



DOVE MOUNTAIN CENTRE

12080-12120 N Dove Mountain Blvd, Marana, Arizona



Value-Add Opportunity at the Gateway of Dove Mountain Master-Planned Community



THE OFFERING

Colliers International, as exclusive advisor, is pleased to present the value-add opportunity to acquire Dove Mountain Centre (the “Property”), a ±82,450 square foot Class A shopping center in Marana, Arizona, a northwest metro Tucson community. Built in 2006 at the main entrance to the world-class ±6,179 acre Dove Mountain master-planned golf community, the listing offers investors an opportunity to purchase an exquisitely built center at a discount to the estimated replacement cost. The offering includes ±13.7 acres, a part of a ±21.2 acre site that also encompasses six retail pads that are not a part of this offering.

One of the most attractive shopping centers in metropolitan Tucson, Dove Mountain Centre

has remarkable character. It features mission-style architecture with varying roof lines, building materials and numerous accent design elements. The assortment of national, regional and local tenants provides the residents of Dove Mountain and Marana with many daily essentials as well as entertainment options.

The anchor space of ±54,343 square feet was built for a grocery store and ±28,107 square feet is comprised of 13 units in three shops buildings. In addition to the vacant anchor space, there are only four vacancies, of which one has a lease pending. While ±26% leased overall, the shops buildings are ±76% occupied by nine tenants, with a lease pending that will bring the occupancy to ±86%.

INVESTMENT HIGHLIGHTS

Class A Shopping Center

The shopping center, built in 2006, is constructed of high-end building materials with numerous upscale design features providing an extremely attractive, unique shopping environment.

Immediate Value-Add Opportunity with Strong NOI Growth

Dove Mountain Centre is currently ±26% leased. There is significant NOI growth potential from the lease-up of the available shops suites and anchor space.

Impressive Tenant Longevity

Four of the nine tenants are original tenants from inception, including Long Realty, Northwest Medical Center, Cost Cutters and DM Cleaners. The two restaurants, Vero Amore and Lo Esencial, have been at the center for more than five years.

Part of a World-Class Master-Planned Community

Dove Mountain Centre is located at the main entrance to Dove Mountain’s master-planned community of more than 3,000 homes, 81 holes of championship golf and the prestigious Ritz-Carlton, Dove Mountain resort. This tranquil community in the high Sonoran Desert has dedicated almost one-third of its nine square miles of land to natural open space. A large percentage of the community is surrounded by formal preserves and Arizona State Land Trust owned Tortolita Mountains.

Small Town Character with Large MSA Benefits

Situated 30 minutes north of downtown Tucson, Marana residents have the luxury of living within this 126-square-mile community of the high Sonoran Desert and having an easy commute to Tucson or neighboring areas for employment.

Dove Mountain Centre

ASSET DESCRIPTION

Property Address	12080-12120 N Dove Mountain Blvd Marana, Arizona 85742
Profile	Upscale neighborhood specialty center that includes a ±54,323 SF anchor space, ±28,107 SF of in-line shops along with six pads, of which three are developed – Walgreen's, Wells Fargo Bank and Chevron – and three are available. (The pads are not a part of this offering.)
Pima County Accessor's Parcel Number	218-55-574A
Building Size	±82,450 SF
Site Area	±13.72 Acres (±597,643 SF)
Year Built	2006
Zoning	The retail center is zoned within the Dove Mountain Specific Plan, which encompasses ±6,179 acres and is divided into 49 planning areas, open space, and rights of way. Dove Mountain Centre is located within an area designated as F: MUC, i.e. Mixed Use Commercial, town of Marana.
Original Developer	Cottonwood Properties
Architect	Ellermann, Schick & Bruno

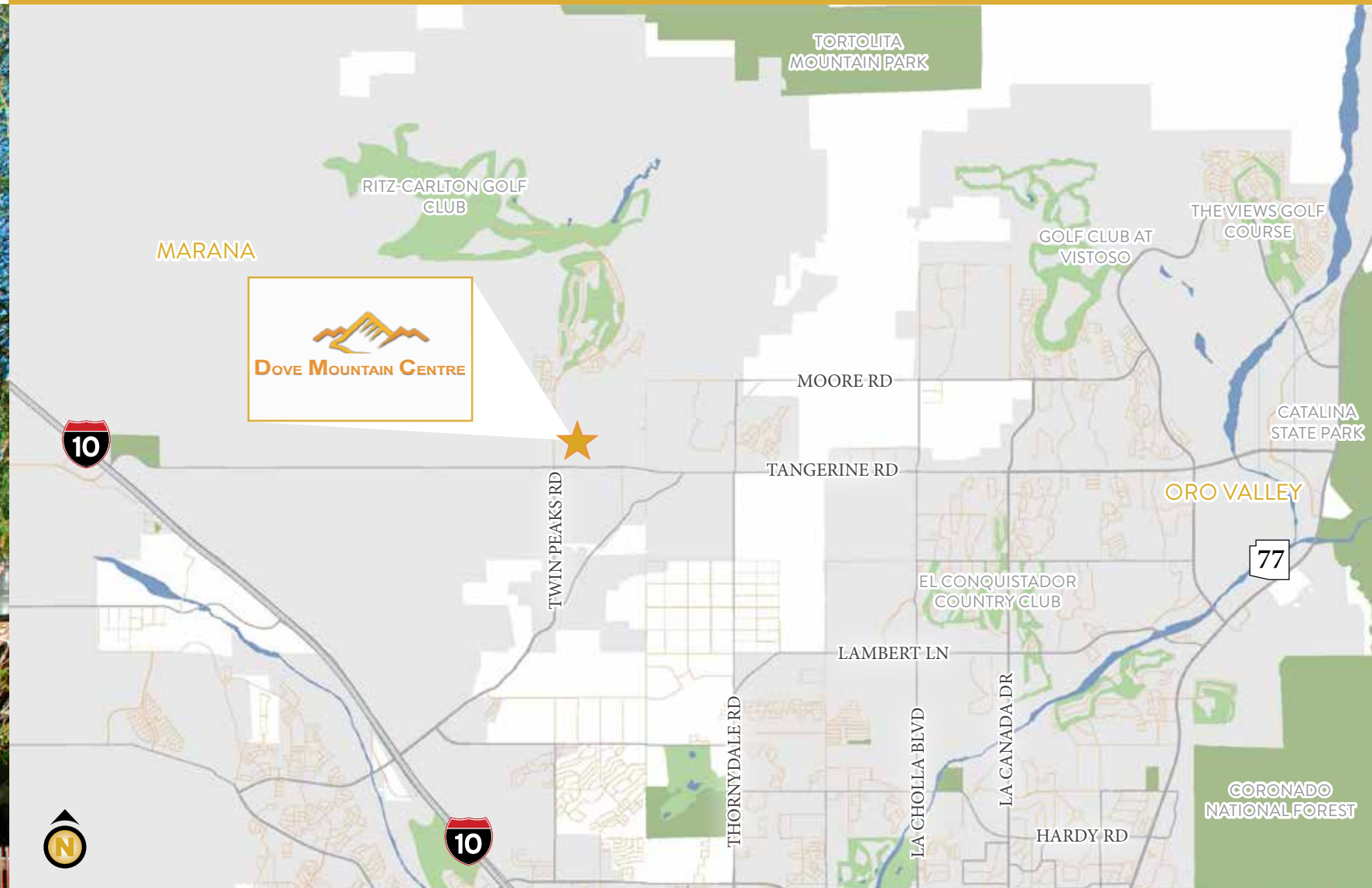


DOVE MOUNTAIN CENTRE TENANTS





DOVE MOUNTAIN CENTRE



INVESTMENT CONTACTS

Mindy Korth
Executive Vice President
+1 602 222 5005
mindy.korth@colliers.com

Jenny Bassett
Real Estate Analyst
+1 602 222 5158
jenny.basset@colliers.com

Kirk Kuller
Vice President
+1 602 222 5179
kirk.kuller@colliers.com

Athena McKee
Project Coordinator
+1 602 222 5041
athena.mckee@colliers.com

Colliers
INTERNATIONAL

2390 E Camelback Road , Suite 100
Phoenix, AZ 85016

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.