FOR LEASE

SHOPPES AT CONTINENTAL RANCH

Located in the highly desirable Marana market, this premier shopping center offers outstanding leasing opportunities.

SEC N SILVERBELL RD & TWIN PEAKS RD, TUCSON, AZ

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Kidder Mathews

JOIN AN *EXCEPTIONAL* TENANT MIX

Shoppes at Continental Ranch is a premier Safeway-anchored neighborhood shopping center strategically located at the signalized intersection of Twin Peaks Road and Silverbell Road in the heart of Marana, Arizona. Serving the rapidly expanding Northwest Tucson trade area, the property benefits from exceptional visibility, affluent surrounding demographics, strong residential growth,and convenient access to Interstate 10. The center offers multiple retail leasing opportunities, together with Phase II pre-leasing and a ±3-acre development parcel for sale, providing an ideal opportunity for retailers, restaurants, medical users, fitness concepts, and other service-oriented businesses to establish a presence within one of Southern Arizona's most dynamic and desirable retail markets.

ADDRESS	SEC N Silverbell Rd & Twin Peaks Rd Tucson, AZ
GROSS LEASE ABLE AREA	±121,000 SF
LAND AREA	±18.20 AC
ZONING	C-2
PARKING RATIO	2.96/1,000
PARKING	Surface - 250 Spaces

SITE PLAN

TENANT LIST

Safeway	55,267 SF
TA Nails	1,197 SF
Great Clips	1,200 SF
Suite 120	**900 SF**
J Braun Salon	1,500 SF
Fortune Cookie	1,500 SF
Subway	1,500 SF
Twin Peaks Cleaners	1,200 SF
Sylvan Learning Center	1,136 SF
Filiberto's	2,400 SF
H20 Hydration	1,300 SF
Suite 150	**1,150 SF**
Suite 180	**3,400 SF**
Sodalicious	1,166 SF
Starbucks	2,400 SF
Safeway Gas	2,800 SF
Verizon	2,200 SF
Twin Peaks Eyecare	1,192 SF
Jerimiah's Italian Ice	970 SF
O'Reilly Auto Parts	8,000 SF
Phase II	**1,000 - 20,000 SF**

*Suite 150 and Suite 180 can be combined for a total of ±4,550 SF

GREAT CLIPS
17 GIRLS

SAFEWAY

Filiberto's

OPTIONS *FOR LEASE*

AVAILABLE

Suite	Available	Asking Rate
SUITE 120	±900 SF	$26-28/SF
SUITE 150	±1,150 SF	$32-34/SF
SUITE 180	±3,400 SF	$33-35/SF
PHASE II	±1,000 - 20,000	Call Broker

SUITE HIGHLIGHTS

Suite 180

Existing fitness improvements, high visibility, combinable to ±4,550 SF; ideal for fitness, medical, physical therapy, wellness, veterinary, specialty retail, education, and professional office.

Suite 150

Inline retail; can be combined with Suite 180; ideal for boutique retail, salon, spa, medical, and professional office.

Suite 120:

Ideal for insurance, accounting, financial services, professional office, and boutique retail.

Phase II

A ±5,000 SF junior anchor opportunity, ±10,000 SF multi-tenant shop building and flexibile build-to-suit opportunities with drive-thru capability.

PHASE II PARCEL *±900-20,000 SF AVAILABLE*

Phase II at The Shoppes at Continental Ranch features a proposed ±5,000 SF junior anchor opportunity, a ±10,000 SF multi-tenant shop building, and build-to-suit opportunities with drive-thru capability. Phase II provides flexible leasing options designed to accommodate a variety of retail and service users.

PRE-LEASING

TOTAL PARCEL SIZE	±3.0 AC (±130,070 SF)
AVAILABLE	±1,000 - 20,000 SF
IDEAL USES	Restaurant, Medical, Fitness and other Complementary Retail Concepts
LEASE RATE	Call Broker

LEASE SUMMARY

TENANT PROFILES

One of Arizona's most established grocery retailers, Safeway functions as a key traffic-generating anchor that enhances overall center visibility and customer draw.

Safeway is a leading full-service grocery retailer and a banner of Albertsons Companies (NYSE: ACI), one of the largest supermarket operators in the United States. Founded in 1915, Safeway operates approximately 910+ stores nationwide, including 107 locations across Arizona. The chain serves customers through a broad offering of fresh food, pharmacy, prepared foods, and digital grocery services, making it a highly recognizable and traffic-generating grocery anchor tenant.

107
OF AZ LOCATIONS

±270K
TOTAL EMPLOYEES

1915
YEAR FOUNDED

A nationally recognized auto parts retailer, O'Reilly brings a dependable customer base and consistent activity to retail centers.

O'Reilly Auto Parts is a leading specialty retailer of automotive aftermarket parts, tools, supplies, equipment, and accessories, serving both do-it-yourself customers and professional service providers. Founded in Springfield, Missouri in 1957, O'Reilly has grown from a single store into a major automotive retail platform with locations across 48 U.S. states, Puerto Rico, Mexico, and Canada. The company's extensive product selection, customer-focused service, and nationwide footprint have made O'Reilly a well-established name in automotive retail.

±6,644+
TOTAL LOCATIONS

±93K
TOTAL EMPLOYEES

1957
ANNUAL REVENUE

TENANT PROFILES

As one of the world's most recognized coffee brands, Starbucks serves as a high-frequency traffic generator that drives consistent daily visits and enhances overall center activity.

Starbucks is a leading global coffee retailer and one of the most established quick-service beverage brands in the United States. The company operates thousands of locations nationwide through company-operated and licensed stores, offering specialty coffee beverages, food items, and grab-and-go offerings. Starbucks benefits from strong brand recognition and repeat customer behavior, generating steady morning, midday, and afternoon traffic patterns that support neighboring retailers and increase overall center visibility and customer engagement.

443+
OF AZ LOCATIONS

±380K
TOTAL EMPLOYEES

$36B+
ANNUAL REVENUE

Subway is one of the world's largest and most recognized quick-service restaurant (QSR) brands with approximately 20,000 locations across the United States.

Subway's core positioning as an affordable, customizable, and fast-service meal option drives consistent all-day traffic, with particularly strong lunch and early evening demand. The brand benefits from high-frequency repeat visitation, strong commuter and workplace adjacency performance, and a streamlined service model that supports rapid throughput and short dwell times. Its scale and accessibility make it a reliable traffic generator that contributes to daily foot traffic, co-tenancy synergy, and overall center activity.

±30K+
GLOBAL LOCATIONS

±117K
TOTAL EMPLOYEES

$20B+
ANNUAL REVENUE

MARANA MOMENTUM

Marana is one of Southern Arizona's fastest-growing communities, located northwest of Tucson along the I-10 corridor. The market has transformed into a thriving suburban destination supported by expanding residential development, strong demographics, and continued investment in retail, hospitality, and employment sectors.

Marana benefits from strong population growth, expanding residential development, and continued investment throughout Tucson MSA.

Demand is driven by a growing population base with increasing household incomes and strong consumer spending power, supporting a diverse mix of neighborhood, lifestyle, and service-oriented retail categories.

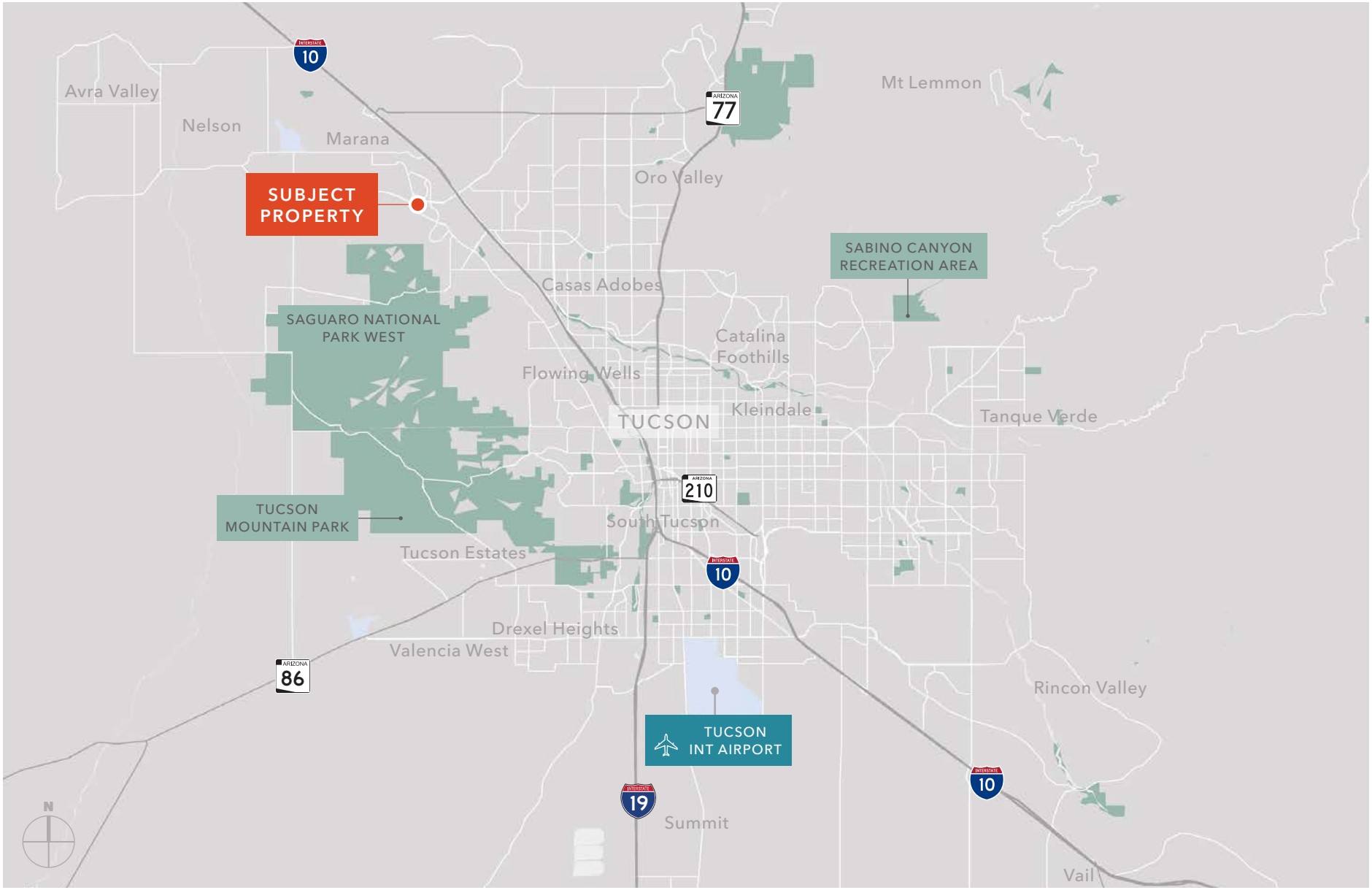
Marana serves as a key growth corridor within the Tucson MSA, with a trade area extending throughout Northwest Tucson and surrounding communities. The area continues to benefit from master-planned communities, including Dove Mountain, that attract new residents and businesses seeking a high-quality suburban environment.

Population growth and ongoing development continue to strengthen long-term retail demand, while the area's convenient access to I-10 provides connectivity to major employment hubs, regional amenities, and the broader Tucson market.

Marana's growing household base and strong demographics continue to support long-term retail demand.

Supported by a growing residential base and increasing commercial investment, Marana continues to attract national and regional tenants seeking opportunities in one of Southern Arizona's most dynamic growth markets.

LOCATION OVERVIEW



TUCSON'S ECONOMIC IMPACT

Part of the Tucson MSA, Marana benefits from the growth and connectivity of the greater Tucson region.

Tucson is the second-largest city in Arizona with a population of 1,066,578. It is the largest city in Pima County, which totals 1.075 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 1,077,232 residents by 2028 (1.1 million in Pima County).

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job. Tucson is the first North American city to be designated a UNESCO City of Gastronomy. Tucson boasts hundreds of miles of hiking trails, from the Sonoran Desert, to the Sky Islands peaks 9,000 feet above sea level. There are over 40 golf courses, including Omni Tucson National Resort, home of an annual PGA Tour Champions event.

2ND
LARGEST CITY IN ARIZONA

5TH
BEST PLACES TO RETIRE

6TH
BEST US CITY FOR GEN-Z

EDUCATION

The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention. UA brings in more than $580 million in research investment each year. UA's enrollment is ±45,000 with numerous branch campuses and learning centers throughout Southern Arizona. Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

ACCESSIBILITY

Interstate 10 is a major east-west highway connecting Tucson with California, Phoenix, and New Mexico, while Interstate 19 links Tucson to Nogales and the Mexican border through the CANAMEX trade corridor. The Port of Tucson serves as an important inland rail and transportation hub connecting California and Texas. Tucson also operates the Sun Link streetcar system, connecting Downtown Tucson and the University of Arizona through a 3.9-mile route with 24 stops.

EMPLOYMENT

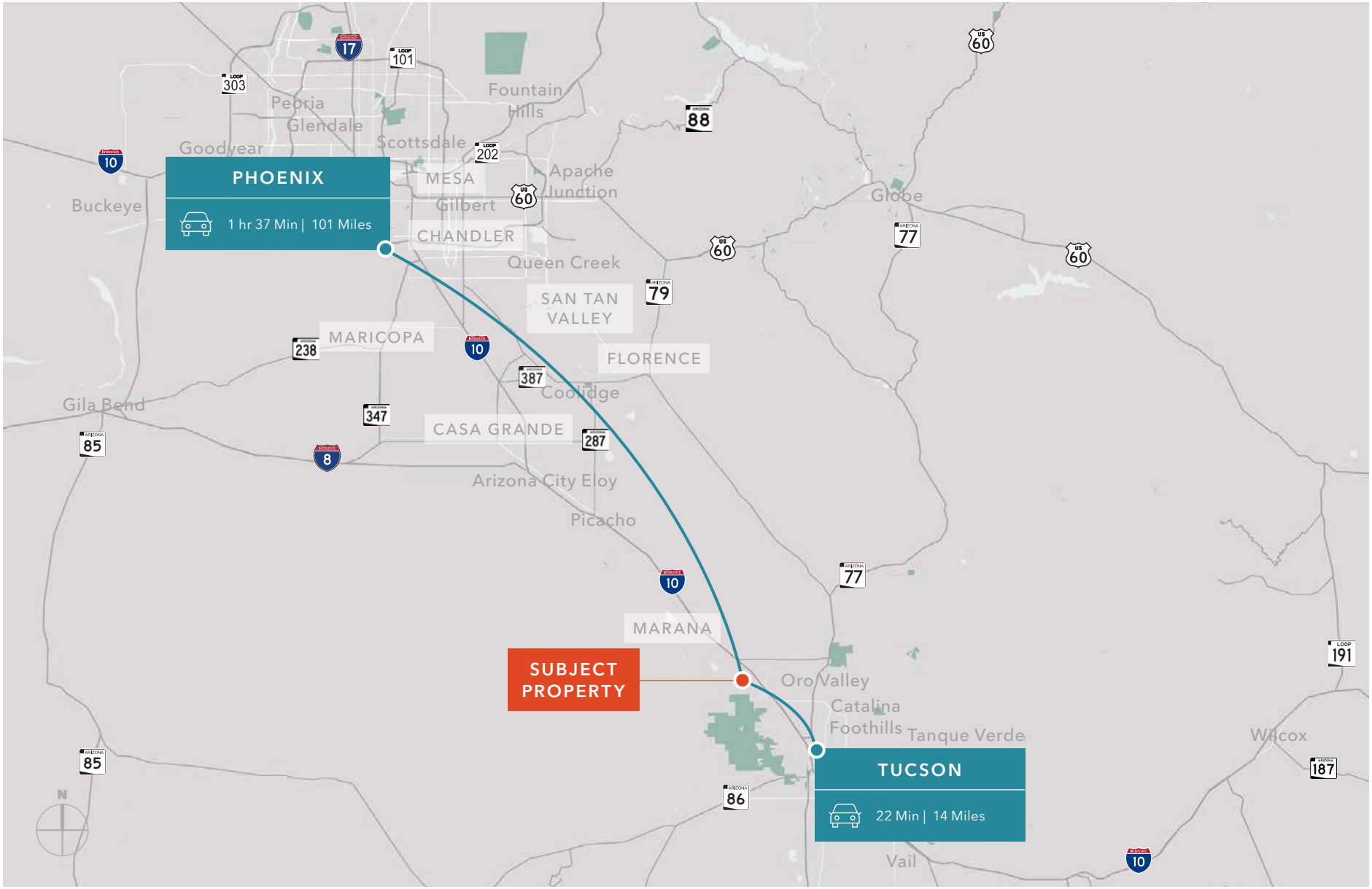
Tucson is a growing hub for bioscience, aerospace, optics, technology, and renewable energy. It benefits from strong partnerships between the University of Arizona, research parks, and local industry, supporting advances in precision medicine, defense, engineering, and solar energy.

Known as "Optics Valley," the city has a strong concentration of optics companies and astronomical research. Its strategic location near Mexico and major western U.S. cities also makes it a key transportation and logistics center.

Tucson's economy is further supported by education and workforce development from institutions like the University of Arizona and regional colleges. Recent business growth, including companies like Caterpillar, has added high-paying jobs and strengthened the local economy.

MAJOR EMPLOYERS

The University of Arizona	RTX	DM Air Force Base	az.gov State of Arizona	Walmart Save money. Live better.
Tucson Unified School District #PROUD2BTUSD	U.S. Customs and Border Protection	pima.gov	City of Tucson	Freeport-McMoRan


PHOENIX
1 hr 37 Min | 101 Miles
TUCSON
22 Min | 14 Miles
SUBJECT PROPERTY
Fountain Hills
Peoria
Glendale
Goodyear
Scottsdale
MESA
Apache Junction
Gilbert
CHANDLER
Buckeye
Queen Creek
SAN TAN VALLEY
MARICOPA
FLORENCE
Coolidge
Gila Bend
CASA GRANDE
Arizona City
Eloy
Picacho
MARANA
Oro Valley
Catalina Foothills
Tanque Verde
Globe
Wilcox
Vail
N

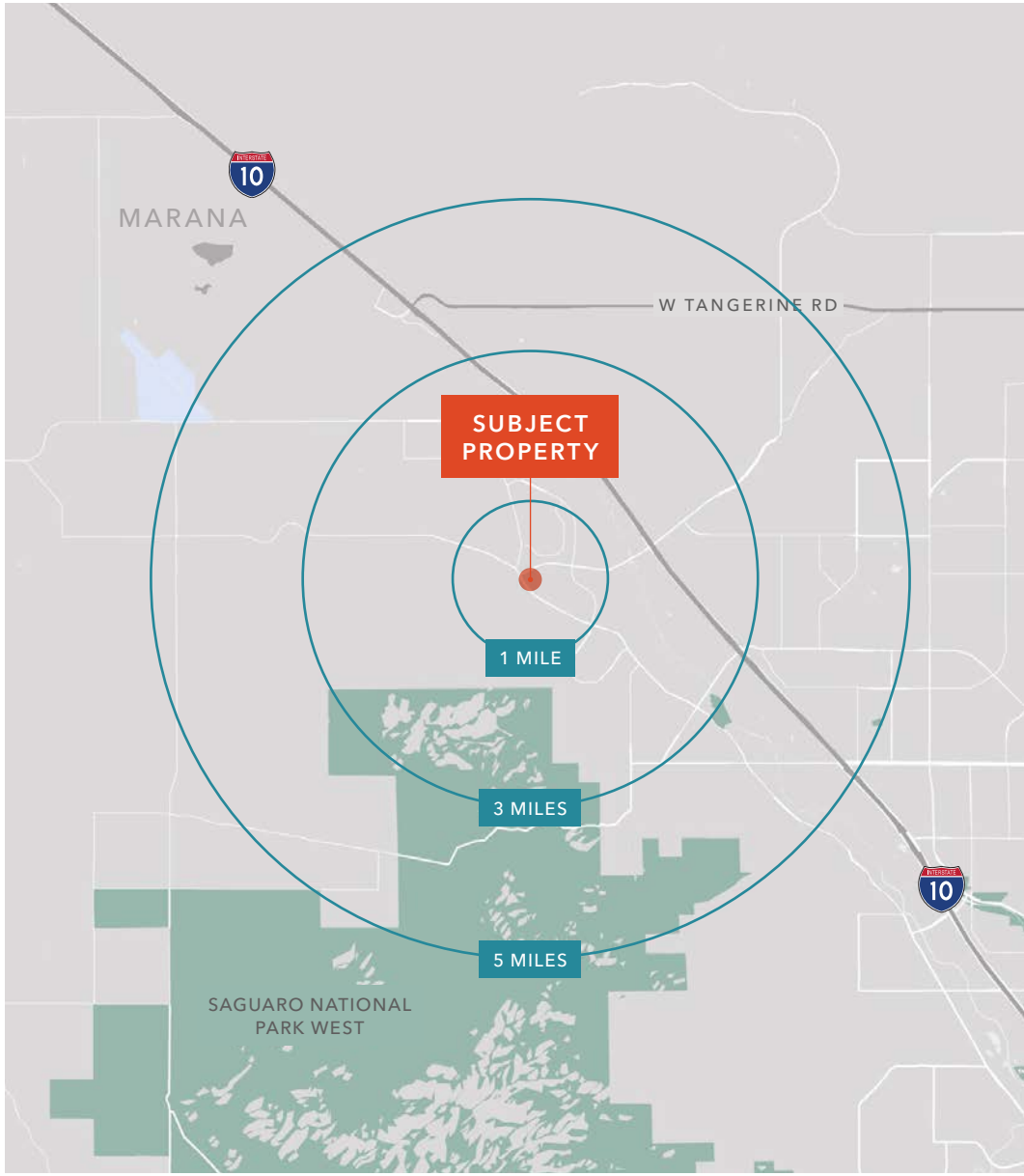
DEMOGRAPHICS

Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,237	18,149	38,318
2020 CENSUS	7,905	23,126	45,288
2026 ESTIMATED	8,052	24,799	49,654
2031 PROJECTED	8,509	26,687	52,948

Household Income

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	$94,551	$105,181	$104,864
2031 MEDIAN PROJECTED	$92,029	$103,582	$104,109
2026 AVERAGE	$127,059	$139,328	$138,476
2031 AVG PROJECTED	$124,064	$137,279	$137,606



THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

$9B
AVERAGE ANNUAL TRANSACTION VOLUME

500+
NUMBER OF BROKERS

32.5M+
ANNUAL SF OF LEASES

32.4M+
ANNUAL SF OF SALES

ASSET SERVICES

54M+ SF
MANAGEMENT PORTFOLIO SIZE

800+
ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+
AVERAGE ANNUAL ASSIGNMENTS

42/23
TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

- Commercial Brokerage
- Valuation Advisory
- Asset Services
- Debt & Equity Finance

SHOPPES AT CONTINENTAL RANCH

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