

ORACLE VILLAGE

Retail Space for Lease

3950-3994 N Oracle Road, Tucson



Exclusively represented by

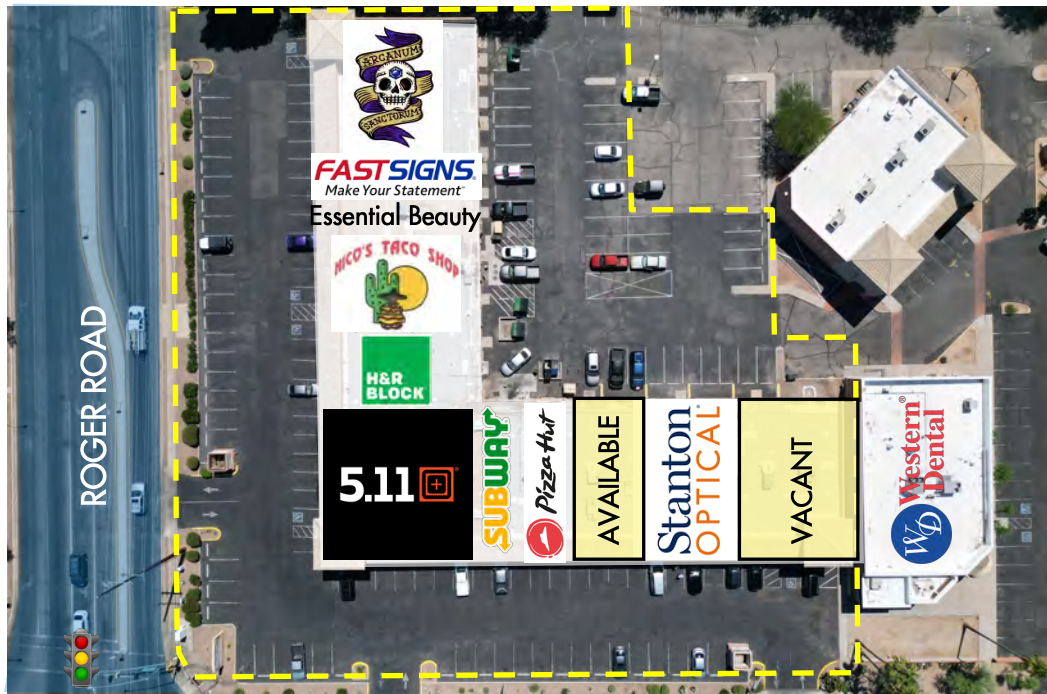
ANDREAS CASTILLO | acastillo@volkco.com | 520.495.3220 | **JOEY CASTILLO** | acastillo@volkco.com | 520.495.2234 | **JERAMY PRICE** | jprice@volkco.com | 520.441.4771

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VOLK COMPANY | 2102 North Country Club Rd #7, Tucson, Arizona 85716 | 520.326.3200 | volkco.com

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FEATURES

LEASE RATE	Contact Agent
NNN CHARGES	\$7.50 Per Square Foot
ZONING	C-2 Tucson

AVAILABLE

#3950	2,824 SF (Endcap)
#3960	1,500 SF

HIGHLIGHTS

- Nearby retailers: Target, Lowe's, Raising Cane's, eegee's, Chase Bank, and many more
- Endcap available!
- Prime Oracle Road frontage, Tucson's primary N/S thoroughfare
- Close proximity to Tucson's largest regional mall—Tucson Mall
- Monument signage available

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	16,473	106,534	236,282
Avg Household Income	\$57,732	\$71,213	\$88,682
Total Employees	9,705	54,221	130,128

SOURCE: Applied Geographic Solutions/TIGER Geography, 05/2024

TRAFFIC COUNTS

ORACLE ROAD	36,618 AADT
ROGER ROAD	8,452 AADT

SOURCE: REGIS SITES USA 2024



