

PARCEL 5	1,288,331 SF	29.58 AC
PARCEL 5.1		
DEVELOPABLE AREA	209,977 SF	4.82 AC
PARCEL 5.2		
DEVELOPABLE AREA	447,825 SF	10.28 AC
SEWER EASEMENT	10,240 SF	0.24 AC
TOTAL AREA	458,065 SF	10.52 AC
PARCEL 5.3		
DEVELOPABLE AREA	214,110 SF	4.92 AC
SEWER EASEMENT	12,037 SF	0.28 AC
ACCESS & DRAINAGE EASEMENT	9,290 SF	0.21 AC
PYLON SIGNAGE EASEMENT	3,000 SF	0.07 AC
NON-DISTURBANCE AREA	4,758 SF	0.11 AC
TOTAL AREA	243,196 SF	5.58 AC
PARCEL 5.4		
DEVELOPABLE AREA	233,240 SF	5.35 AC
NON-DISTRUBANCE AREA	81,081 SF	1.86 AC
ACCESS EASEMENT	6,579 SF	0.15 AC
TOTAL AREA	320,899 SF	7.37 AC
PRIVATE STREET		
TOTAL AREA	56,194 SF	1.29 AC



WOOD / PATEL
CIVIL ENGINEERS - HYDROLOGISTS - LAND SURVEYORS
CONSTRUCTION MANAGERS

Automotive Sites For Sale

Marana Center Auto Mall Marana, AZ



Development Features:

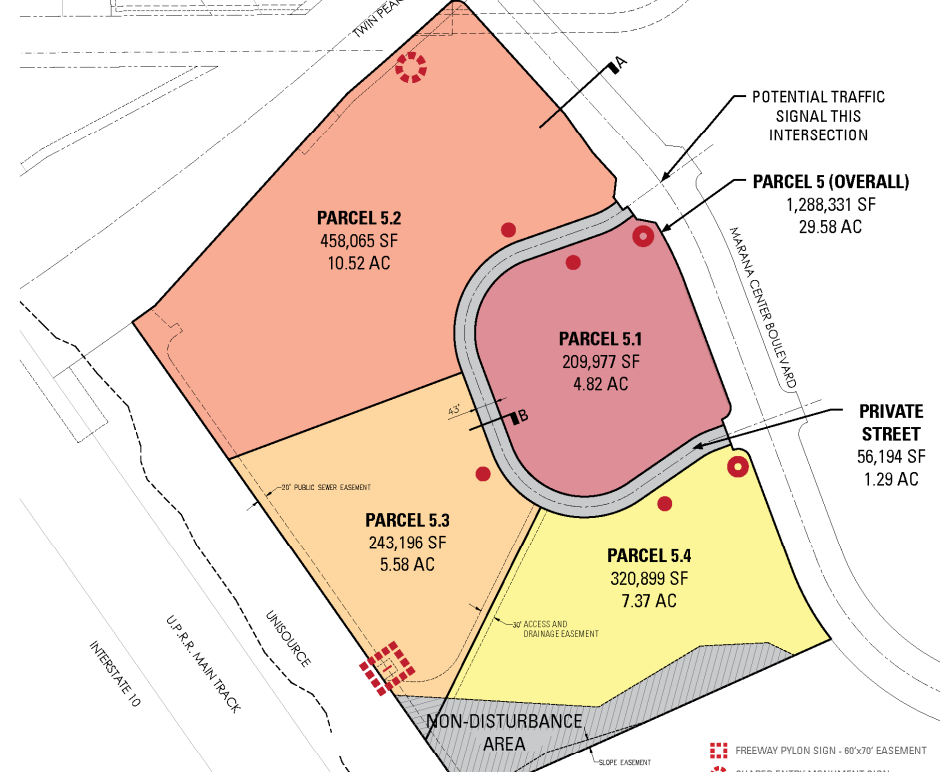
- 160 Acre Master Planned Mixed Use Developments
- Uses include Retail, Automotive, Restaurant, Hotel
- Serving N. Tucson / Marana Trade Area
- Grade level visibility from I-10 Northbound
- Site elevated with gradual decent to freeway
- Full Diamond Interchange at Twin Peaks/I-10
- Zoned General Commercial - Town of Marana
- Entitled for retail, automotive and mixed uses
- 3 Approved Freeway Pylon Signs

Anchored by Simon Premium Outlets

- Developed by Simon Property Group
- Premium Outlet = 45 Acre Site - 2,090 Parking Spaces
- 1.6 million shoppers per year
- October 1, 2015 Grand Opening
- Tenants Include:
 - Adidas
 - Michael Kors
 - Nike Factory Store
 - Oakley
 - Under Armour
 - Banana Republic
 - Old Navy Outlet
 - Calvin Klein
 - Vans
 - Brooks Brothers
 - J. Crew
 - TaylorMade Golf

Automotive Sites For Sale

Marana Center Auto Mall Marana, AZ



Automotive Site Features:

- 29.58 acres - 4 Sites – ranging from 4.0 acres to 10.5 acres
- Located adjacent to I-10 Full Diamond Interchange
- Exceptional Frontage for Auto Display
- Zoned and Entitled for Auto Sales and Service
- CC&R's and Design Guidelines specifically for Auto Uses
- Planned & Dedicated Auto Freeway Pylon Sign
- Freeway High Traffic Exposure, Visibility and Frontage
- Main Access from W. Marana Center Blvd.

For More Information Contact :

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