

BRENTWOOD developments



VISTOSO PLAZA Oro Valley, Arizona

PROPERTY HIGHLIGHTS

Location:	N. Ranch Vistoso Blvd. & E. Tangerine Blvd. Oro Valley, AZ
Space Available:	No Vacancy
Lease Rate:	Call for rate
Triple Net Expenses:	Call for nnn
Zoning:	C-1



DESCRIPTION


- ◆ Safeway anchored shopping center that is uniquely well positioned to serve the Rancho Vistoso community, a captive market.
- ◆ Located in the center of densely populated residential communities near the Catalina Mountains.
- ◆ Very few other grocery-anchored centers in Oro Valley and north Pima County.
- ◆ An active, diverse tenant base covering a variety of retail and service uses drive consistent traffic to this center.

Vistoso Plaza is a 84,770 square foot Safeway anchored shopping center located in one of southern Arizona's most desirable communities in the heart of Oro Valley. This is the newest purchase by Brentwood Developments and has an established tenant base with more than half of the tenants being original from its development in 2001.






Tenant	Address	Sq Ft
Safeway		53,600
Dragon Village Restaurant		1,710
Rosati Pizza And Sports Pub		2,755
Labcorp, Inc.		1,378
OV Vapescape		1,378
Cheers To You Nutrition		1,365
Cui Huang Reflexology		1,378
Pusch Ridge Chiropractic		1,380
Halo Hair Studio		1,336
Desert Palms Physical Therapy		2,739
Elite Theater		1,026
Mahi Thai		1,733
The Tutoring Center		1,387
Tucson Animal Hospital		1,756
Vistoso Cleaners		1,305
Nails Of The World		1,290
Regis/Cost Cutters		1,293
Planet Beach Tanning		1,293
AIM Mail Center		1,293
State Farm		1,002
Artistry Academy		2,774
Flavor Of India		2,692
Idaho Central Credit Union		4,533
TOTAL GLA:		92,396



DEMOGRAPHIC HIGHLIGHTS

2018 Estimates	1MI	3MI	5MI
Population:	4,803	34,444	54,784
Average HH Inc:	\$118,241	\$112,859	\$105,706

(Source: Applied Geographic Solution/TIGER Geography, May, 2018)



TRAFFIC COUNTS

North Rancho Vistoso Blvd.:	15,870 VPD
East Tangerine Rd.:	15,653 VPD
Total:	31,523 VPD

(Source: Pima Association of Governments, Traffic Volumes Database)

