

5,000 - 25,463 SF HARD CORNER FOR LEASE

SEC of Oracle Road and Prince Road

3550 N Oracle Road, Tucson, Arizona

Exclusively represented by

RICK VOLK

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Owner/Agent: Arizona licensed real estate agents or brokers at Volk Company have an ownership interest in this property.

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 projected income or expenses, tenant and financial data**, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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FEATURES

AVAILABLE	±5,000 SF - ±25,463 SF
LEASE RATE	Contact Agent
NNN CHARGES	Est. \$3.25 PSF
ZONING	C-2 Tucson/Pima County

HIGHLIGHTS

- Highly visible office space located at the southeast corner of Prince and Oracle Roads
- Very accessible north central location near Interstate 10
- Tucson Mall trade area, with plentiful amenities, including restaurants, shopping and more
- Suitable for many uses including Office, Medical, Educational, and Retail
- Secure Parking Available

DEMOGRAPHICS (2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	20,169	114,419	242,185
Avg Household Income	\$46,535	\$65,394	\$80,840
Total Employees	7,589	57,395	129,725

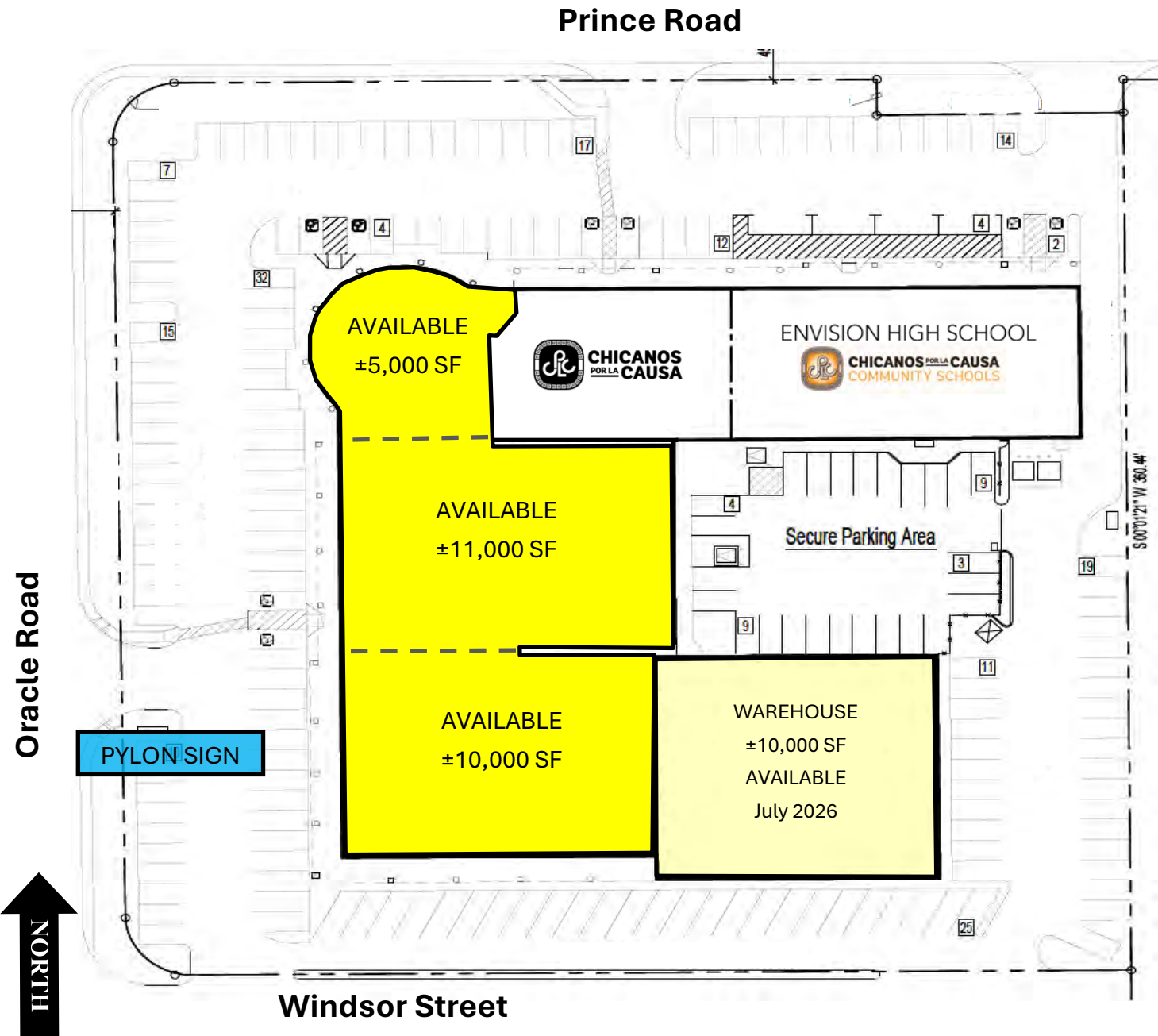
SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

ORACLE ROAD	35,691 AADT
PRINCE ROAD	20,646 AADT

SOURCE: REGIS SITES USA 2024

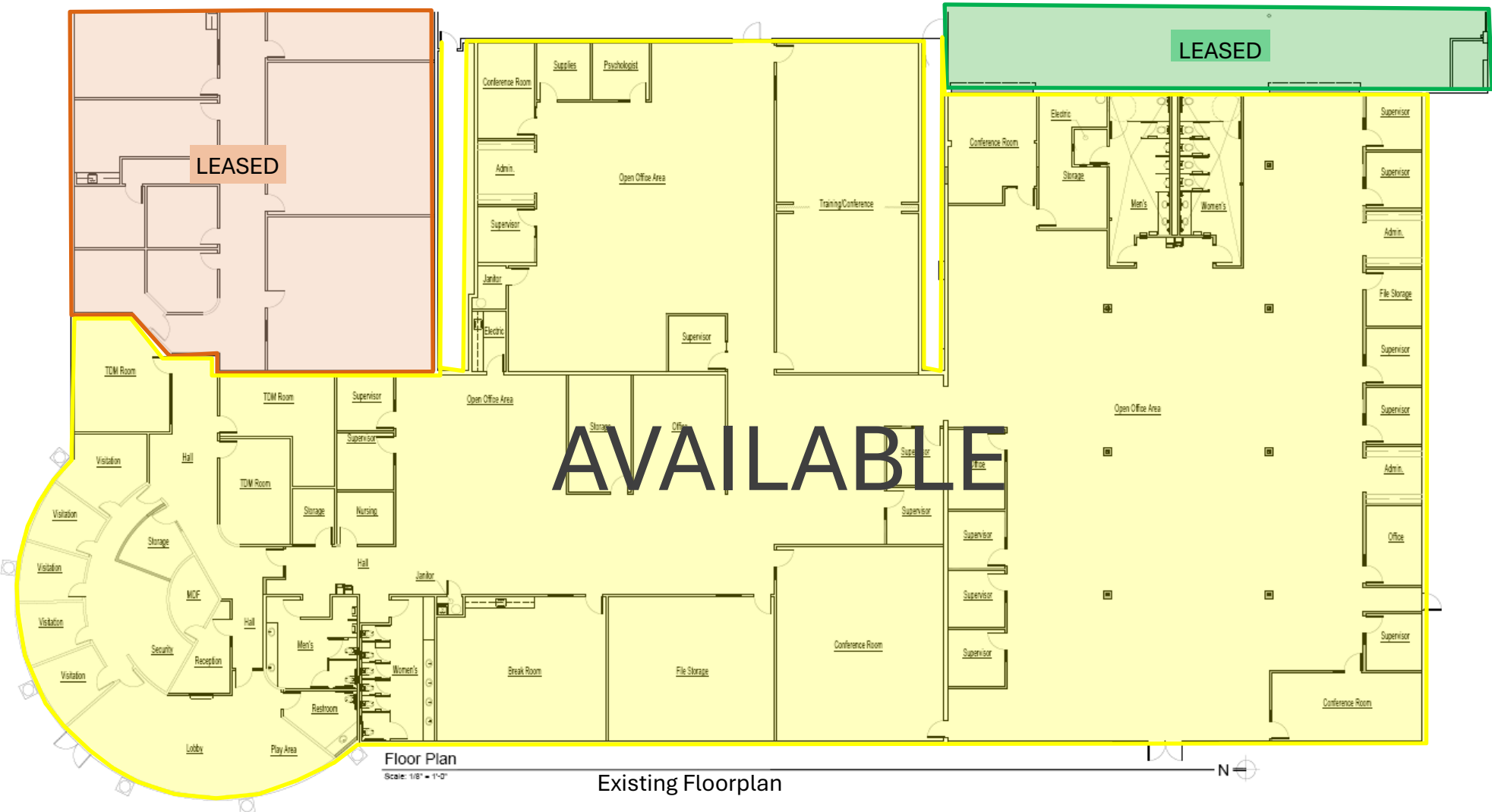
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Prince Road



Oracle Road

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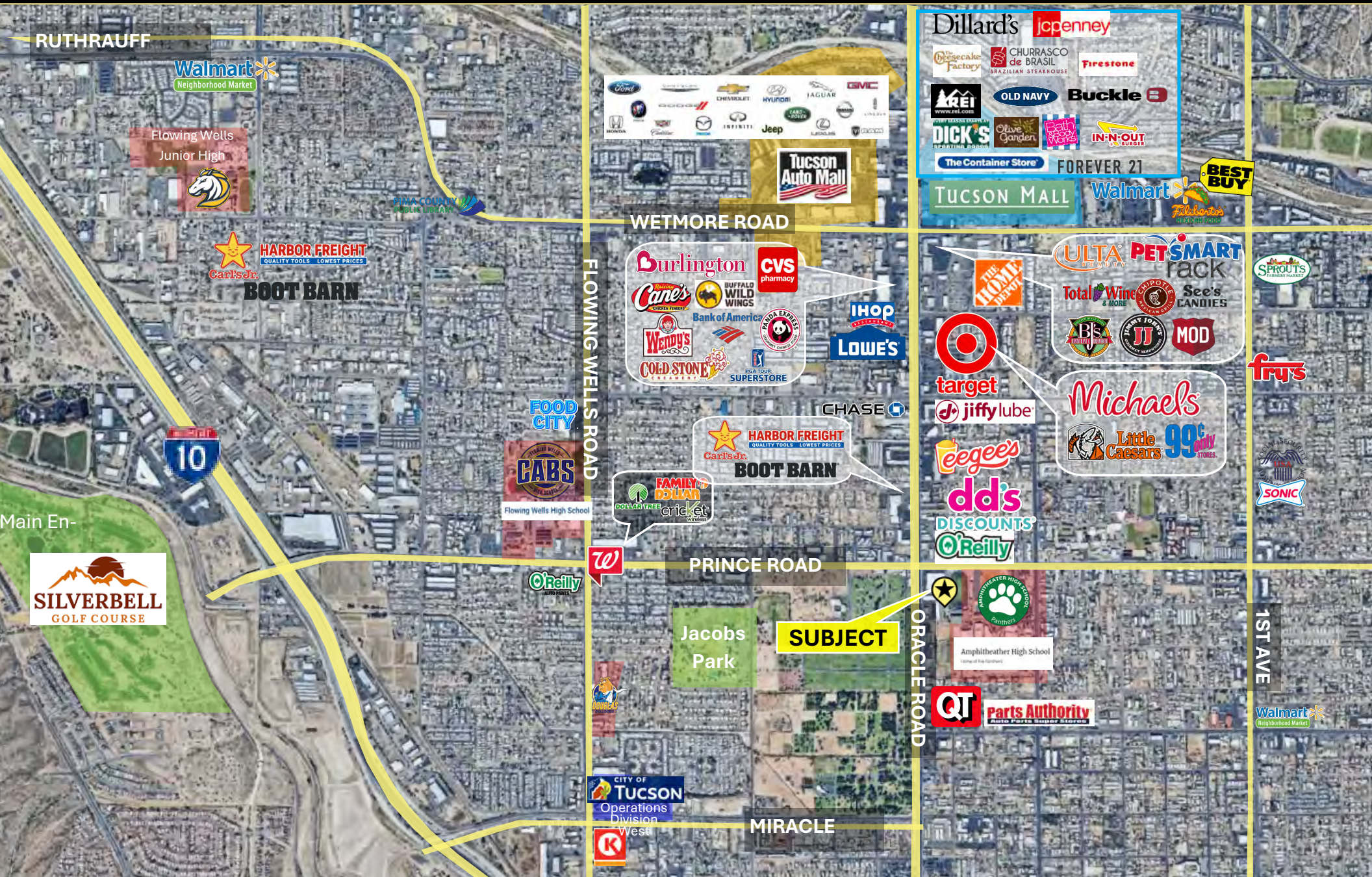
SITE PLAN

ORACLE ROAD 35,691 AADT

PRINCE ROAD 20,646 AADT



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RUTHRAUFF



Flowing Wells Junior High



BOOT BARN



WETMORE ROAD



TUCSON MALL

FLOWING WELLS ROAD



BOOT BARN



target



jiffy lube



eegee's



dd's DISCOUNTS



O'Reilly



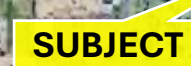
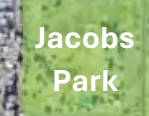
Main En-



Flowing Wells High School



PRINCE ROAD



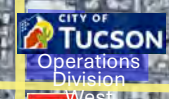
ORACLE ROAD



Amphitheater High School



Parts Authority



MIRACLE

1ST AVE

