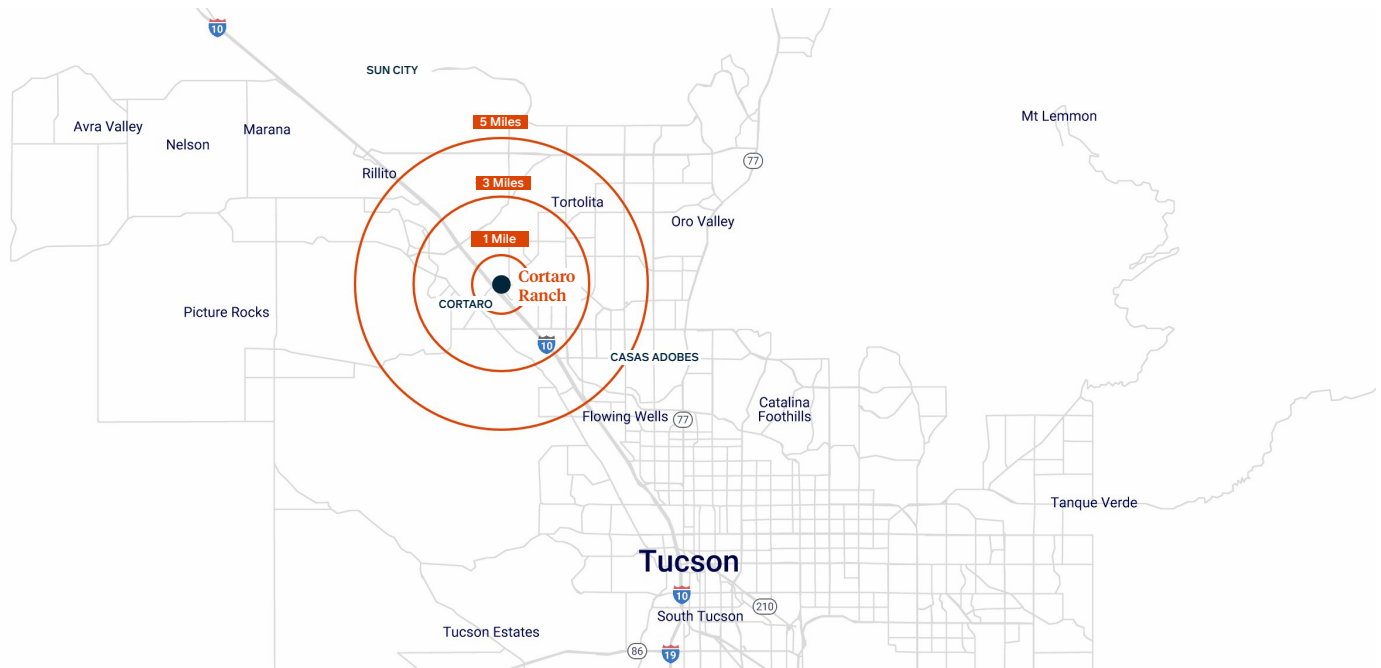


Cortaro Ranch



NEC I-10 & CORTARO FARMS ROAD

Area Highlights

- Cortaro Ranch is located on the northeast corner of I-10 & Cortaro Farms Road in the town of Marana, 13 miles northwest of Tucson, AZ.
- Popular traffic drivers Walmart, Kohl's, TJ Maxx, and Petco, to name a few, are located just west of the site. In addition, its proximity to surrounding and well-established neighborhoods to the east and west, and excellent visibility from I-10 and Cortaro Farms Road make Cortaro Ranch the perfect location for restaurant, retail, office, and entertainment users.
- Cortaro is a sub-market of Tucson, Arizona in Pima County, and is fast becoming known as the most pro-business community in southern Arizona. With convenient access for the one million people residing in the Tucson Metro and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.
- Household incomes are impressive at over \$90,000 within a 5-mile radius and more than \$106,000 within 1-mile.

2021 EST.

Demographics

	1 mile	3 miles	5 miles
Population	5,195	48,878	96,898
Employee Population	3,019	10,484	20,456
Average Household Income	\$95,681	\$95,107	\$91,787
Median Household Income	\$97,265	\$85,114	\$80,292

LEASING CONTACTS

Our Team

**Jake Heims**

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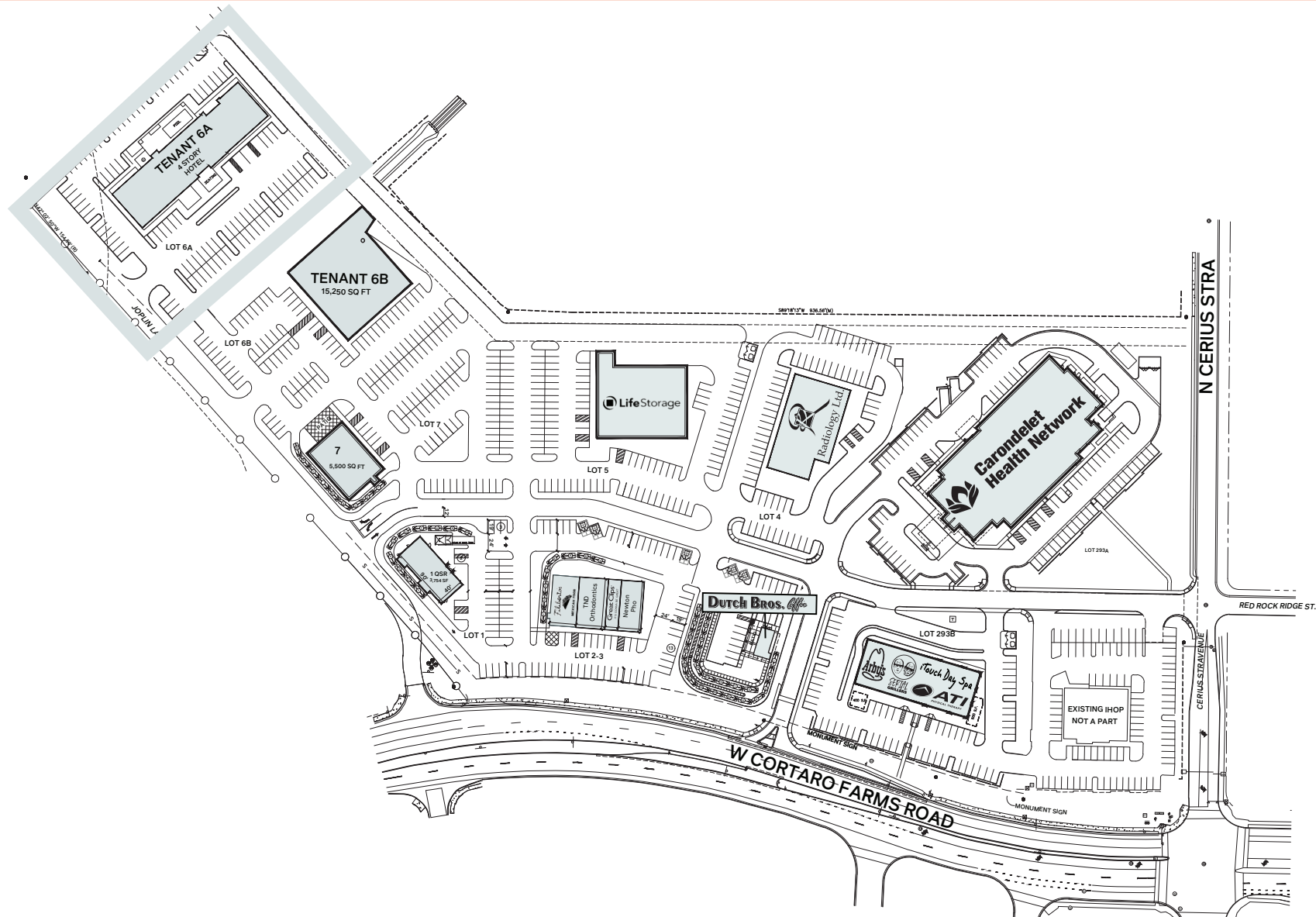
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Cortaro Ranch



KEY

▲ Available
 ▲ Neg. LOI
 ▲ Neg. Lease / PSA
 ▲ Signed
 ▲ Sold

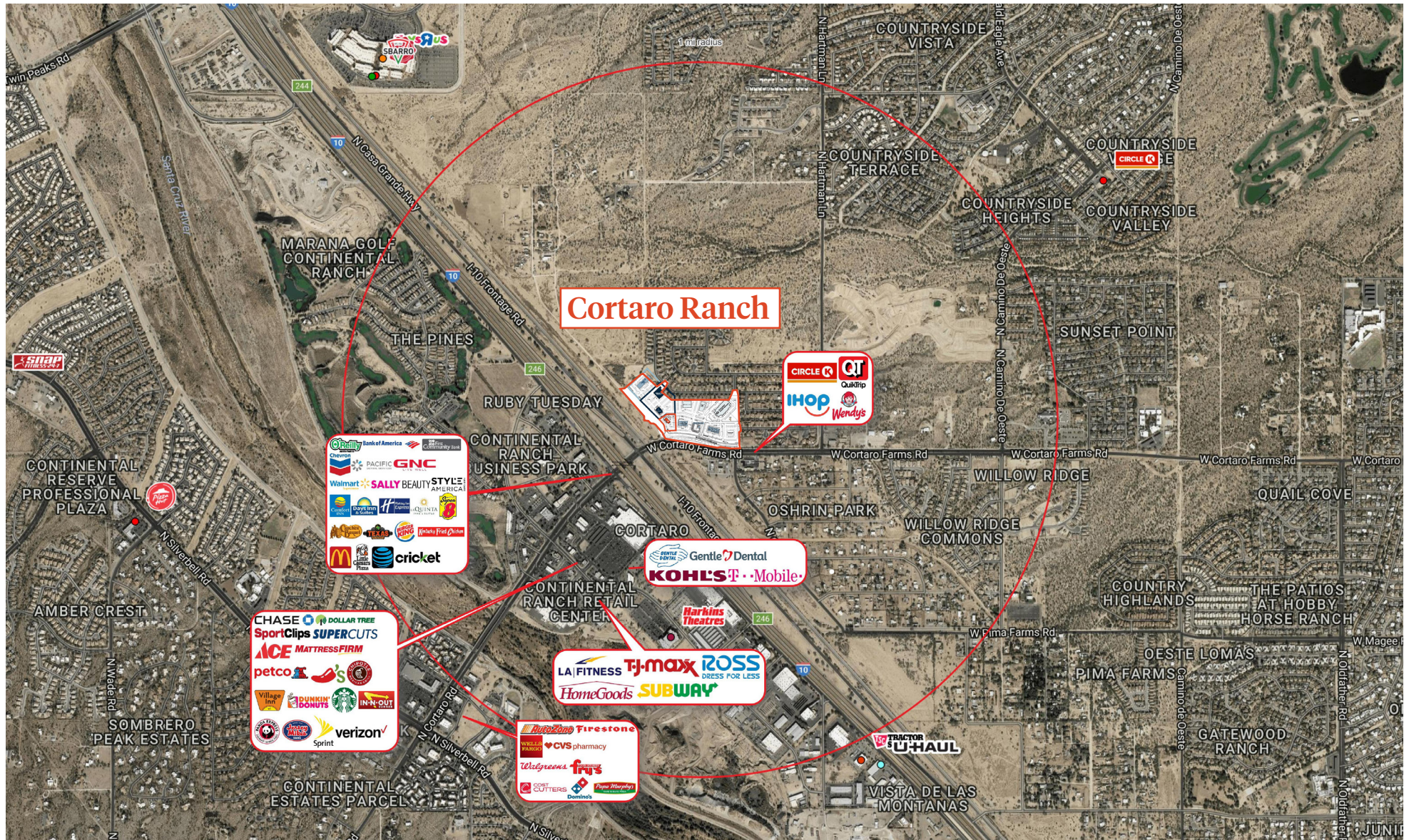
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