



MERCADO DEL RIO

Oro Valley, Arizona

SIZE: Lots currently available from 27,000 square feet to several acres.

ZONING: C-2 (Oro Valley's most intense commercial zone)

LOCATION: North Oracle Road and Pusch View Lane. (Next to Target/Fry's Center)

PRICES: All lots are priced at \$15 dollars per square foot.

UTILITIES:	Sewer:	To Lot	Gas:	To Lot
	Telephone:	To Lot	Electric:	To Lot
	Cable:	To Lot	Water:	To Lot

COMMENT: Mercado del Rio is currently comprised of individually owned and operated businesses servicing the Oro Valley and Northwest Tucson market. The businesses are: Imagin Spa, Caliber Collision Center and Oro Valley Automotive. Mercado del Rio has over 1,700 feet of frontage along Pusch View Lane with all lots having great visibility. All lots are fully developed building sites with all utilities, roads, curb cuts, sidewalks, perimeter landscaping, all site drainage fully constructed and landscaped public plazas that contain public art and shaded gathering areas. Oro Valley has approved the Master Development Plan, Final Plat, Master Architectural Concept Plan, and the Sign Criteria for Mercado del Rio. With these approvals in hand all lots are ready for a buyer to simply prepare a site plan and building plans to be submitted to Oro Valley thus they will be ready to "break ground" within five months.

Please Contact:
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BROKER
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The information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyers should verify all information before purchasing! Offered subject to change in price and terms, prior sale or withdrawal.

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DONLEY COMMERCIAL

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Mercado del Rio

AVAILABLE

SOLD

For Sale: Office/Retail

Professional Offices

Imagen Day Spa

Trailhead

Available 2.44 Ac.

Speciality Retail / Restaurant
5.13 Ac.

Caliber Collision Center

Oro Valley Automotive

Pusch View Lane



