed	27	1.5%	300	1.6%	995	1.7%
Estimated in Armed Forces	3	0.2%	56	0.3%	129	0.2%
Estimated Not in Labor Force	724	41.0%	7,764	41.6%	23,322	39.7%
Unemployment Rate	1.5%		1.6%		1.7%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	500		10,704		34,709	
Management, Business, Financial Operations	100	20.0%	1,906	17.8%	5,679	16.4%
Professional, Related	118	23.7%	3,038	28.4%	10,328	29.8%
Service	99	19.7%	1,903	17.8%	5,917	17.0%
Sales, Office	114	22.8%	2,550	23.8%	8,124	23.4%
Farming, Fishing, Forestry	1	0.2%	30	0.3%	88	0.3%
Construct, Extraction, Maintenance	33	6.6%	562	5.2%	2,173	6.3%
Production, Transport Material Moving	35	6.9%	715	6.7%	2,399	6.9%
White Collar Workers	333	66.5%	7,494	70.0%	24,131	69.5%
Blue Collar Workers	167	33.5%	3,211	30.0%	10,578	30.5%

Consumer Expenditure (2018)

Total Household Expenditure	\$62.1 M		\$685 M		\$2.16 B	
Total Non-Retail Expenditure	\$32.5 M	52.4%	\$360 M	52.6%	\$1.13 B	52.4%
Total Retail Expenditure	\$29.5 M	47.6%	\$325 M	47.4%	\$1.03 B	47.6%
Apparel	\$2.17 M	3.5%	\$24.0 M	3.5%	\$75.7 M	3.5%
Contributions	\$3.00 M	4.8%	\$33.8 M	4.9%	\$104 M	4.8%
Education	\$2.50 M	4.0%	\$27.6 M	4.0%	\$85.8 M	4.0%
Entertainment	\$3.53 M	5.7%	\$39.0 M	5.7%	\$123 M	5.7%
Food and Beverages	\$8.84 M	14.2%	\$97.4 M	14.2%	\$309 M	14.3%
Furnishings and Equipment	\$2.23 M	3.6%	\$24.5 M	3.6%	\$77.1 M	3.6%
Gifts	\$1.67 M	2.7%	\$18.5 M	2.7%	\$57.3 M	2.7%
Health Care	\$4.74 M	7.6%	\$52.4 M	7.7%	\$167 M	7.7%
Household Operations	\$1.89 M	3.0%	\$20.9 M	3.1%	\$65.3 M	3.0%
Miscellaneous Expenses	\$892 K	1.4%	\$9.81 M	1.4%	\$31.1 M	1.4%
Personal Care	\$799 K	1.3%	\$8.81 M	1.3%	\$27.9 M	1.3%
Personal Insurance	\$498 K	0.8%	\$5.55 M	0.8%	\$17.2 M	0.8%
Reading	\$139 K	0.2%	\$1.54 M	0.2%	\$4.84 M	0.2%
Shelter	\$12.9 M	20.7%	\$142 M	20.7%	\$447 M	20.7%
Tobacco	\$328 K	0.5%	\$3.66 M	0.5%	\$11.8 M	0.5%
Transportation	\$11.6 M	18.7%	\$127 M	18.6%	\$404 M	18.7%
Utilities	\$4.38 M	7.1%	\$48.4 M	7.1%	\$154 M	7.1%

Educational Attainment (2018)

Adult Population Age 25 Years or Over	1,584		16,533		51,756	
Elementary (Grade Level 0 to 8)	22	1.4%	142	0.9%	802	1.6%
Some High School (Grade Level 9 to 11)	22	1.4%	361	2.2%	1,230	2.4%
High School Graduate	255	16.1%	2,589	15.7%	8,244	15.9%
Some College	404	25.5%	4,044	24.5%	12,899	24.9%
Associate Degree Only	153	9.6%	1,584	9.6%	4,959	9.6%
Bachelor Degree Only	443	28.0%	4,504	27.2%	13,731	26.5%
Graduate Degree	285	18.0%	3,309	20.0%	9,891	19.1%

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Units In Structure (2015)								
1 Detached Unit	368	140.2	8,362	117.3	25,025	101.7		
1 Attached Unit	16	6.2%	258	3.6%	1,380	5.6%		
2 to 4 Units	3	1.2%	50	0.7%	183	0.7%		
5 to 9 Units	1	0.5%	162	2.3%	502	2.0%		
10 to 19 Units	2	0.9%	193	2.7%	449	1.8%		
20 to 49 Units	1	0.4%	23	0.3%	107	0.4%		
50 or More Units	1	0.3%	56	0.8%	395	1.6%		
Mobile Home or Trailer	33	12.6%	378	5.3%	1,314	5.3%		
Other Structure	-	0.1%	4	0.1%	13	0.1%		
Homes Built By Year (2015)								
Homes Built 2010 or later	48	18.3%	563	7.9%	1,231	5.0%		
Homes Built 2000 to 2009	233	88.7%	3,969	55.7%	9,092	37.0%		
Homes Built 1990 to 1999	55	20.9%	2,666	37.4%	8,865	36.0%		
Homes Built 1980 to 1989	18	6.9%	819	11.5%	5,052	20.5%		
Homes Built 1970 to 1979	13	5.0%	429	6.0%	2,105	8.6%		
Homes Built 1960 to 1969	5	1.8%	163	2.3%	836	3.4%		
Homes Built 1950 to 1959	13	4.8%	172	2.4%	692	2.8%		
Homes Built Before 1949	2	0.8%	115	1.6%	336	1.4%		
Home Values (2015)								
Home Values \$1,000,000 or More	8	3.6%	125	2.1%	261	1.3%		
Home Values \$500,000 to \$999,999	39	16.7%	725	11.9%	2,041	10.0%		
Home Values \$400,000 to \$499,999	30	13.1%	848	13.9%	1,568	7.7%		
Home Values \$300,000 to \$399,999	82	35.6%	1,957	32.1%	4,363	21.4%		
Home Values \$200,000 to \$299,999	114	49.4%	2,128	34.9%	6,917	34.0%		
Home Values \$150,000 to \$199,999	49	21.2%	1,270	20.8%	4,838	23.8%		
Home Values \$100,000 to \$149,999	27	11.7%	484	7.9%	2,485	12.2%		
Home Values \$70,000 to \$99,999	8	3.4%	137	2.3%	463	2.3%		
Home Values \$50,000 to \$69,999	2	0.9%	28	0.5%	157	0.8%		
Home Values \$25,000 to \$49,999	5	2.1%	120	2.0%	245	1.2%		
Home Values Under \$25,000	4	1.9%	119	2.0%	420	2.1%		
Owner-Occupied Median Home Value	\$272,907		\$282,263		\$253,123			
Renter-Occupied Median Rent	\$561		\$1,029		\$1,074			
Transportation To Work (2015)								
Drive to Work Alone	370	76.7%	7,910	75.0%	25,927	78.5%		
Drive to Work in Carpool	48	9.9%	1,042	9.9%	2,852	8.6%		
Travel to Work by Public Transportation	1	0.2%	33	0.3%	287	0.9%		
Drive to Work on Motorcycle	2	0.3%	35	0.3%	89	0.3%		
Walk or Bicycle to Work	5	1.0%	146	1.4%	441	1.3%		
Other Means	9	1.9%	322	3.1%	676	2.0%		
Work at Home	48	10.0%	1,053	10.0%	2,774	8.4%		
Travel Time (2015)								
Travel to Work in 14 Minutes or Less	64	14.6%	1,811	19.1%	5,925	19.6%		
Travel to Work in 15 to 29 Minutes	194	44.7%	3,309	34.9%	12,015	39.7%		
Travel to Work in 30 to 59 Minutes	159	36.6%	3,929	41.4%	12,321	40.7%		
Travel to Work in 60 Minutes or More	35	8.0%	591	6.2%	1,560	5.2%		
Average Minutes Travel to Work	27.3		27.1		25.8			

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