

**NOW LEASING**

**9290 N. Thornydale**

**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 and others in this well constructed center while space is still available!

- Building Area ±18,889 SF
- Retail/Office/Medical spaces divisible ± 1,800 – 13,300
- \$17 - \$22 PSF/Yr. NNN**
- Zoning CB-1 Pima County
- Traffic Count 19,069 VPD (Q3 2024)

**Neighborhood Demographics**



**Population**



**Average  
HH Income**



**Daytime  
Population**

<b>1 Mile</b>	7,892	\$108,832	5,293
<b>3 Mile</b>	56,501	\$111,515	43,230
<b>5 Mile</b>	127,169	\$119,923	114,389

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).

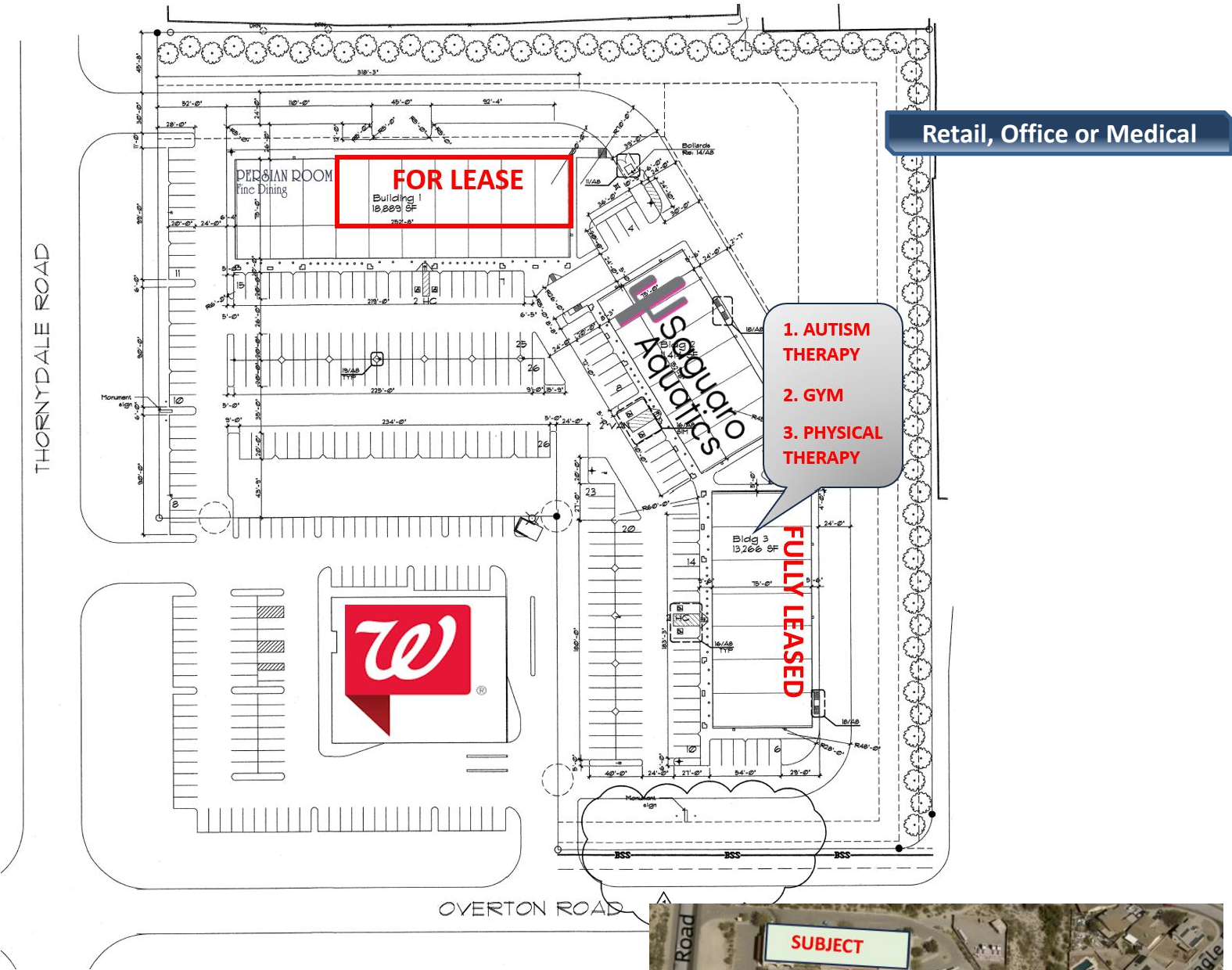
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**Site Plan:**



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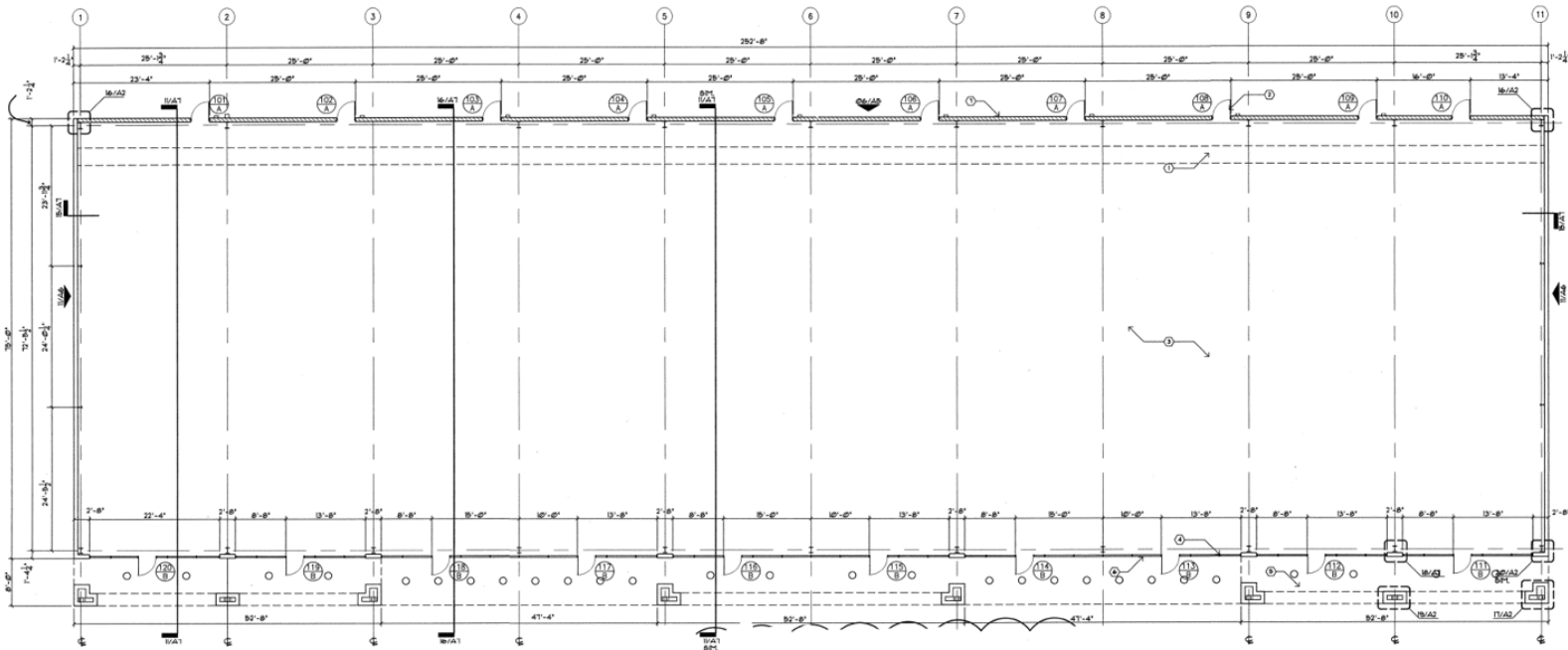
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## FLOOR PLAN



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