

VILLAGIO

10,052+ VPD

THE SHOPPES AT
TANGERINE CROSSING

SUBJECT
PROPERTY

FUTURE MULTIFAMILY

CASITA
VILLAGE

THORNYDALE RD

TANGERINE RD

15,598+ VPD

STATE LAND

FOR LEASE

*New 7,200 SF multi-tenant building coming in 2027.
Drive-Thru available.*

NWC TANGERINE RD & THORNYDALE RD | MARANA, AZ

JOIN CURRENT TENANTS
AT INTERSECTION



VILLAGIO



PROPERTY OVERVIEW

Drive-thru and patio options

Excellent demographics

Monument signage available

SUITES AVAILABILITY

SUITE 101 1,200 SF Available w/ Drive-Thru

SUITE 102 3,000 SF - At Lease

SUITE 103 3,000 SF Available - End Cap

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 POPULATION	2,520	25,805	83,237
2031 POPULATION PROJ.	2,779	27,822	86,623
2026 HOUSEHOLDS	869	10,435	33,728
2031 HOUSEHOLD PROJ.	965	11,321	35,473
AVERAGE HH INCOME	\$217,035	\$188,008	\$165,279

For more information, contact

MATTHEW AULT

602.513.5128

matthew.ault@kidder.com

KIDDER.COM

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