

**NOW LEASING**

**3710 W. Overton Rd.**

NEC Thornydale Rd. / Overton Rd.

Tucson, Arizona 85742



Branel Real Estate  
Company, LLC



**Retail, Office or Medical**

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 ±13,300 SF
- Retail/Office/Medical spaces divisible ± 7,000 – 13,300
- \$17 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).

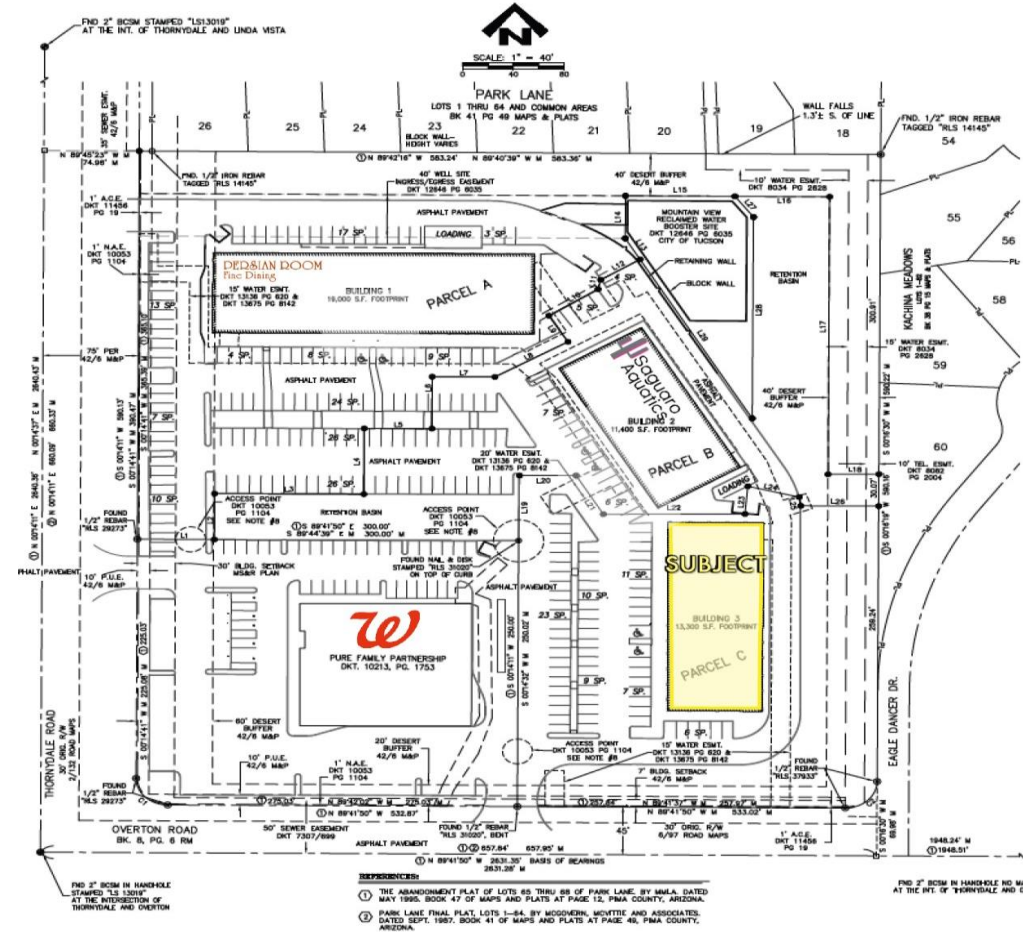
**NOW LEASING**

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



Branel Real Estate  
Company, LLC

**Site Plan:**



**Retail, Office or Medical**

- REFERENCES:**
1. THE ABANDONED PLAT OF LOTS 65 THRU 88 OF PARK LANE, BY BMLA, DATED MAY 1995, BOOK 47 OF MAPS AND PLATS AT PAGE 12, PIMA COUNTY, ARIZONA.
  2. PARK LANE FINAL PLAT, LOTS 1-84, BY MCGOWEN, MONTY AND ASSOCIATES, DATED SEPT. 1997, BOOK 41 OF MAPS AND PLATS AT PAGE 49, PIMA COUNTY, ARIZONA.

**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

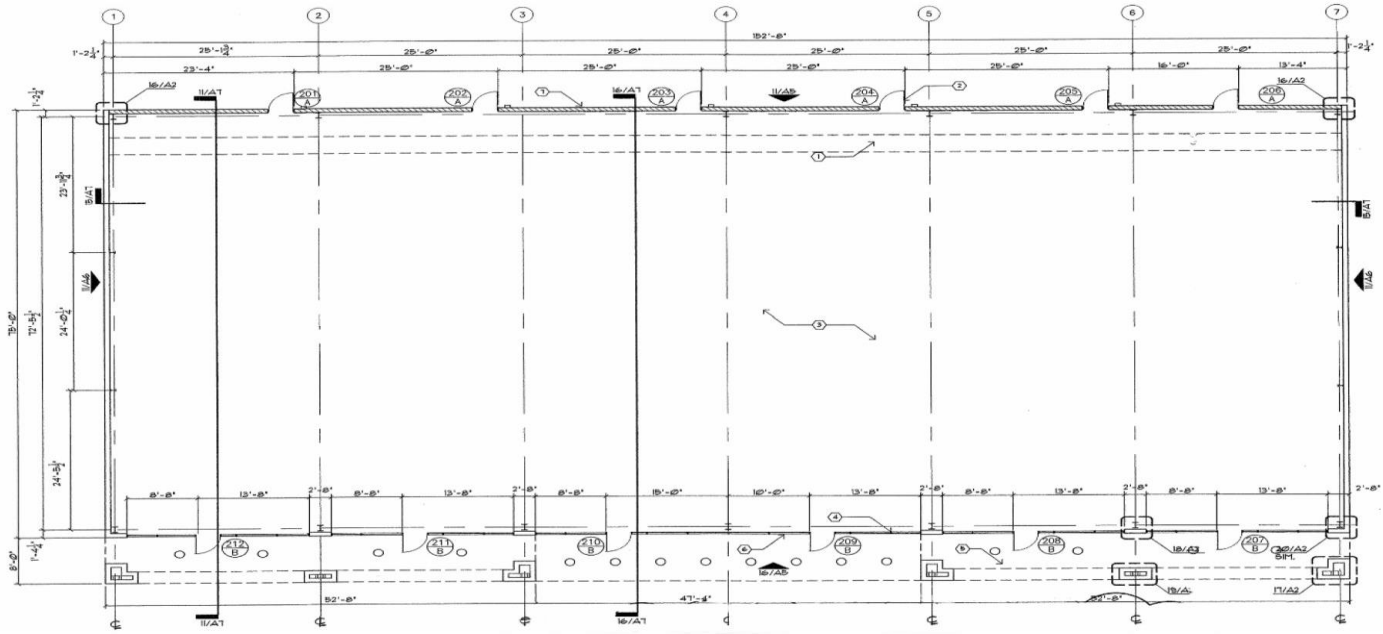


Branel Real Estate  
Company, LLC



Retail, Office or Medical

**Floorplan:**



**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

**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).