

LEMAN ACADEMY OF EXCELLENCE

CAP

**SUBJECT**  
±5.06 Acres

N. La Canada Drive: 20,384 VPD (2025)

W. Tangerine Road: 19,064 VPD (2025)

Parcel boundaries approximate and for illustrative use only

# RETAIL LAND FOR SALE

## ±5.06 Acres (±220,348 SF)

NWC of Tangerine Rd & La Cañada Dr, Oro Valley, AZ 85755

For more information please contact:

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# PROPERTY HIGHLIGHTS

**±5.06 Acres (±220,348 SF)**  
**Sale Price: Contact Agent**

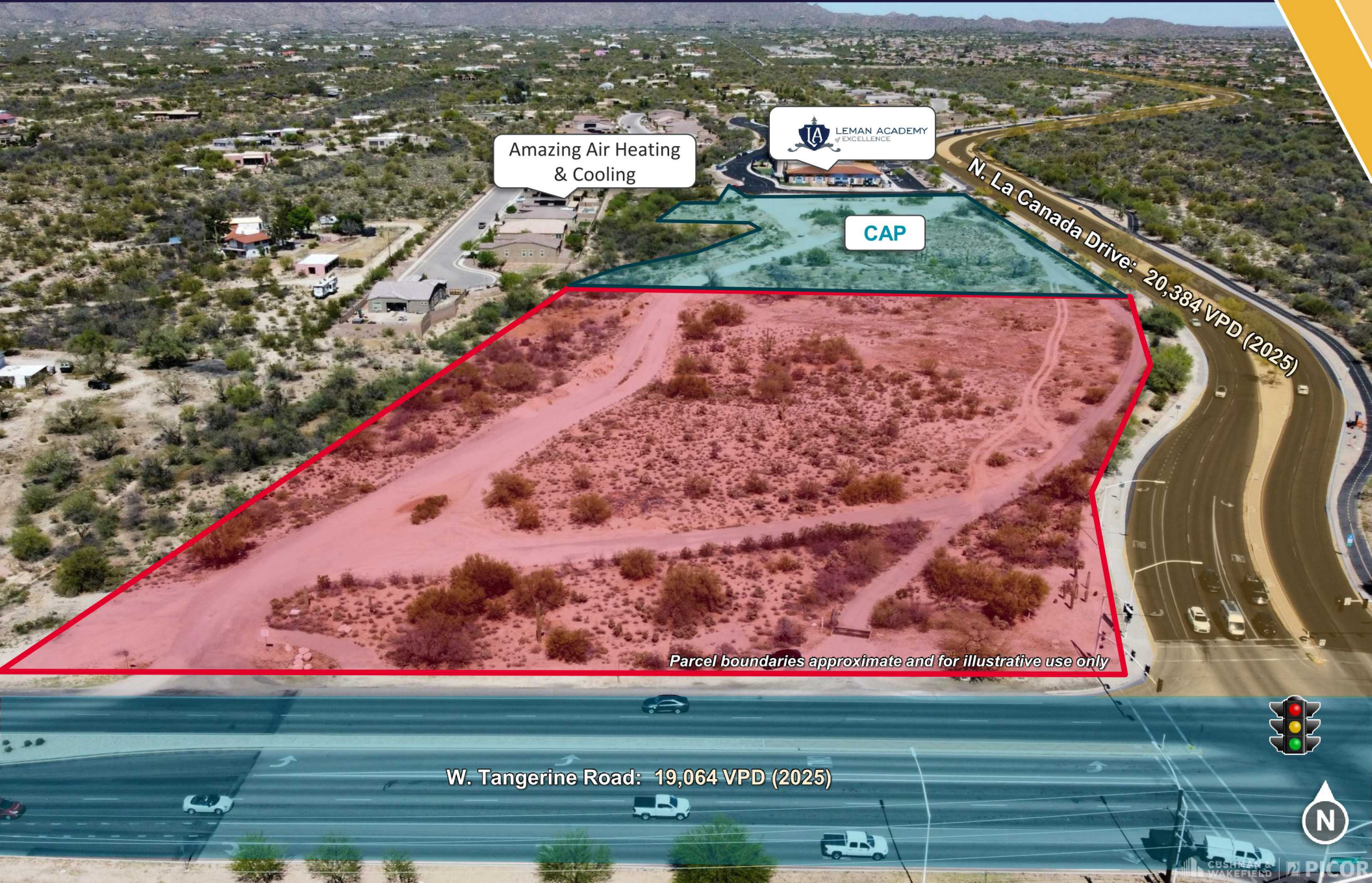
## HIGHLIGHTS

- Commercially zoned hard corner in Town of Oro Valley
- Strong visibility and access within a rapidly growing trade area
- Flexible development potential for retail uses
- Surrounded by residential neighborhoods and limited nearby retail competition

## PROPERTY DETAILS

<b>Assessor Parcel No.</b>	219-47-017C, 219-47-017D, 219-47-017E & 219-47-017F
<b>Zoning</b>	C-1, Commercial District (Town of Oro Valley)
<b>Utilities</b>	TBD
<b>Property Taxes</b>	\$21,545.51 (2025)

# AERIAL



Amazing Air Heating & Cooling



CAP

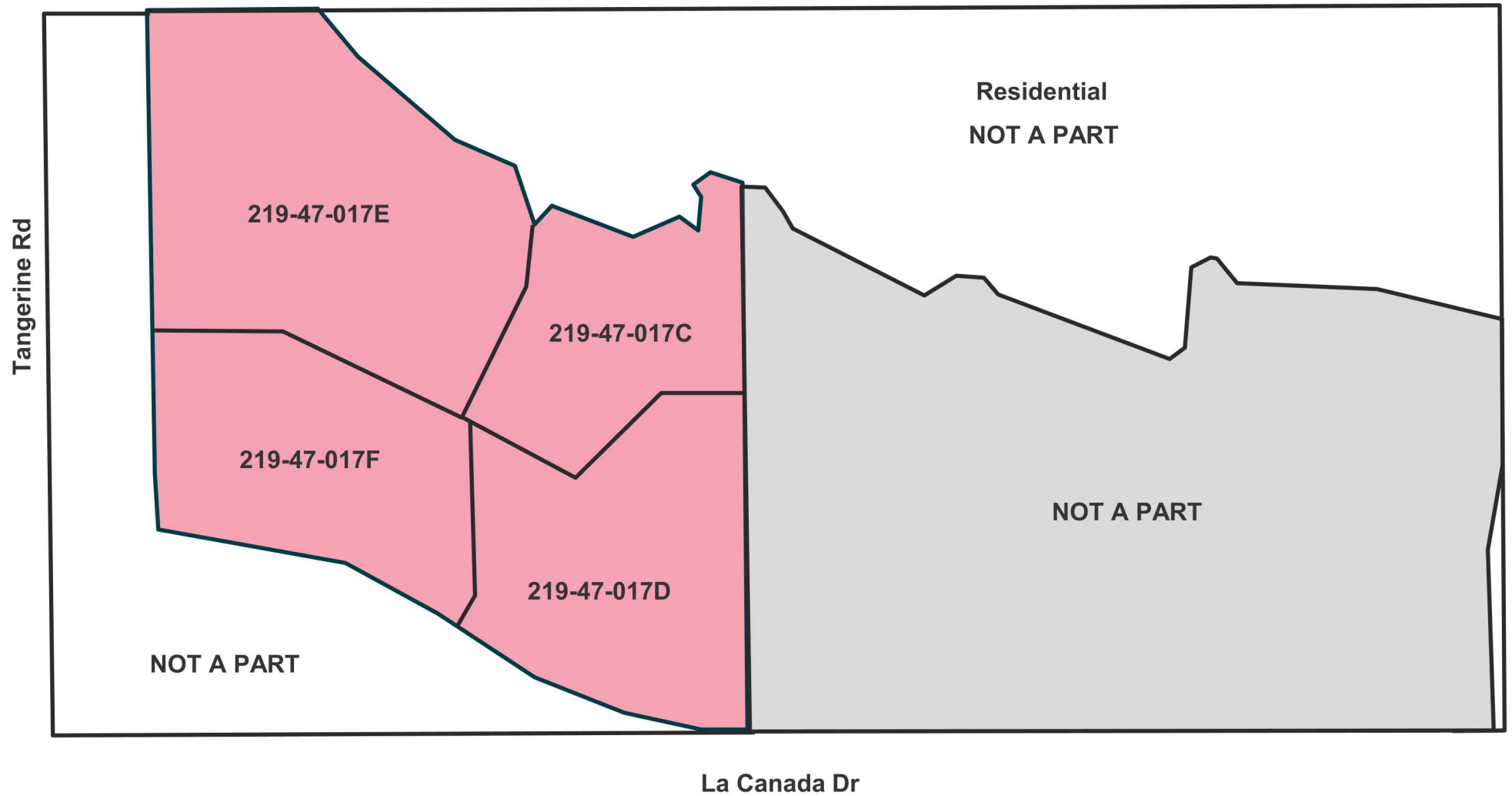
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# SITE PLAN



# LOCATION MAP



## DEMOGRAPHICS

1 MILE	5 MILES
<b>6,242</b>	<b>79,451</b>
POPULATION	POPULATION
<b>\$174,143</b>	<b>\$145,717</b>
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
<b>720</b>	<b>15,116</b>
DAYTIME POPULATION	DAYTIME POPULATION



# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**456,600**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.6%**

POPULATION  
GROWTH RATE (YOY)



**\$74,000**

MEDIAN HOUSEHOLD  
INCOME



**4.2%**

UNEMPLOYMENT  
RATE



**±54,384**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



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