

Twin Peaks Retail Property in Marana Sells for \$5.12 Million



7455-7475 W Twin Peaks Rd., Marana, AZ

Marana, Arizona – 7455-7475 W Twin Peaks Road in Marana sold to John Kai, Jr., LLC for \$5.12 million (\$275 PSF). This is the second purchase at **Twin Peaks Plaza** for the investor. Earlier this year, 7555 W. Twin Peaks Rd, an 8,540-square-foot retail pad building, was purchased for \$2 million (\$234 PF).

Twin Peaks Road connects Marana's two planned communities – Continental Ranch and Dove Mountain and property is the closest retail center to the new Simon Property's Premium Outlet Mall. This property is LEED certified (Leadership in Energy and Efficient Design) newer construction, with the tenants saving up to 50% percent on utilities cost.

The 18,300-square-foot multi-tenant center includes the following tenants: Anytime Fitness, AKKA Karate, Point of Grace Dance Studio, Dental Village, Lucky's Tea Room and Trinity Art Collection and Fowler Chiropractic.

The seller, CJR at Twin Peaks LLC, Gary Heinfeld, CCIM, and Ryan Heinfeld, CCIM, was self-represented in the transaction, as was John Kai, Jr., LLC.

For more information, Gary and Ryan Heinfeld are with Advisors in Real Estate, Inc. and can be reached at 520.299.0700.

To learn more, see RED Comp #5386.

Twin Peak Plaza Building in Marana Trades for \$2 Million



Twin Peaks Plaza,
7555 W Twin Peaks
Rd., Marana, AZ

TUCSON, Arizona – A **Twin Peaks Plaza** building at 7555 West Twin Peaks Road in Marana sold for \$2 million (\$234 PSF). Situated at the new Twin Peaks and I-10 interchange in the Northwest submarket, the buyer traded up in a 1031 exchange.

The 8,540-square-foot building is a portion of Twin Peaks Plaza, built in 2008 on .95-acres and includes two tenants, The Springs Church and Twin Peak Veterinary. The property was 100% leased at time of sale.

The property is near the new Simon Property's Premium Outlet Mall, a portion of Marana Center Power Center that will include an Auto Mall and Hotels when complete.

The seller, **CJR at Twin Peaks LLC**, principal, **Gary Heinfeld**, CCIM, was self-represented in the transaction.

Wocky Redsar and **Tari Auletta**, CCIM, with **Keller Williams of Southern Arizona** represented the buyer, John Kai Jr. LLC of Tucson.

For more information, Heinfeld is at **Advisors in Real Estate, Inc.** and can be reached at 520.299.0700. Auletta and Redsar should be contacted at 520.615.8400.

This property was listed on RED Listing Registry. To learn

more, see [RED Comp #4561.](#)

