

Freestanding Office Building for Sale

NEC of Oracle and Orange Grove, Northwest Tucson
6596 N Oracle Road, Tucson, AZ 85704



Exclusively represented by
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FEATURES

BUILDING SIZE	±2,620 SF* (per owner)
LAND SIZE	±15,002 SF (per owner)
SALE PRICE	\$650,000
YEAR BUILT	1993
TAXES	\$9,655 (2024)
ZONING	CB-1 Pima County
APN:	102-03-3220

HIGHLIGHTS

Currently a dental office, but could work well for many uses - **Do Not Disturb Tenant**

- Located on Oracle Road 0.25 miles north of Orange Grove Road
- Affluent surrounding area with high household incomes
- Ample parking and easy access
- Masonry construction

TRAFFIC COUNTS

ORACLE ROAD	43,025 AADT (2024)
ORANGE GROVE	22,579 AADT (2023)

Pima Association of Governments 01/2025



DEMOGRAPHICS (2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	7,387	53,832	167,252
Avg Household Income	\$121,254	\$121,171	\$98,971
Total Employees	3,638	30,054	74,241

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

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Plaza Del Oro
HOBBY LOBBY
Redbird SEARCHER KITCHEN & BAR
ORgano's
PACIFIC PREMIER BANK
COMMUNITY ASSOCIATION BANKING
CVS pharmacy

Plaza Del Oro
TJ-maxx
WELLS FARGO **eegee's**
NATURAL GROCERS **W** Wienschnitzel
DOLLAR TREE

Orange Grove Village
PARISH **edible**
Board & Brush creative studio **LOCOS DEL RANCHO**
GOLDEN DRAGON

SUPER STAR
CAR WASH

ORACLE ROAD

SUBJECT

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