MARANA MARKETPLACE | 3730-3734 W. RIVER RD. TUCSON, AZ 85741



NEW BUILD AND EXISTING PAD SPACE AVAILABLE FOR LEASE

LARSEN BAKER

6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.

AVAILABILITY

3820 W River Rd #120 PAD E	1,436 sf
Lease Rate:	$25/sf NNN
Proposed Phase 3 Space:	1400 sf – 10,000 sf
Lease Rate*:	$48/sf NNN

**NNN estimated at $7.50 PSF* *Anticipated delivery Q1 2027*

PROPERTY **FEATURES**

Parking: 4.19/1,000 SF

Zoning: C-1 (City of Tucson)

PROPERTY HIGHLIGHTS

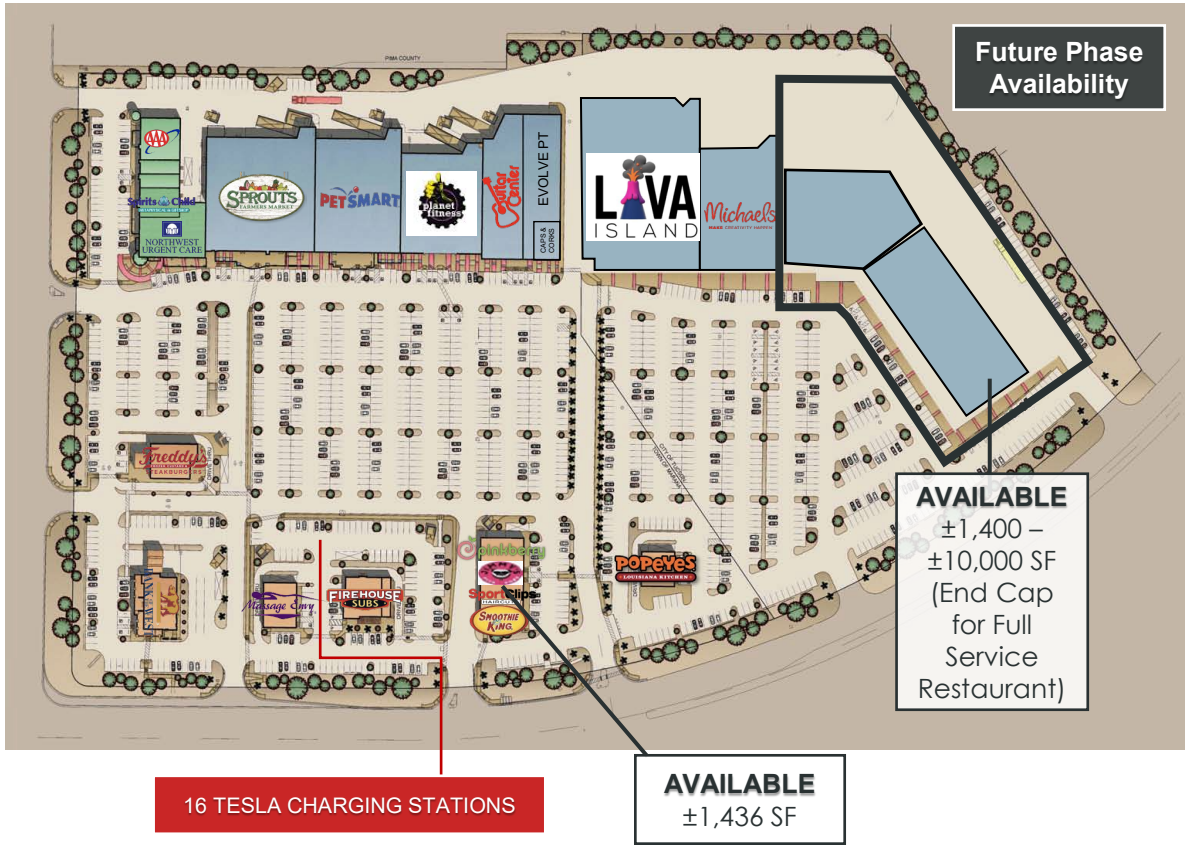
- Join Sprouts, PetSmart, Michaels, Planet Fitness, Guitar Center, Bank of the West, Northwest Urgent Care, Freddy's, Sports Clips, Smoothie King, Popeye's, Pinkberry, and others
- Extremely strong trade area
- access to I-10
- Marana's ±280,000 SF Power Center
- Located at the second busiest intersection in Marana
- Area retailers include: Costco, Lowes, Home Depot, Target and others



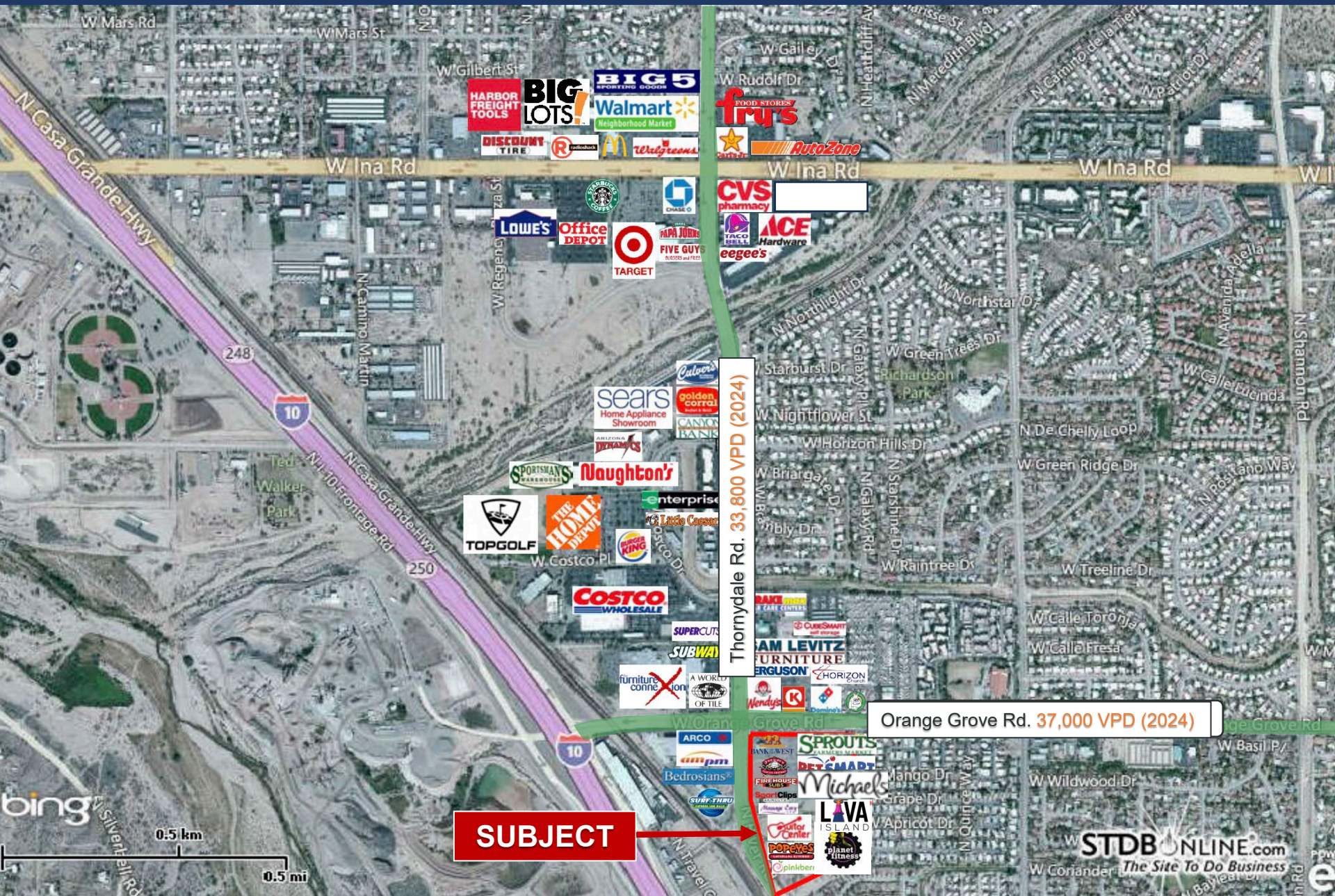


Tenant	Suite #	Size (SF)
Bank of the West	3775 W. Orange Grove Rd.	4,000
AAA Automotive	3870 W. River Rd., #102	3,750
Leased	3870 W. River Rd., #108	1,200
M.Y. Martial Arts	3870 W. River Rd., #110	1,200
Spirits Child	3870 W. River Rd., #120	2,800
NW Medical Urgent Care	3870 W. River Rd., #140	6,400
Sprouts Farmers Market	3860 W. River Rd.	27,645
PetSmart	3850 W. River Rd.	24,860
Planet Fitness	3840 W. River Rd.	18,000
Guitar Center	3830 W. River Rd., #110	11,412
Evolve PT	3830 W. River Rd., #115	8,246
Caps & Corks	3830 W. River Rd., #120	2,328
Lava Island	3742 W. River Rd., #150	40,091
Michael's	3738 W. River Rd.	21,308
Freddy's Frozen Custard & Steakburgers	3725 W. Orange Grove Rd.	3,200
Firehouse Subs	3884 W. River Rd., #110	2,150
The Art of Nails	3884 W. River Rd., #110	1,200
Massage Envy	3854 W. River Rd.	3,700
Smoothie King	3820 W River Rd.	1,200
Sports Clips	3820 W River Rd.	1,100

Tenant	Suite #	Size (SF)
AVAILABLE	**3820 W River Rd.**	**1,436**
Jimmy's Pita & Poke	3820 W River Rd.	1,300
Pinkberry Frozen Yogurt	3820 W River Rd.	1,100
Popeye's	3814 W. River Rd	2,500
FUTURE PHASE:		
AVAILABLE	**1,400 SF – 10,000 SF**	



TRADE AREA MAP



RENDERINGS







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RENDERINGS



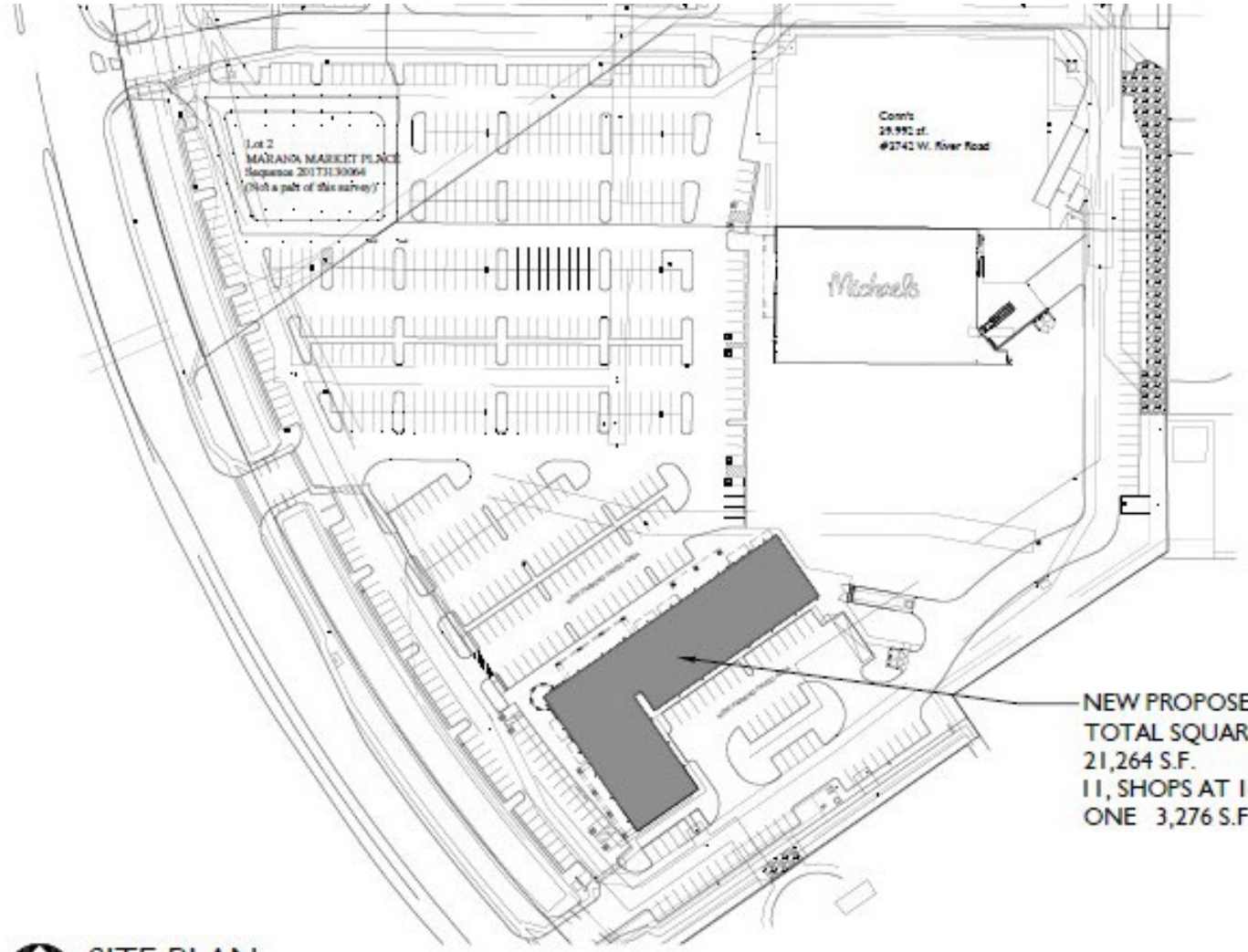
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PHASE 3 SITE PLAN



DEMOGRAPHICS (2020)

	10 Minutes	20 Minutes	30 Minutes
Population	97,871	512,965	805,015
Average Family income	$76,139	$73,679	$74,145
Employees	42,185	246,950	357,766
Total Retail Expenditures	$1.7 Billion	$6.9 Billion	$6.9 Billion

