

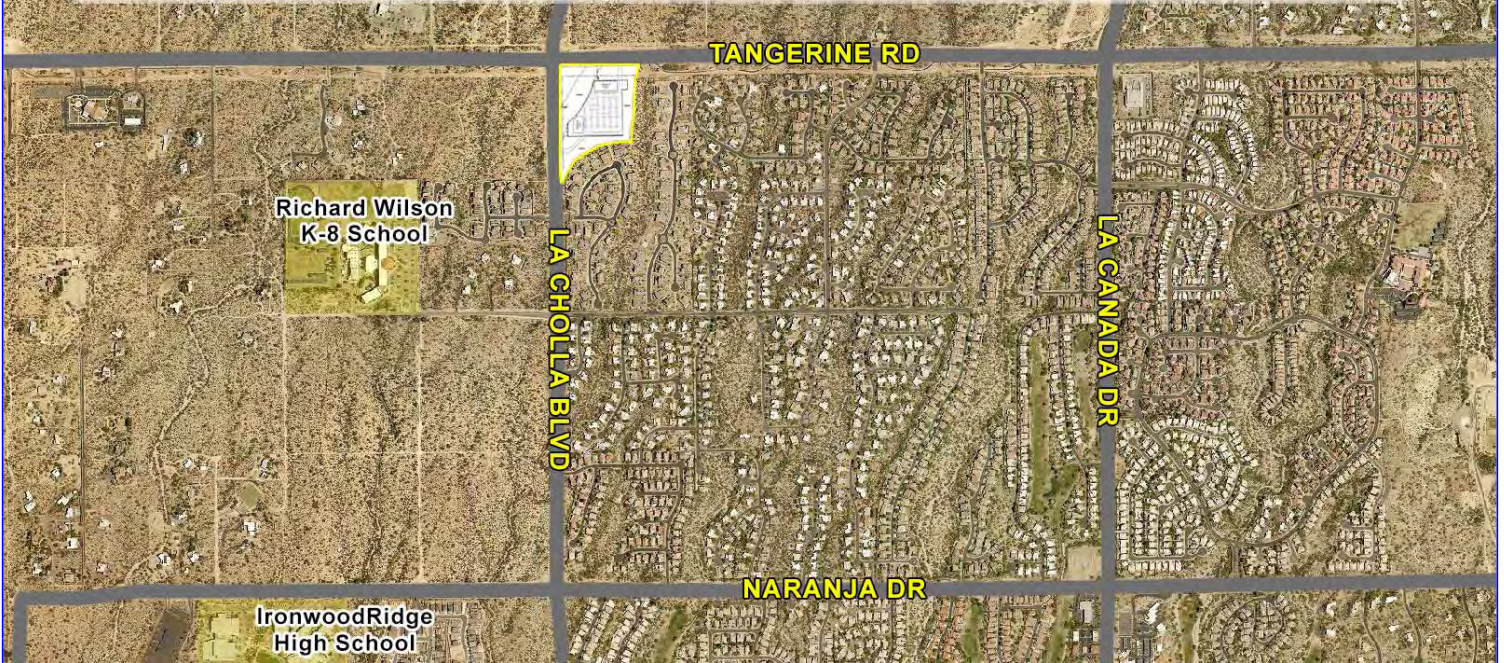


COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

NEW ORO VALLEY OFFICE COMPLEX

OFFICE SPACE AVAILABLE



Property Description

Location: Major Regional Intersection
SEC Of Tangerine Rd. and La Cholla Blvd.
Oro Valley, AZ

Traffic Counts

Tangerine Rd.: 15,139 VPD (2017)

La Cholla Blvd.: 5,904 VPD (2018)

Total: 21,043 VPD

(Source: Pima Association of Governments and ADOT)

Projected Traffic Counts

Tangerine Rd.: 34,500 - 40,800 VPD (2040)

La Cholla Blvd.: 19,700 - 24,000 VPD (2045)

(Source: Town of Oro Valley and RTA)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

Highlights

- Commercially zoned parcel.
- Upscale trade area with average household incomes over \$129,000 within a 2 mile radius.
- Major employers in trade area include a Oro Valley Hospital, Ventana Medical Systems/Roche, ICAGEN, and Honeywell .
- Tangerine Rd. is being improved to four lanes from Oracle Rd. to I-10. This is completed from Oracle Road to Twin Peaks Rd./Dove Mountain Blvd. and from Oracle Rd. to La Cholla Blvd.
- La Cholla Blvd. is being improved to four lanes from Overton Rd. to Tangerine Rd (estimated to be completed in 2020).
- Estimated 1st Quarter 2021 completion..

Demographics Trade Area

2018 Estimates	3 Mile	Polygon
Population:	32,150	58,875
Households:	12,236	24,652
Average HH Income:	\$121,398	\$108,464

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

A Development By:



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

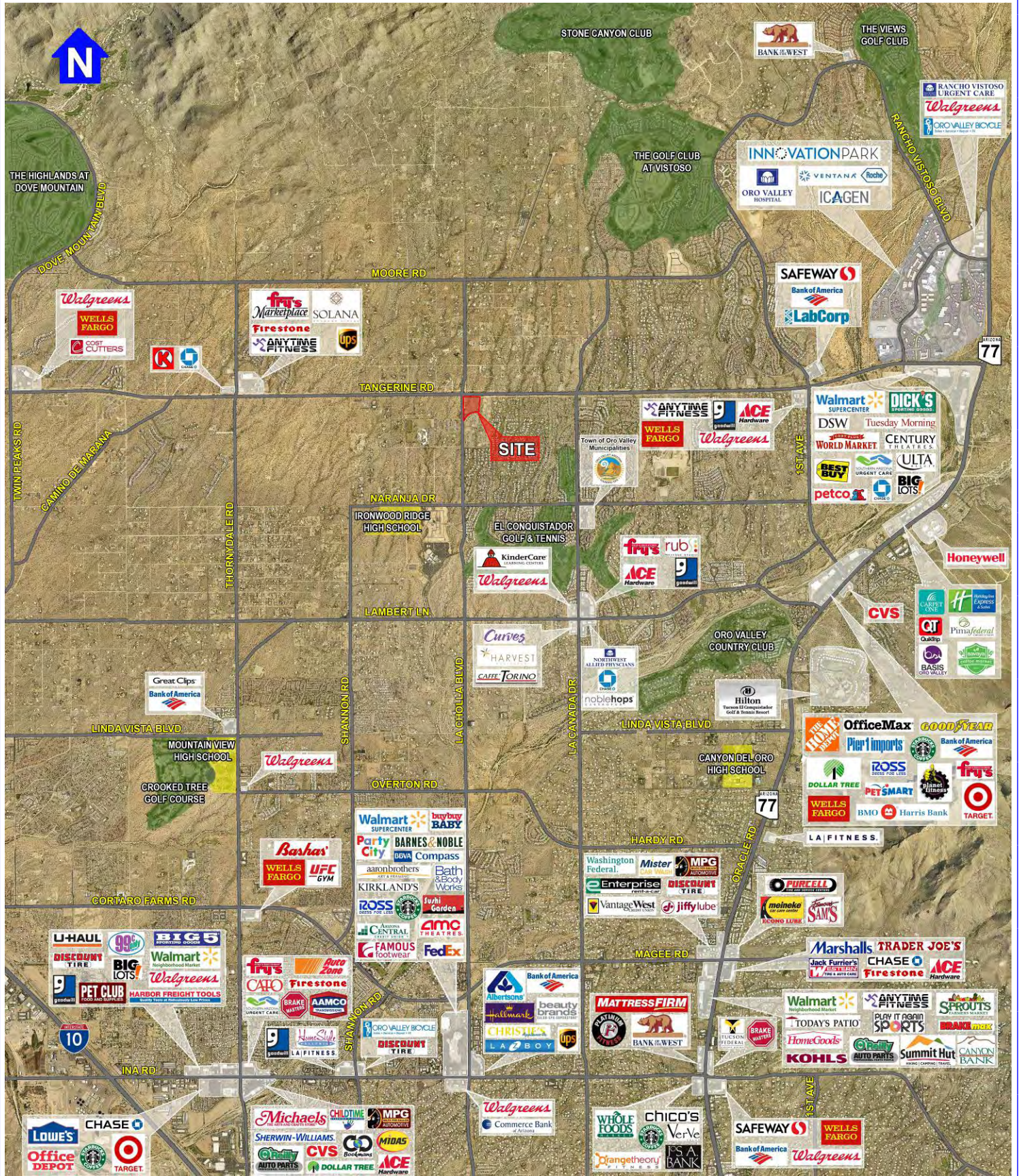
SEC Tangerine & La Cholla



NW Tucson / Oro Valley, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



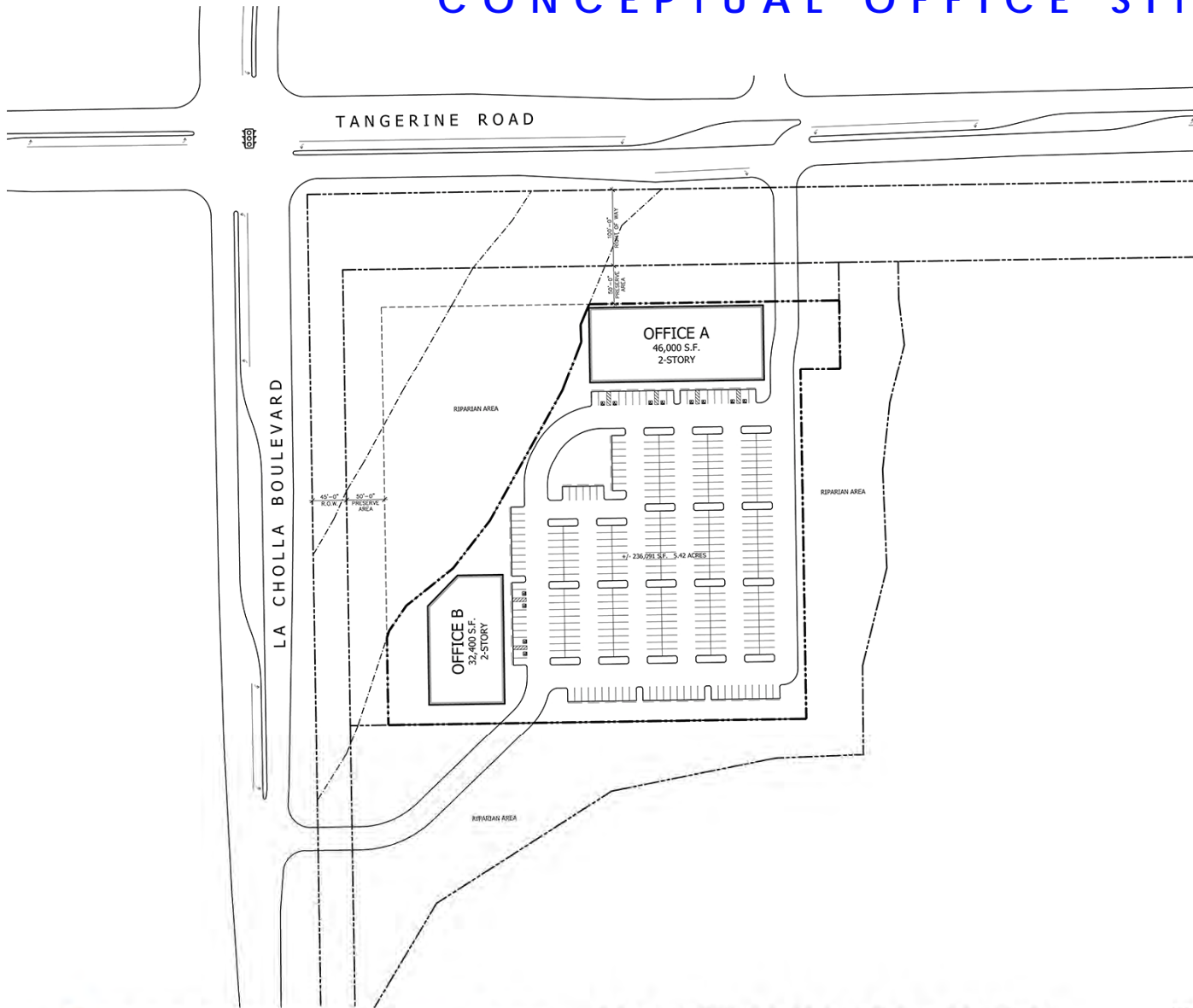
SEC Tangerine & La Cholla

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

CONCEPTUAL OFFICE SITE PLAN



SITE AREA:	+/- 236,091 SF. - 5.42 ACRES	
BUILDING AREA:		
OFFICE A	+/- 46,000 SF.	
OFFICE B	+/- 32,400 SF.	
TOTAL:	+/- 78,400 SF.	
COVERAGE:	+/- 16.6%	
PARKING:	REQUIRED:	PROVIDED:
OFFICE A	138 SPACES	190 SPACES
OFFICE B	98 SPACES	144 SPACES
TOTAL:	236 SPACES	334 SPACES
PARKING RATIO:	+/- 4.3 SPACES PER 1,000 SF.	
PARKING REQUIRED:	3 SPACES PER 1,000 SF - GENERAL OFFICE	

SEC Tangerine & La Cholla

Oro Valley, Arizona



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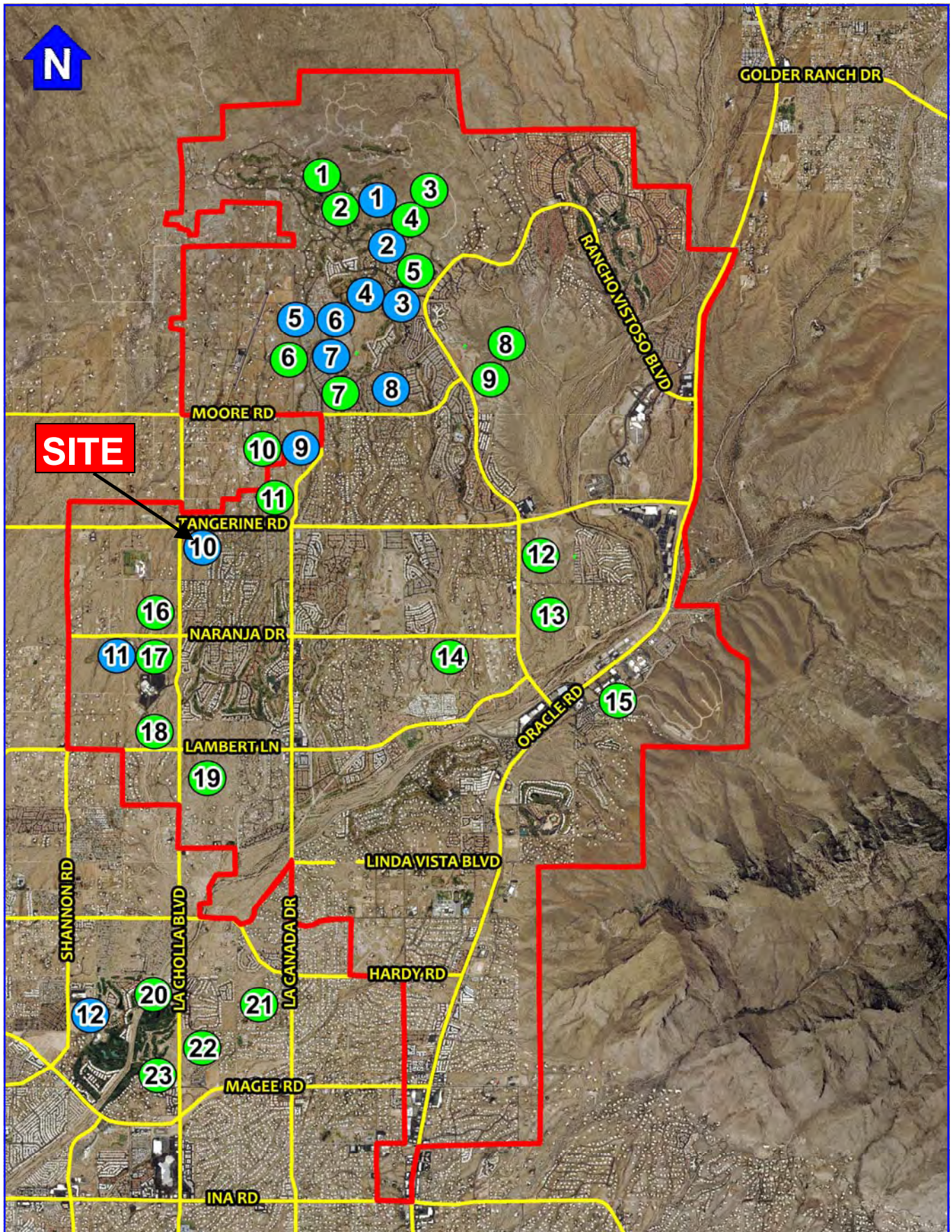
ROAD IMPROVEMENTS



2017 Housing Study - Oro Valley



COMMERCIAL RETAIL ADVISORS, LLC



2017 Housing Study - Oro Valley



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FUTURE SUBDIVISIONS

#	Subdivision	Owner	Location	Plat Number	Total Lots
1	STONE CANYON CASITAS	STONE CANYON CASITAS LLC	STONE CANYON	20160710258	28
2	THE ENCLAVE AT STONE CANYON V	FAIRFIELD HOMES	NE TORTOLITA MOUNTAIN CL & HOHOKAM VILLAGE PL	20143040306	16
3	BOULDER VISTA AT STONE CANYON	MERITAGE HOMES	N OF TORTOLITA MTN CL, W OF RANCHO VISTOSO BLVD	20163090571	36
4	STONE CANYON PH 10	FAIRFIELD HOMES	STONE CANYON	PAD AREA AMENDMENT	19
5	RANCHO VISTOSO 10-J	VISTOSO HIGHLANDS PROPERTY	NWC VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	AT REZONING	37
6	RANCHO VISTOSO 10-A - 20 AC	ZARIFI, AHMAD	NW LA CANADA DR & MOORE RD	CSP APPROVED	29
7	RANCHO VISTOSO 10-T	GRACE HOLDINGS LLC	NEC MOORE RD & LA CANADA DR	REZONING APRVD	19
8	VISTOSO TRAILS PH II (RV 5G, 5K & 5V)	MATTAMY HOMES	NE RANCHO VISTOSO BLVD & MOORE RD	PRELIM PLAT	194
9	VIEWPOINTE AT VISTOSO TRAILS (RV 6B)	MATTAMY HOMES	SEC MOORE RD & RANCHO VISTOSO BLVD	ACTIVE PLAT	37
9	VIEWPOINTE AT VISTOSO TRAILS II (RV 6C)	MATTAMY HOMES	SEC MOORE RD & RANCHO VISTOSO BLVD	IN REPLAT FROM CONDO LOTS	40
10 *	LA CANADA RIDGE	LA CANADA HILLS CUSTOM LOTS LLLP	SW LA CANADA RD & MOORE RD	20082040092	21
11 *	MILLER RANCH	DESCO-MILLER LLC	NWC TANGERINE RD & LA CANADA DR	COUNCIL MTG	30
12	VILLAGES AT SILVERHAWKE (NORTH)	MERITAGE HOMES	SEC TANGERINE RD & FIRST AVE	REZONING APPROVED	211
13	SANCTUARY AT SILVERHAWKE (SOUTH)	MERITAGE HOMES	SEC FIRST AVE & PALISADES RD	CSP APPROVED	44
14	NARANJA TRAILS	DAVIS DEVELOPMENT & PROPERTIES LLC	S SIDE OF NARANJA W OF PUSCH RIDGE VISTAS	AT PLANNING - 58 ACRES	51
15	LA RESERVE VILLAS	MIRAMONTE HOMES	NE ORACLE RD & FIRST AVE	20070890010	4
15	LA RESERVE VILLAS	PUSCH RIDGE PROPERTIES	NE ORACLE RD & FIRST AVE	20070890010	36
16 *	SAGUAROS VIEJOS	LIN FAMILY	NWC NARANJA DR & LA CHOLLA BLVD	CSP APPROVED	118
17	CAPELLA PLANNED AREA DEVELOPMENT PROPOSED TOWNHOMES	LA CHOLLA 311 PROPERTY LLC	SW LA CHOLLA BLVD & NARANJA RD	AT REZONING	228
18	CAPELLA PLANNED AREA DEVELOPMENT PROPOSED SFR DETACHED	LA CHOLLA 311 PROPERTY LLC	SW LA CHOLLA BLVD & NARANJA RD	AT REZONING	302
19	FASSEAS PROPERTY - NEARLY 1 ACRE LOTS	FASSEAS, PETER (FUTURE ARIZONA INC)	SEC LAMBERT LN & LA CHOLLA BLVD	IN FOR REZONING	91
20	MONTARETTO ESTATES	KB HOME	SW LA CHOLLA BLVD & HARDY DR (EXT)	FINAL PLAT	95
21	OVERTON RESERVE	GST LLC/ANNLEE PROPERTIES LLC	SW OVERTON RD & LA CHOLLA BLVD	TENTATIVE PLAT IN	106
21	12S13E SEC27 58 ACRES ZONED RESIDENTIAL	TUCSON LAND & CATTLE CO LLC	BETWEEN LA CHOLLA & LA CANADA, S OF HARDY DR	UNSUBDIVIDED	
22	SUNSET MESA	THOMAS A BOWERS REVOC TR	NE LA CHOLLA BLVD & MAGEE RD	20110270003	25
23	HILLS AT TUCSON NATIONAL	T N R & S ACQUISITION INC	NW LA CHOLLA BLVD & MAGEE RD	20070680308	
	Totals (23)				1817

* Indicates Planned Housing Subdivisions in Close Proximity to Tangerine & La Cholla

2017 Housing Study - Oro Valley



COMMERCIAL RETAIL ADVISORS, LLC

ACTIVE SUBDIVISIONS

#	Subdivision	Builder	Location	Total Lots	Vacant Lots	Specs
1	THE ENCLAVE AT STONE CANYON V	MATTAMY HOMES	NE TORTOLITA MOUNTAIN CL & HOHOKAM VILLAGE PL	15	10	1
2	STONE GATE AT STONE CANYON BY MONTEREY HOMES	MERITAGE HOMES	NW VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	24	7	3
3	DISCOVERY AT VISTOSO RESERVE	LENNAR HOMES	SWC VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	27	0	2
4	MARACAY AT VISTOSO - THE PINNACLE (BLK 4)	MARACAY HOMES	N LA CANADA RD EXTENSION	75	24	1
5	MARACAY AT VISTOSO - DESERT CREST (BLK 3)	MARACAY HOMES	N LA CANADA RD EXTENSION	101	71	3
6	MARACAY AT VISTOSO - SUMMIT (BLK 2 & 5)	MARACAY HOMES	N LA CANADA RD EXTENSION	86	42	2
7	MARACAY AT VISTOSO - THE COVE (BLK 1)	MARACAY HOMES	N LA CANADA RD EXTENSION	81	52	0
8	EAGLES SUMMIT AT VISTOSO	LENNAR HOMES	N SIDE OF MOORE RD E OF LA CANADA	75	61	4
9 *	LA CANADA RIDGE	INSIGHT HOMES	SW LA CANADA RD & MOORE RD	12	9	0
10 *	RANCHO DEL COBRE	MARACAY HOMES	SEC TANGERINE RD & LA CHOLLA BLVD	68	4	2
11	ESTATES AT CAPELLA - THE CANYONS	MERITAGE HOMES	SWC NARANJA RD & LA CHOLLA BLVD	76	40	6
11	ESTATES AT CAPELLA - THE VISTAS	MERITAGE HOMES	SWC NARANJA RD & LA CHOLLA BLVD	44	16	4
12	SHANNON ESTATES	D R HORTON	NE SHANNON DR & CLUB DR	55	0	2
	Totals (12)			739	336	30

* Indicates Housing Subdivisions in Close Proximity to Tangerine & La Cholla

Oro Valley named Arizona's best small city

By Howard Fischer

CAPITOL MEDIA SERVICES

The way WalletHub sees it, the best small city for living in Arizona is Oro Valley.

And Sun City and Yuma? Not so much.

That's all based on a matrix of factors the online financial advice site used to compare more than 1,200 communities across the country with populations between 25,000 and 100,000. The 33 'indicators of livability' WalletHub uses range from housing costs and restaurants per capita to crime rates and even the percentage of the population that is obese.

A few things make Oro Valley tops in Arizona and No. 217 nationally:

- There's a relatively low rate of violent crime.
- Only 5.6 percent of residents live below the poverty level.
- More than 95 percent of the population is insured.
- And more than 97 percent have at least a high school diploma.

Coming in at No. 2 in the state is Florence.

Only about three out of every four residents in Florence have graduated from high school. And its median household income is just \$47,891 compared with the \$77,770 figure for Oro Valley.

But that is more than offset by other factors that WalletHub considers important, including the 10th fastest population growth among cities of its size nationwide in the past five years and among the lowest cost of living of any Arizona community studied.

And its rate of property crime is the sixth-lowest in the country.

No. 3 Marana got a boost from its relatively low poverty rate and relatively high rate of home ownership.

Other communities had their own things that stood out, good or bad.

Flagstaff, for example, had the lowest percentage

See BEST CITIES, A4



The Oro Valley Music Festival is held annually in the best small city in Arizona, according to the website WalletHub.

MIKE CHRISTY / ARIZONA DAILY STAR 2016

BEST CITIES

Continued from Page A1

of physically inactive adults. And it also picked up points both for having a high rate of coffee shops on a per capita basis as well as the fact that one out of every nine residents walks to work, one of the best rates in the country.

Prescott gained points for having among the lowest debt rates when compared to median income, with Queen Creek at the high end. And WalletHub also credited Prescott for a relatively high number of bars when the size of the community is considered.

Lake Havasu was near the top of the list in the percentage of adults who are not physically active. But, like Prescott, it got points for the number of bars.

Where Sun City shines, the study says, is the nearly 80.1 percent home-ownership rate. But it's hard to find a bar in the unincorporated community.

And only San Luis and Bullhead City rank lower in median household income, at least as far as Arizona communities are concerned.

Mohave County communities lost points in the rankings because of lackluster growth rates.

Kingman's population grew by just 1.7 percent in the past five years. That outpaced Lake Havasu City with a 0.6 percent growth rate and Bullhead City, where the population actually declined by 1.2 percent.

So where are the best small cities nationwide?

WalletHub ranks Princeton, N.J., at the top, driven by the community's economic health. Other top-tier communities include Lexington and Milton, Mass.; Leakwood, Kan.; Brentwood, Tenn.; and Los Altos, Calif.



The Tohono Chul Park Holiday Nights combine lights and music every December in Oro Valley.

RON MEDVESCEK / ARIZONA DAILY STAR 2015



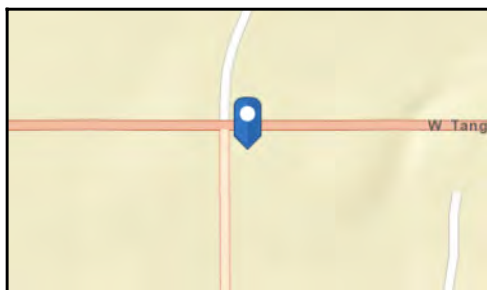
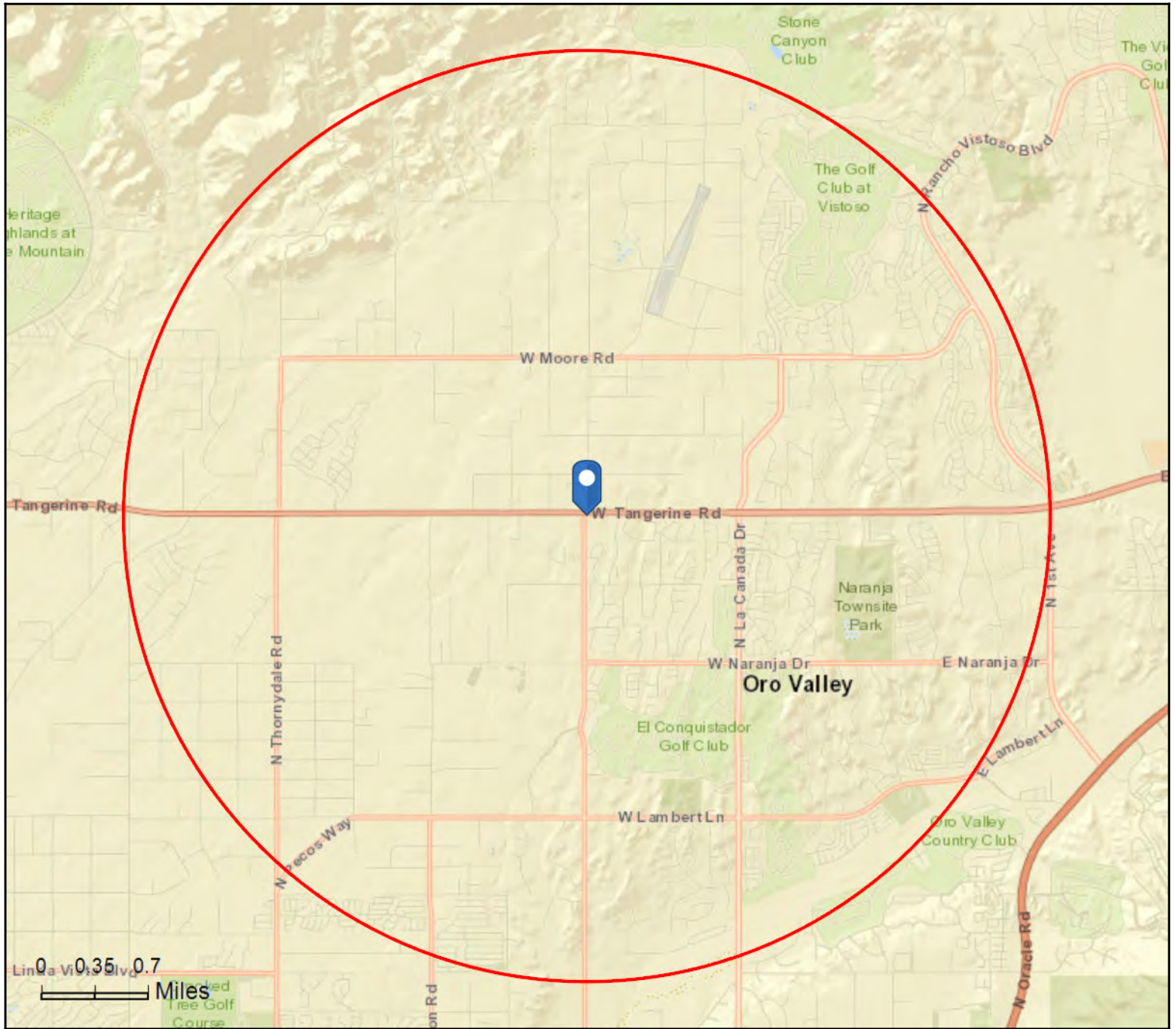
The Oro Valley Aquatic Center hosted the 2017 U.S. National Synchronized Swimming Championships in April.

MIKE CHRISTY / ARIZONA DAILY STAR

Site Map

La Cholla & Tangerine - SEC
11958-11992 N La Cholla Blvd, Tucson, Arizona, 85742
Rings: 3 mile radii

Prepared by Esri
Latitude: 32.42352
Longitude: -111.01256



March 27, 2019



Executive Summary

La Cholla & Tangerine - SEC
 11958-11992 N La Cholla Blvd, Tucson, Arizona, 85742
 Rings: 3 mile radii

Prepared by Esri
 Latitude: 32.42352
 Longitude: -111.01256

3 miles

Population

2000 Population	19,926
2010 Population	28,389
2018 Population	32,150
2023 Population	33,781
2000-2010 Annual Rate	3.60%
2010-2018 Annual Rate	1.52%
2018-2023 Annual Rate	0.99%
2018 Male Population	48.5%
2018 Female Population	51.5%
2018 Median Age	48.7

In the identified area, the current year population is 32,150. In 2010, the Census count in the area was 28,389. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 33,781 representing a change of 0.99% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 48.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	86.3%
2018 Black Alone	1.8%
2018 American Indian/Alaska Native Alone	0.6%
2018 Asian Alone	4.4%
2018 Pacific Islander Alone	0.1%
2018 Other Race	3.7%
2018 Two or More Races	3.1%
2018 Hispanic Origin (Any Race)	16.0%

Persons of Hispanic origin represent 16.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	7,074
2010 Households	10,783
2018 Total Households	12,236
2023 Total Households	12,857
2000-2010 Annual Rate	4.31%
2010-2018 Annual Rate	1.54%
2018-2023 Annual Rate	1.00%
2018 Average Household Size	2.62

The household count in this area has changed from 10,783 in 2010 to 12,236 in the current year, a change of 1.54% annually. The five-year projection of households is 12,857, a change of 1.00% annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2010. The number of families in the current year is 9,546 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

La Cholla & Tangerine - SEC
 11958-11992 N La Cholla Blvd, Tucson, Arizona, 85742
 Rings: 3 mile radii

Prepared by Esri
 Latitude: 32.42352
 Longitude: -111.01256

3 miles

Median Household Income

2018 Median Household Income	\$95,611
2023 Median Household Income	\$104,075
2018-2023 Annual Rate	1.71%

Average Household Income

2018 Average Household Income	\$121,398
2023 Average Household Income	\$139,558
2018-2023 Annual Rate	2.83%

Per Capita Income

2018 Per Capita Income	\$46,803
2023 Per Capita Income	\$53,837
2018-2023 Annual Rate	2.84%

Households by Income

Current median household income is \$95,611 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$104,075 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$121,398 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$139,558 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$46,803 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$53,837 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	7,877
2000 Owner Occupied Housing Units	6,596
2000 Renter Occupied Housing Units	478
2000 Vacant Housing Units	803
2010 Total Housing Units	12,096
2010 Owner Occupied Housing Units	9,342
2010 Renter Occupied Housing Units	1,441
2010 Vacant Housing Units	1,313
2018 Total Housing Units	13,661
2018 Owner Occupied Housing Units	10,545
2018 Renter Occupied Housing Units	1,691
2018 Vacant Housing Units	1,425
2023 Total Housing Units	14,238
2023 Owner Occupied Housing Units	11,208
2023 Renter Occupied Housing Units	1,649
2023 Vacant Housing Units	1,381

Currently, 77.2% of the 13,661 housing units in the area are owner occupied; 12.4%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 12,096 housing units in the area - 77.2% owner occupied, 11.9% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 5.56%. Median home value in the area is \$353,644, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.48% annually to \$399,689.

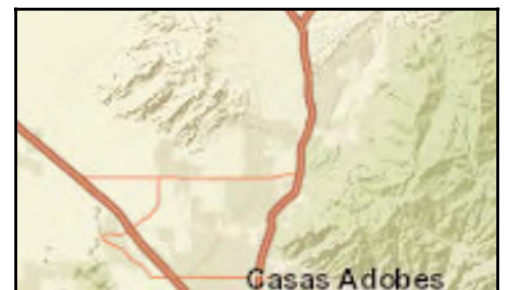
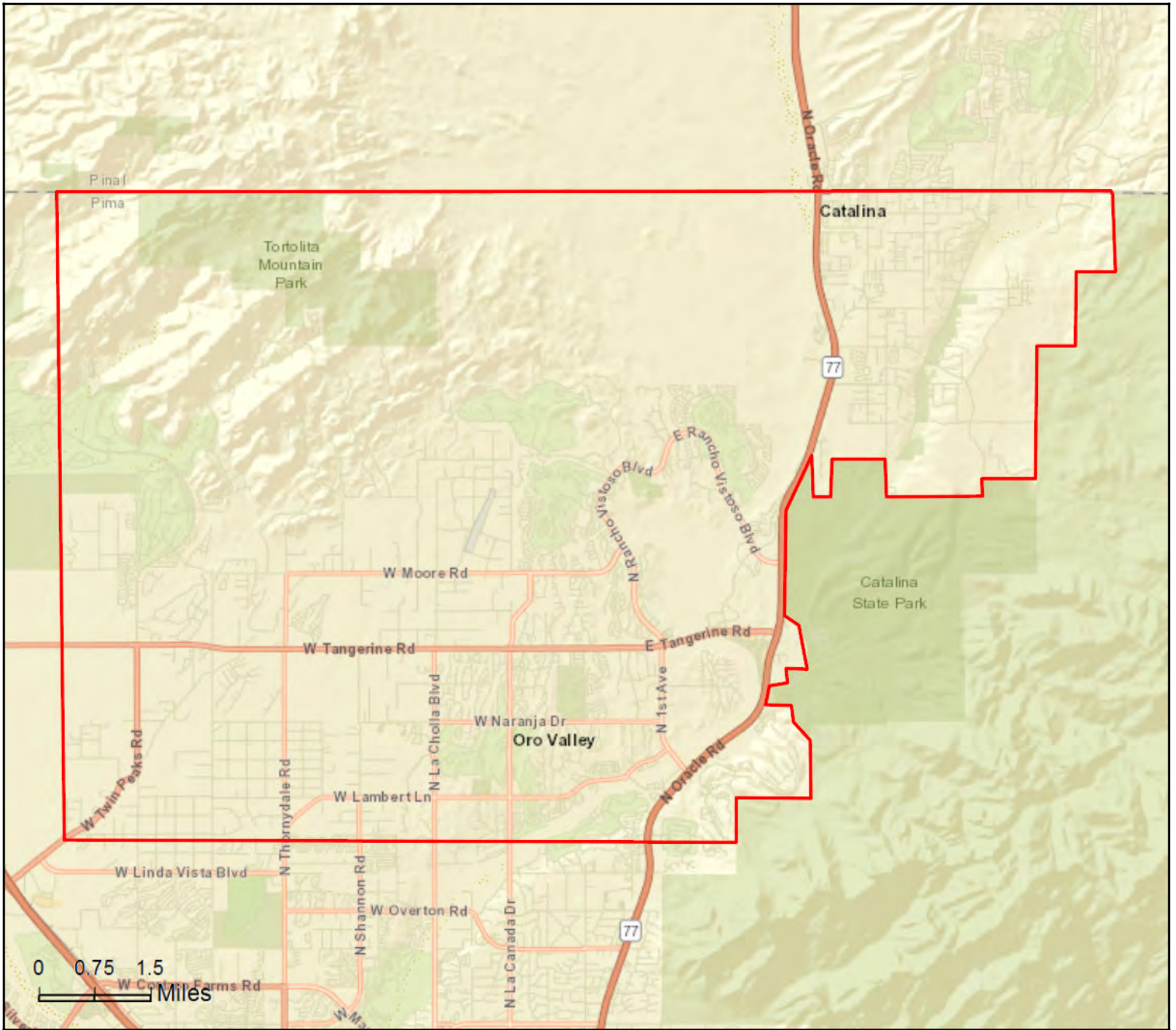
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

Site Map

La Cholla & Tangerine Poly
Area: 97.08 square miles

Prepared by Esri



Population

2000 Population	37,415
2010 Population	50,971
2018 Population	58,875
2023 Population	62,510
2000-2010 Annual Rate	3.14%
2010-2018 Annual Rate	1.76%
2018-2023 Annual Rate	1.21%
2018 Male Population	48.2%
2018 Female Population	51.8%
2018 Median Age	53.2

In the identified area, the current year population is 58,875. In 2010, the Census count in the area was 50,971. The rate of change since 2010 was 1.76% annually. The five-year projection for the population in the area is 62,510 representing a change of 1.21% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 53.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	86.7%
2018 Black Alone	1.6%
2018 American Indian/Alaska Native Alone	0.7%
2018 Asian Alone	3.4%
2018 Pacific Islander Alone	0.1%
2018 Other Race	4.5%
2018 Two or More Races	3.0%
2018 Hispanic Origin (Any Race)	16.4%

Persons of Hispanic origin represent 16.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	14,791
2010 Households	21,269
2018 Total Households	24,652
2023 Total Households	26,204
2000-2010 Annual Rate	3.70%
2010-2018 Annual Rate	1.81%
2018-2023 Annual Rate	1.23%
2018 Average Household Size	2.38

The household count in this area has changed from 21,269 in 2010 to 24,652 in the current year, a change of 1.81% annually. The five-year projection of households is 26,204, a change of 1.23% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 18,007 in the specified area.

Median Household Income

2018 Median Household Income	\$82,508
2023 Median Household Income	\$93,205
2018-2023 Annual Rate	2.47%

Average Household Income

2018 Average Household Income	\$108,464
2023 Average Household Income	\$127,290
2018-2023 Annual Rate	3.25%

Per Capita Income

2018 Per Capita Income	\$45,338
2023 Per Capita Income	\$53,218
2018-2023 Annual Rate	3.26%

Households by Income

Current median household income is \$82,508 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$93,205 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$108,464 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$127,290 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$45,338 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$53,218 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	16,739
2000 Owner Occupied Housing Units	13,091
2000 Renter Occupied Housing Units	1,701
2000 Vacant Housing Units	1,947
2010 Total Housing Units	24,463
2010 Owner Occupied Housing Units	17,796
2010 Renter Occupied Housing Units	3,473
2010 Vacant Housing Units	3,194
2018 Total Housing Units	28,065
2018 Owner Occupied Housing Units	19,983
2018 Renter Occupied Housing Units	4,669
2018 Vacant Housing Units	3,413
2023 Total Housing Units	29,431
2023 Owner Occupied Housing Units	21,527
2023 Renter Occupied Housing Units	4,677
2023 Vacant Housing Units	3,227

Currently, 71.2% of the 28,065 housing units in the area are owner occupied; 16.6%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 24,463 housing units in the area - 72.7% owner occupied, 14.2% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 6.30%. Median home value in the area is \$316,283, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.23% annually to \$370,683.