

### ORO VALLEY AND NORTHWEST TUCSON

Oro Valley and northwest Tucson have attracted families and high income households seeking a high quality living environment, one surrounded by the Sonoran desert's natural beauty. With the Pusch Ridge Mountains as a backdrop, this area has become a highly desirable resort destination and residential community. To serve this growing population, Oro Valley has attracted retail businesses, employment centers, and major medical facilities. Given the quality and depth of Oro Valley's new retail centers, the trade area draws shoppers from the outlying communities as well.



Exclusively represented by  
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### HIGHLIGHTS

- ±7 acre commercial site zoned C-1
- Total commercial building planned: 40,600 SF
- ±1,148 linear feet of frontage on Oracle Road; terrific street visibility
- New construction, purchase or lease
- High end apartment complex with 228 units, clubhouse, and pool

### DEMOGRAPHICS

(2017 estimates)

	5 Min	10 Min	15 Min	20 Min
Population	24,841	150,530	308,900	499,563
Avg. HH Income	\$86,634	\$81,601	\$72,927	\$70,562

Source: Applied Geographic Solutions/TIGER Geography, April 2017

### AVAILABLE

- ⇒ Parcels for sale: \$995,000 – \$1,200,000  
Sales price includes the following on-sites:
  - Finished pad site for building envelope, graded, compacted and certified to no less than 95%
  - Utilities stubbed to the parcel boundary
  - Drive aisles up to the apron of the parcel
  - Monument sign identity
- ⇒ Retail shop space for lease:  
\$28.00/SF, NNN  
Estimated triple nets: \$7.50/SF

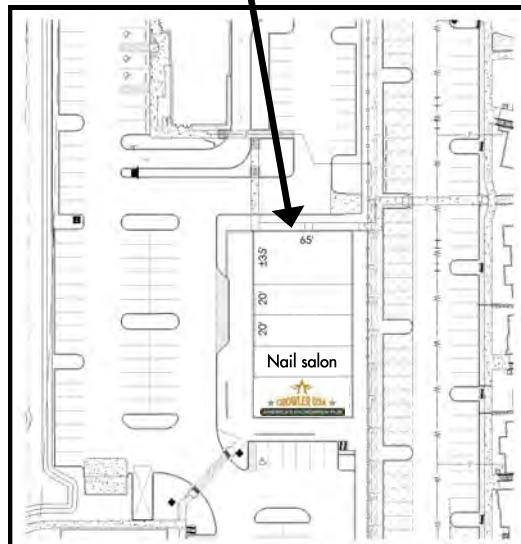
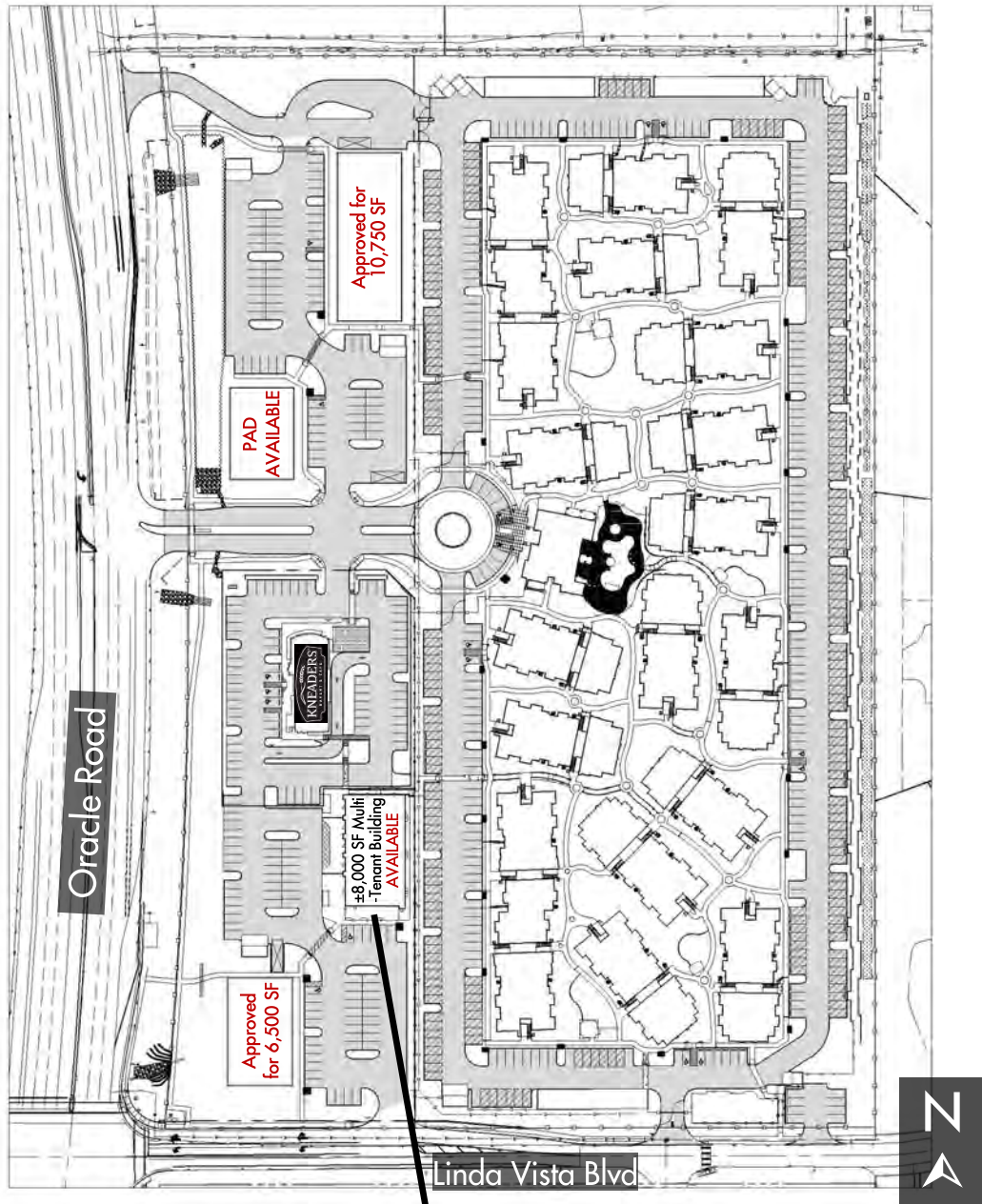
### TRAFFIC COUNTS

Source: ADOT & Pima Association of Governments

Oracle Rd	22,691 acpd (2016)
Linda Vista	1,351 acpd (2016)
Total	24,042 acpd

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.





Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Shopping Center or adjacent areas.