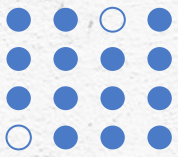


OFFERING MEMORANDUM

# LAND FOR SALE

10375 N La Canada Dr | Oro Valley, AZ 85737



With Verizon Cell Tower Lease





# EXCLUSIVELY LISTED BY:



## JOSH JENKINS

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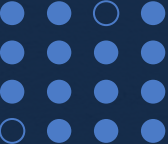
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## BROKER OF RECORD

SIMON ASSAF  
License No. CO701910000 (AZ)



New Single Tenant  
project breaking ground June  
2024





# PROPERTY HIGHLIGHTS

- **Hard Signalized Corner**

Property is strategically located on the corner of Lambert Ln and La Canada Dr within the Canada Crossroads Shopping Center.

- **Growing Demographics**

Oro Valley's population has increased 4.27% over the last 4 years and has an average Household Income of \$152,654 in a 3-mile radius

- **Strong Location**

Site is the last Pad in the Canada Crossroads Shopping center with the South Pad breaking ground for a Single Tenant project June 2024. Additionally the site is located near Fry's Grocery (Kroger), Goodwill, Oro Valley Country Club, and El Conquistador Golf Course.

- **Key Retail Location**

There are over 40,000 people and an annual consumer spend of \$1.4B within a 3-mile radius.

- **Income Producing**

There is a cell tower leased to Verizon at \$17,247/Yr and is in their 3rd renewal option with 4-years remaining, and one more 5-year renewal option at \$19,934/Yr.



## Property Summary

**Address**

10375 N La Canada Dr,  
Oro Valley, AZ 85737

**List Price**

\$925,000

**Lot Size**

±1.06 AC

**APN**

224-39-001C





DAVIS PEDIATRIC DENTISTRY



GOLDER RANCH FIRE DISTRICT STATION



**SUBJECT PROPERTY**



W LAMBERT LN ± 12,300 VPD

N LA CAÑADA DR ± 18,200 VPD



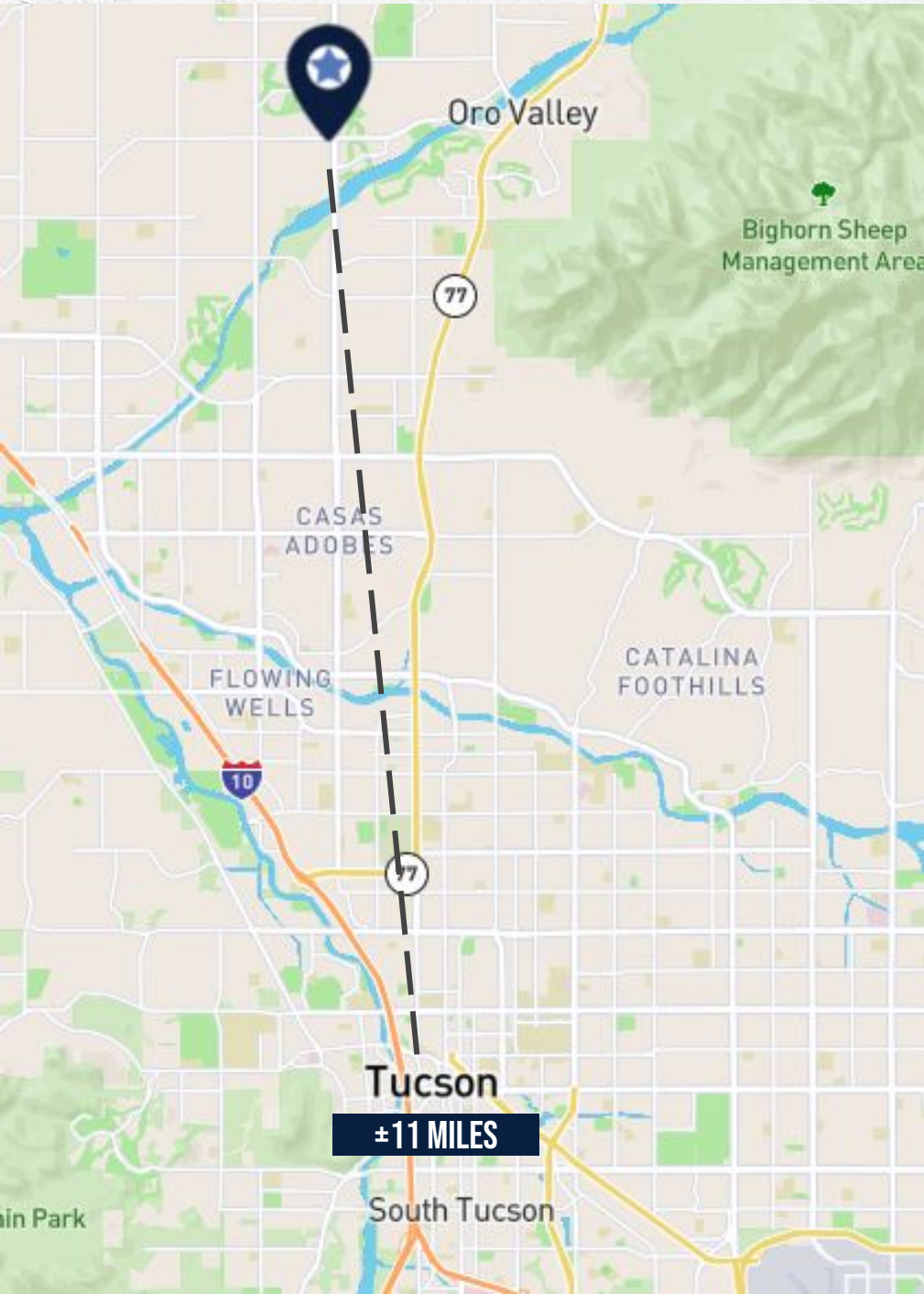
BOOK SHOPPE TOO



Edward Jones



# AREA OVERVIEW



## ORO VALLEY, AZ

Oro Valley is an affluent town in Pima County, Arizona, located northwest of Tucson. The town's economy is centered around its Innovation Park, a high-tech hub featuring major employers in the medical, biotech, and pharmaceutical sectors like Sanofi-Aventis, Ventana Medical Systems/Roche Tissue Diagnostics, and Oro Valley Hospital. Oro Valley is also known for its prestigious golf courses and resorts such as the Hilton Tucson El Conquistador, The Golf Club at Vistoso, and the Omni Tucson National Golf Resort & Spa.

## DEMOGRAPHICS

### POPULATION

#### 1-MILE

#### 3-MILE

#### 5-MILE

Current Year Estimate

5,622

43,370

107,629

### HOUSEHOLDS

#### 1-MILE

#### 3-MILE

#### 5-MILE

Current Year Estimate

2,351

18,444

44,605

### INCOME

#### 1-MILE

#### 3-MILE

#### 5-MILE

Average Household Income

\$134,345

\$142,988

\$140,712



# AREA OVERVIEW

## TUCSON, AZ

Tucson, Arizona, the second-largest city in the state, is a vibrant and culturally rich city nestled in the Sonoran Desert. Known for its stunning desert landscapes, Tucson is surrounded by five mountain ranges, providing a picturesque backdrop and numerous opportunities for outdoor activities such as hiking, biking, and bird-watching. The city is home to Saguaro National Park, which preserves the iconic saguaro cactus and offers scenic drives and trails. Tucson's climate is characterized by hot summers and mild winters, making it an attractive destination for tourists and snowbirds seeking a warm retreat.

The city has a diverse cultural heritage, heavily influenced by its proximity to Mexico, which is reflected in its cuisine, festivals, and architecture. Tucson's historic downtown and the University of Arizona campus are focal points for cultural activities, featuring museums, theaters, and art galleries. The annual Tucson Gem and Mineral Show, one of the largest of its kind in the world, attracts visitors from around the globe. Additionally, the city celebrates its rich Native American and Spanish colonial history through various cultural events and historic sites, such as the Mission San Xavier del Bac, a stunning example of Spanish colonial architecture.





## **ECONOMY**

Economically, Tucson is a hub for education, aerospace, and technology industries. The University of Arizona is a major research institution contributing to the city's innovation and development, particularly in fields like astronomy, biosciences, and optics. Aerospace companies and military installations, such as Davis-Monthan Air Force Base, play significant roles in the local economy. Tucson also promotes sustainable living and has been recognized for its efforts in conservation and green building. The city's blend of natural beauty, cultural richness, and economic opportunities makes it a dynamic and appealing place to live and visit.

## **ECONOMIC DEVELOPMENT**

Tucson's economy has experienced notable growth and diversification, bolstered by key sectors that drive its economic vitality. The city's foundation in education and research, anchored by the University of Arizona, stimulates innovation and technological advancement, attracting funding and talent. Healthcare, anchored by facilities like Banner - University Medical Center Tucson, serves not only as a critical service provider but also as a significant employer. Tucson's aerospace and defense sectors, supported by Davis-Monthan Air Force Base, contribute to manufacturing and technology development, further boosting local employment and economic activity. The city's commitment to fostering a thriving technology ecosystem through Tech Parks Arizona enhances its reputation as a hub for innovation and entrepreneurship. Combined with tourism drawn to its natural landscapes and cultural heritage, Tucson's strategic investments in infrastructure and development position it for continued economic growth and resilience in the years ahead.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10375 N La Canada Dr, Oro Valley, AZ, 85737** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# LAND FOR SALE

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