

**NOW LEASING**

**3710 W. Overton Rd.**  
NEC Thornydale Rd. / Overton Rd.  
Tucson, Arizona 85742



Branel Real Estate  
Company, LLC



Strategically located at the signalized intersection of N. Thornydale and W. Overton in Pima County adjacent to the Town of Marana, the fasted growing Northwest Tucson MSA. Excellent opportunity to join Persian Room Restaurant, Saguaro Aquatics Swim School & Walgreens in this well constructed center while space is still available!

- ☐ Building Area  $\pm 13,300$  SF
- ☐ Retail/Office/Medical spaces divisible  $\pm 1,700 - 13,300$
- ☒ **\$17 - \$22 PSF/Yr. NNN**
- ☐ Zoning CB-1 Pima County
- ☐ Traffic Count 19,069 VPD (Q2 2023)

#### Neighborhood Demographics



Population



Average  
HH Income



Daytime  
Population

<b>1 Mile</b>	8,429	\$82,027	5,659
<b>3 Mile</b>	57,720	\$82,311	46,504
<b>5 Mile</b>	126,155	\$86,239	112,723

Source: ESRI

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
Batoun Herrington, CCIM, CPM®  
520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

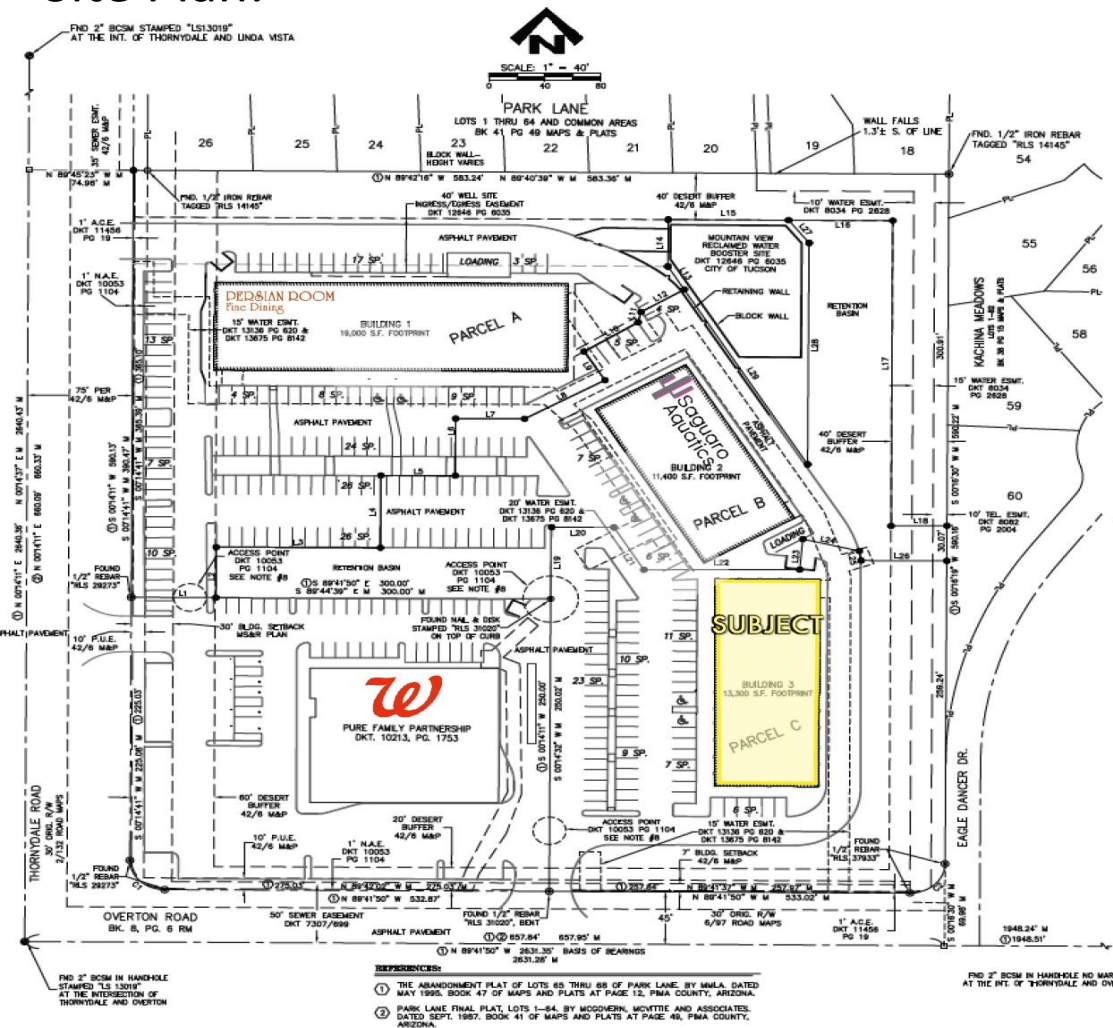
**NOW LEASING**

**3710 W. Overton Rd.  
NEC Thornydale Rd. / Overton Rd.  
Tucson, Arizona 85742**



Branel Real Estate  
Company, LLC

## Site Plan:



**Retail, Office or Medical**

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
Batoun Herrington, CCIM, CPM®  
520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)



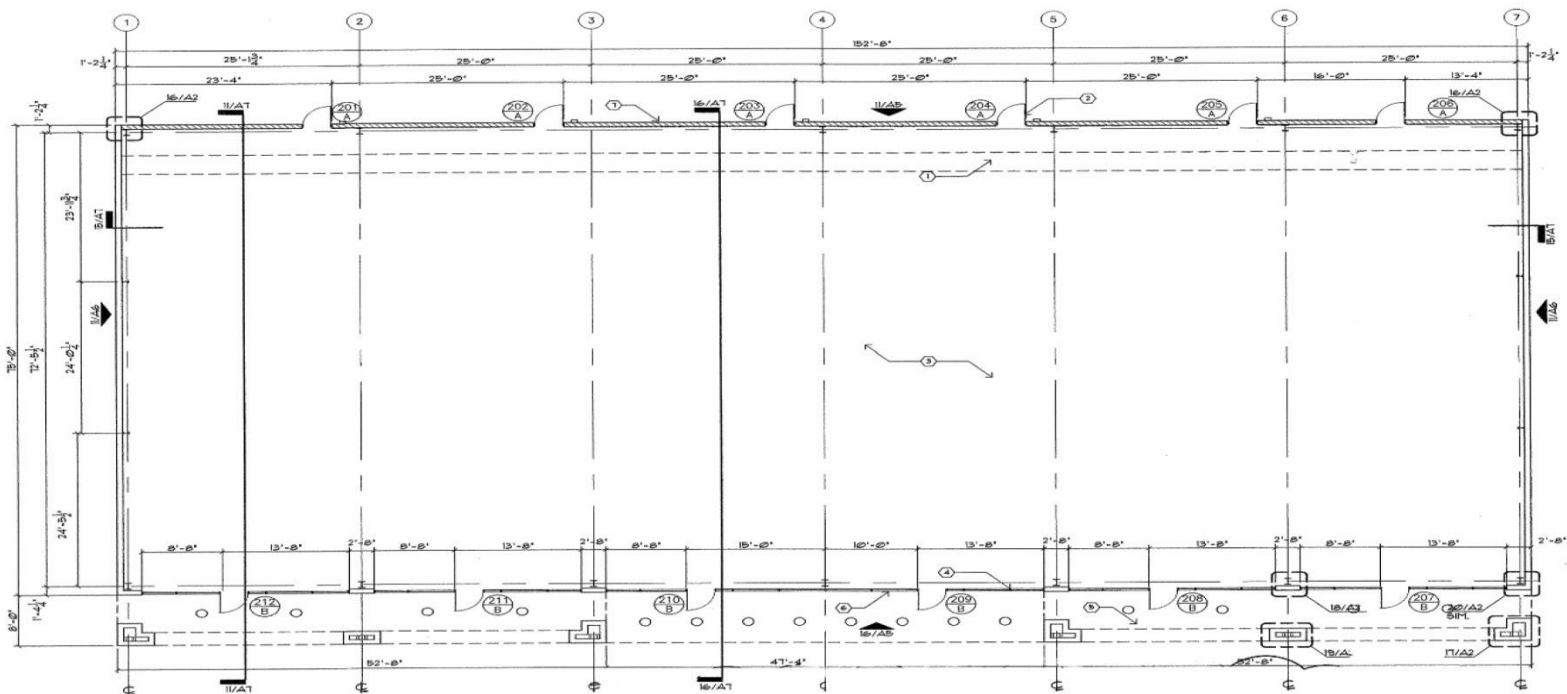
No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).



**3710 W. Overton Rd.**  
NEC Thornydale Rd. / Overton Rd.  
Tucson, Arizona 85742



## Floorplan:



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).



**NOW LEASING**

**3710 W. Overton Rd.  
NEC Thornydale Rd. / Overton  
Rd. Tucson, Arizona 85742**



Branel Real Estate  
Company, LLC

**Location Map:**



**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
Batoun Herrington, CCIM, CPM®  
520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).