

# TWIN PEAKS PLAZA-OUT PARCEL



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**Shovel-ready, approved development plan for 3,500 SF drive-through, utilities to site, landscaped, dumpster enclosure and parking in place. Right & Left hand turns into Property**



Sunflower Village Center

TWIN PEAKS PLAZA

Angela's MEXICAN FOOD



Twin Peaks Veterinary Center  
theSPRINGSchurch

W TWIN PEAKS RD

N COACHLINE BLVD

ANYTIME FITNESS

Lucky's Boba Tea

Continental Ranch Community Association

Out Parcel

TWIN PEAKS PLAZA



Arizona Pavillions Shopping Center

Peppertree Ranch Business Park

University of Arizona  
45,000+ Students

DOWNTOWN TUCSON

Lucky's Boba Tea



Twin Peaks Veterinary Center  
theSPRINGS church

Out Parcel  
X

ANYTIME FITNESS

TWIN PEAKS PLAZA

Angela's MEXICAN FOOD

Continental Ranch Community Association

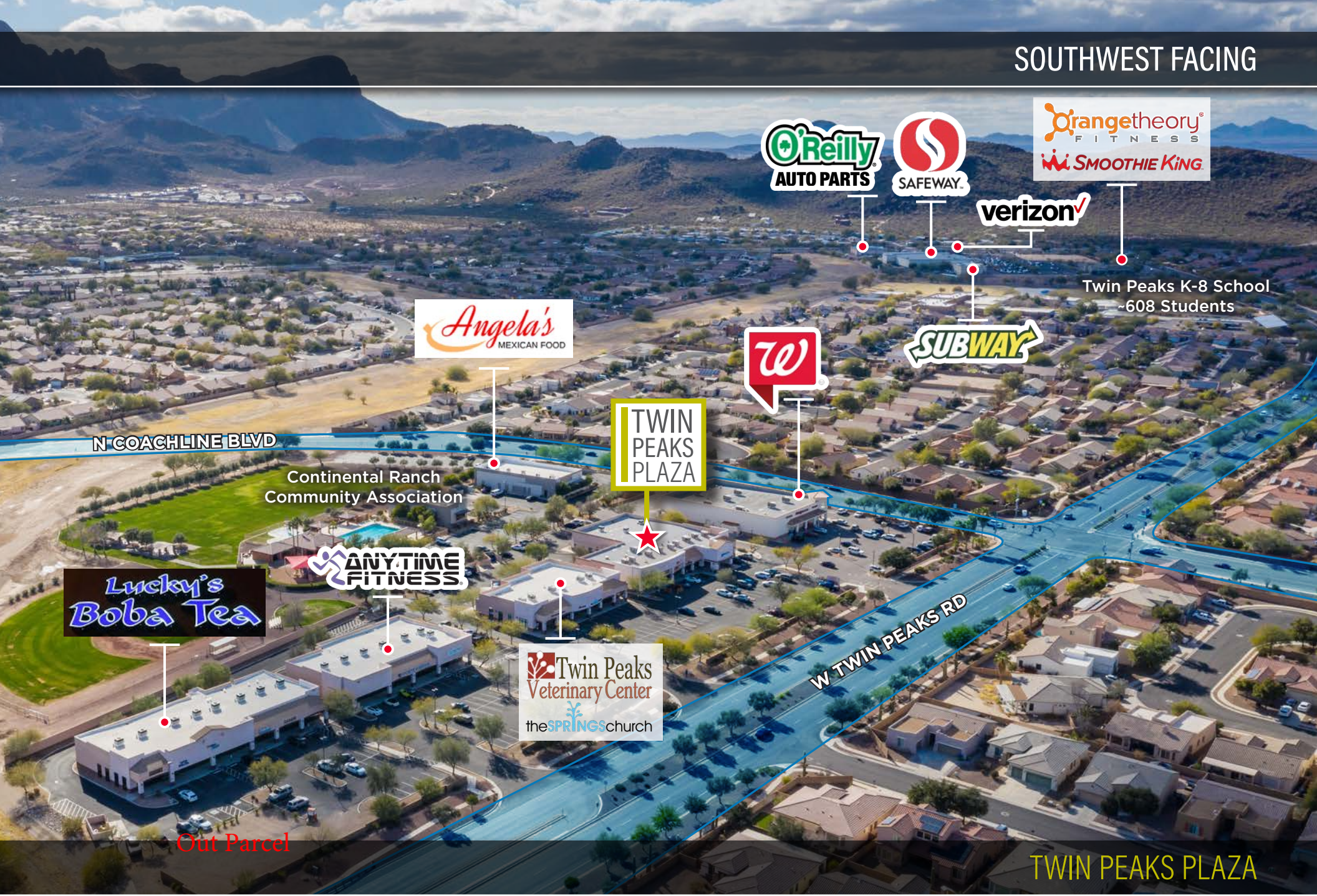


W TWIN PEAKS RD

N COACHLINE BLVD

TWIN PEAKS PLAZA

# SOUTHWEST FACING



Twin Peaks K-8 School  
~608 Students



N COACHLINE BLVD

TWIN PEAKS PLAZA

Continental Ranch  
Community Association



W TWIN PEAKS RD

Out Parcel

TWIN PEAKS PLAZA

92,083 CARS PER DAY



Northwest Emergency Center Marana

Tucson Premium Outlets



TWIN PEAKS PLAZA



X Out Parcel

W TWIN PEAKS RD



Continental Ranch Community Association

N COACHLINE BLVD

TWIN PEAKS PLAZA



## PROPERTY OVERVIEW

**LOCATION:** Twin Peaks Road, Tucson, AZ 85743

### UNDERSERVED MARKET

27,356 residents within a 3 mile radius, and Average

Household Income over \$100,000 with limited retail in area

Population has increased by over 18% since 2010.

This is the fastest area of growth in the Tucson MSA and ranked #3 in Arizona for growth



## KEY INDUSTRIES

### BIOSCIENCE



- » Research, testing and medical labs increased employment by **31%** from 2002-2016 in the Tucson area
- » Medical devices and equipment subsector grew by **22%** from 2002 - 2016

### AEROSPACE



- » Tucson is **8.35** times more concentrated in the aerospace industry than the average US metro area
- » There are over **200** local companies in Tucson's aerospace & defense cluster

### HEALTHCARE



- » There are over **35,000** people are employed by the healthcare industry in Tucson
- » The Tucson metro area contains **7** primary care hospitals

<https://www.citrusheights.net/>  
<http://www.chchamber.com/>

[https://en.wikipedia.org/wiki/Citrus\\_Heights,\\_California](https://en.wikipedia.org/wiki/Citrus_Heights,_California)  
<https://www.sunrisemarketplace.com/>

## UNIVERSITY OF ARIZONA

- » Enrollment of more than 45,000 students
- » Awarded more than \$687M last year for research, one of top 25 largest research universities
- » Top 40 Public University -US News & World Report
- » Ranked #20 in the US in Public Research

## FUN FACTS



**ONE OF THE TOP 15 CITIES AMERICANS ARE RELOCATING TO**

- Hire a Helper



**RANKED #4 FOR BEST CITIES FOR MILLENNIALS**

- Hire a Helper



**TOP 25 "NEXT MARKETS" FOR EMERGING TECH COMPANIES**

- CBRE



Tucson is the first North American city to be designated a **UNESCO City of Gastronomy**



**Top 10 Most Bikeable** Large Cities -Redfin & one of the country's Top 50 Bike Cities -Bicycling Magazine



Home of **world famous resorts** including Miraval, Ritz Carlton, Canyon Ranch and Dove Mountain



Tucson was named the **2nd most "Dog Friendly" city** in the US -SmartAsset



## LOCATION & MARKET SUMMARY - TUCSON

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**“Tucson inspires a sense of freedom among all who visit. Freedom of thought and expression. Freedom to discover and explore. And the freedom to be yourself.”**

### - VISIT TUCSON

The City of Tucson is a diverse community that is compiled of primarily students, military personnel and the everyday workforce. Most commonly known as the college town of the University of Arizona, Tucson is about embracing and discovering what sparks your inner self. Offering an eclectic array of activities that will surely fill your time, Tucson boasts

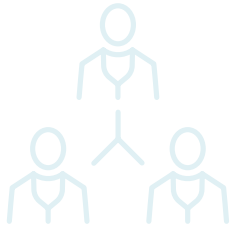
the title of “City of Gastronomy” from UNESCO for its rich agricultural history as well as its delicious food scene.

Located in Tucson is also the Davis-Monthan Air Force Base, home to the 355th Fighter Wing, part of the Air Combat Command. The base is best known as the location of the Air Force Materiel Command’s 309th Aerospace Maintenance and Regeneration Group, the aircraft bone-yard for all excess military and government aircraft.

In 2015 Banner Health and the University of Arizona Health Network merged to create a groundbreaking platform of academic medicine, research, instruction and patient care at three academic medical centers, to benefit Tucson and the entire state of Arizona



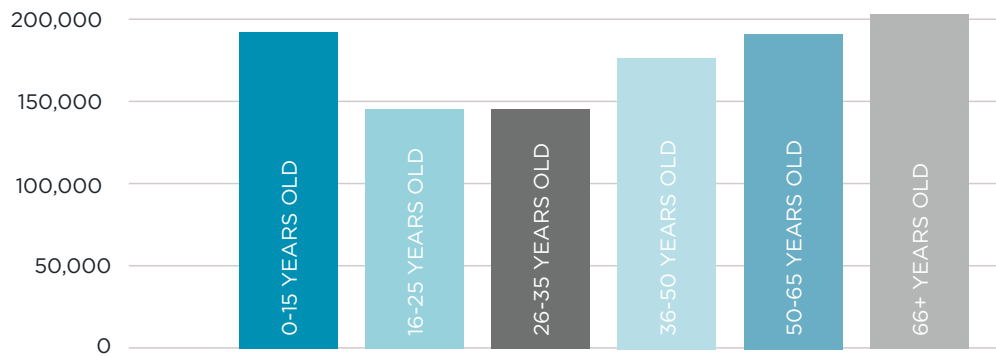
## LOCATION & MARKET SUMMARY - TUCSON



**1,066,136**  
**TOTAL POPULATION**  
**OF TUCSON METROPOLITAN**  
**STATISTICAL AREA**

Located in the southeast portion of the state of Arizona, just 60 miles north of the Arizona-Mexico border, Tucson is the 2nd largest city in Arizona. There is a daytime population of 1,066,136 people made up of 437,243 workers and 621,453 residents. Tucson has an average household income of \$77,318 and an average home value of \$273,471.

### POPULATION BY AGE | MEDIAN AGE 39.2



### 475,019 TOTAL HOUSING UNITS



**38.4%**  
 Renter Occupied



**61.7%**  
 Owner Occupied

### EDUCATIONAL ATTAINMENT

**42.3%**

Tucson residents have earned an associates degree or higher



**18.3%**  
 High School Graduate



**24.6%**  
 Some College



**9.2%**  
 Associates Degree



**19.1%**  
 Bachelor's Degree



**14.0%**  
 Graduate Degree

# TOP 10 EMPLOYERS

AGGREGATED FOR TUCSON METROPOLITAN STATISTICAL AREA

	COMPANY	# OF LOCATIONS	# OF EMPLOYEES
1	United States Department of the Air Force	4	13,850
2	University of Arizona	153	11,790
3	Raytheon Company	5	11,300
4	Pima County	197	7,550
5	State of Arizona	82	6,580
6	Banner University Medical Center Tucson Campus	1	4,480
7	Walmart	21	4,330
8	Tucson Medical Center	3	4,040
9	City of Tucson	123	4,010
10	Veterans Health Administration	2	2,810



**16,115**

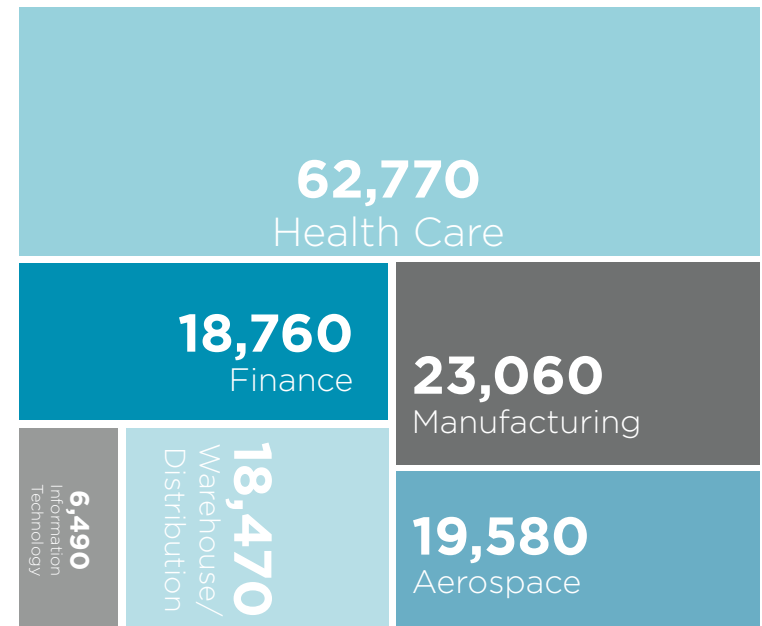
Total Businesses with 5 or more employees



**389,840**

Total Jobs at Businesses with 5 or more employees

## # OF EMPLOYEES BY KEY INDUSTRIES



## LOCATION & MARKET SUMMARY - TUCSON

Established in 1885, the University of Arizona is the state's land-grant university. Known for its two medical schools, it produces graduates who are real-world ready through its 100% Engagement Initiative. Recognized as a global leader, the UA is also a leader in research, bringing more than \$684 million in research investments each year, and ranking in the top 25 among all public universities. The UA is advancing the frontiers of interdisciplinary scholarship and entrepreneurial partnerships, and is a member of the Association of American Universities, which lists the 62 leading public and private research universities in the country. It benefits the state with an estimated economic impact of \$8.3 billion annually.

## RANKINGS

**BEST BUY**

— Fiske Guide, 2019



**TOP 30**

**ONLINE BACHELOR'S**  
— U.S. News & World Report, 2019

**BEST VALUE**

— Princeton Review, 2019

**#25**  
**PUBLIC RESEARCH INSTITUTION**

— National Science Foundation

**92%**  
**OF EMPLOYERS SAY**  
**UA GRADUATES have the**  
**skills to succeed on the job**

— Employer Satisfaction Survey

**TOP 1%**  
**OUT OF 18,000**  
**SCHOOLS**

— Center for World University Rankings

## ENROLLMENT

**45,217**

Total Students Enrolled



**35,233**

Undergraduate



**9,984**

Graduate



# “THE SOUTHWEST’S NEXT FOODIE DESTINATION”

NEW YORK MAGAZINE

## CITY OF TUCSON DESIGNATED, “CITY OF GASTRONOMY”, BY UNESCO IN DECEMBER OF 2015.

Many factors were considered when UNESCO (United Nations Educational, Scientific and

Cultural Organization) labeled Tucson the “City of Gastronomy”, including but not limited to the rich agricultural history, large number of local foods and improvement efforts of food production made by the University of Arizona.

Since the designation was received, the City of Tucson has made an effort to attract award-winning chefs, restaurants using local ingredients and artisans dedicated to making Tucson foods, beers and spirits. In the past three years, there have been over **90 articles** covering the food scene in Tucson, which is currently valued at **\$29.5 million.**



## LOCATION & MARKET SUMMARY - TUCSON

**2<sup>ND</sup>** | Largest city  
in Arizona



**40** | Municipal, Public and  
Private Golf Courses



**83°F** | Average  
Temperature



**149** | Hotels



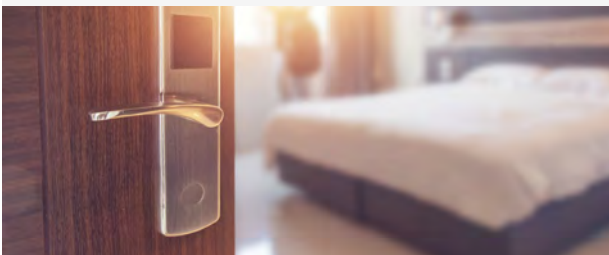
**MUSEUM** | Worlds largest non-  
government funded air  
and space museum



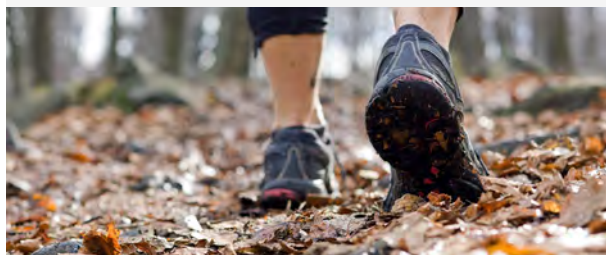
**500** | Miles of dedicated  
bike lanes



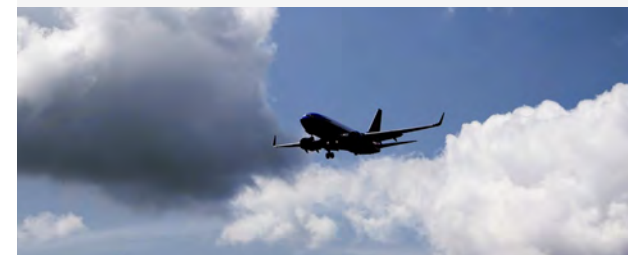
**15,677** | Hotel Rooms



**216** | Hiking Trails  
listed on AllTrails



**3,551,159** | Tucson  
International Airport  
(Enplanned/deplaned)





Marana is a town in Pima County, Arizona, located on the northwest side of Tucson, with a small portion in Pinal County. Marana is the fastest growing community in Southern Arizona, with a 2020 population of 49,395. Marana's population increased 41% between 2010 and 2020, and 157% between 2000 and 2010.

Marana is fast becoming known as the most business supportive community in Southern Arizona. With exceptional access to multimodal transportation, a newly reorganized Development Services Center and a local government that values corporate investment, businesses both large and small are taking advantage of development opportunities in Marana.

Marana is home to a number of world-class companies on the cutting edge of science and technology. These corporations provide high-quality jobs for the community and critical linkages to Marana's educational system, helping develop the next generation of innovative leaders. Partnerships between the business and educational sectors are frequent, with many companies opting to "adopt a school" and provide critical career and technological resources for students.

Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging logistics hub. Running parallel with the I-10 is the Union Pacific Railroad, presenting another option for the movement of goods and services. The Town of Marana has also invested over the past decade in infrastructure improvements to the Marana Regional Airport, making it a popular facility for executive travel and general aviation.

The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. As businesses of these types locate in clusters, several key goals are being accomplished for Marana: creation of high-paying, career oriented jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area.

Tourism has long been a staple of the Southern Arizona economy. Visitors are drawn to the community's inspiring Sonoran Desert, which is suited to being outdoors year-round with 350 days of sunshine each year, scenic bike paths following the Santa Cruz River, the Saguaro National Park, and some of the finest desert golf courses in the U.S.