

±6,600 SF Existing Restaurant - For Sale

Or Opportunity to Convert to Medical

8058 N Oracle, Tucson / NEC of Oracle and Magee

Exclusively represented by

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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

DO NOT DISTURB TENANT

BUILDING SIZE	±6,600 SF*	(*per assessor)
LAND SIZE	±55,413 SF*	
SALE PRICE	Call Agent	
ZONING	C-2 Pima County	

HIGHLIGHTS

- Accessible from Oracle Rd. (Tucson's main N/S Arterial)
- Surrounded by many national, regional, and local retailers and restaurants.
- Located within a busy intersection with high traffic counts
- Property is within Town of Oro Valley (suburb of Tucson) which offers rare purchasing opportunity for this type investment
- Abundant parking

DEMOGRAPHICS

1-MILE

3-MILES

5-MILES

(2024 Estimates)

Population	4,869	40,013	137,110
Avg Household Income	\$132,370	\$143,306	\$126,623
Total Employees	3,397	16,558	58,068

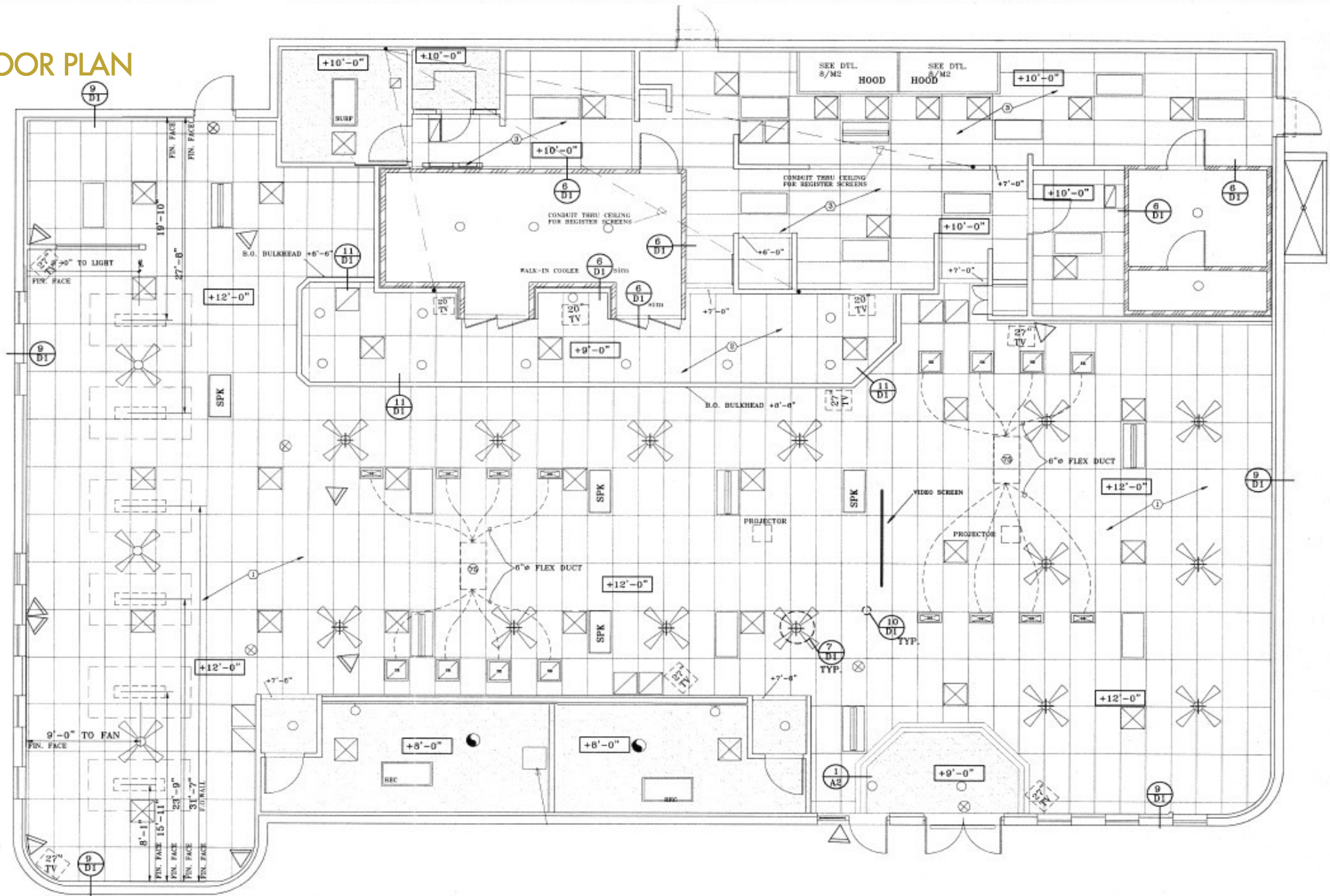
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

TRAFFIC COUNTS

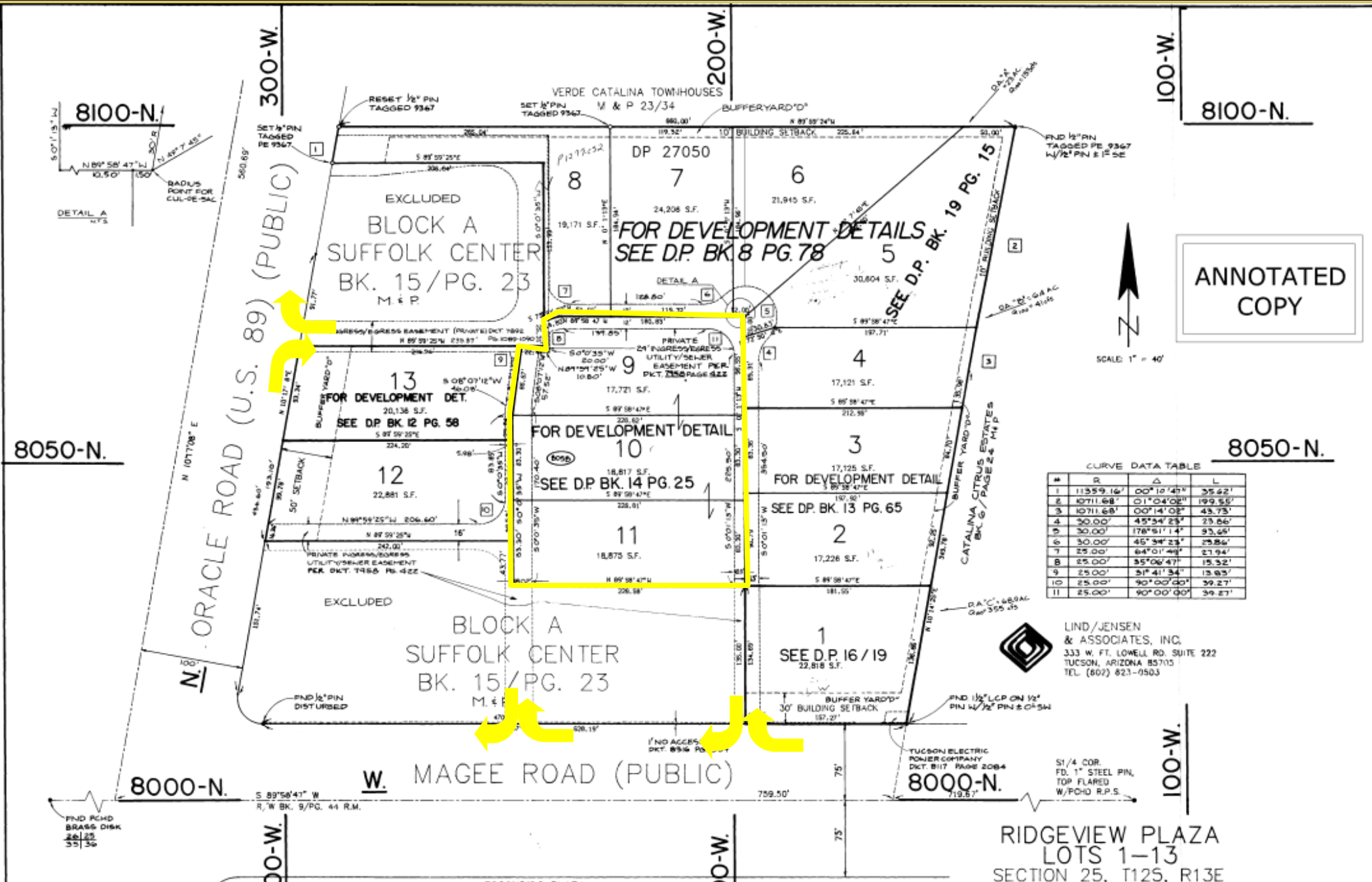
ORACLE ROAD	51,018 AADT
MAGEE ROAD	14,626 AADT

SOURCE: REGIS SITES USA 2024

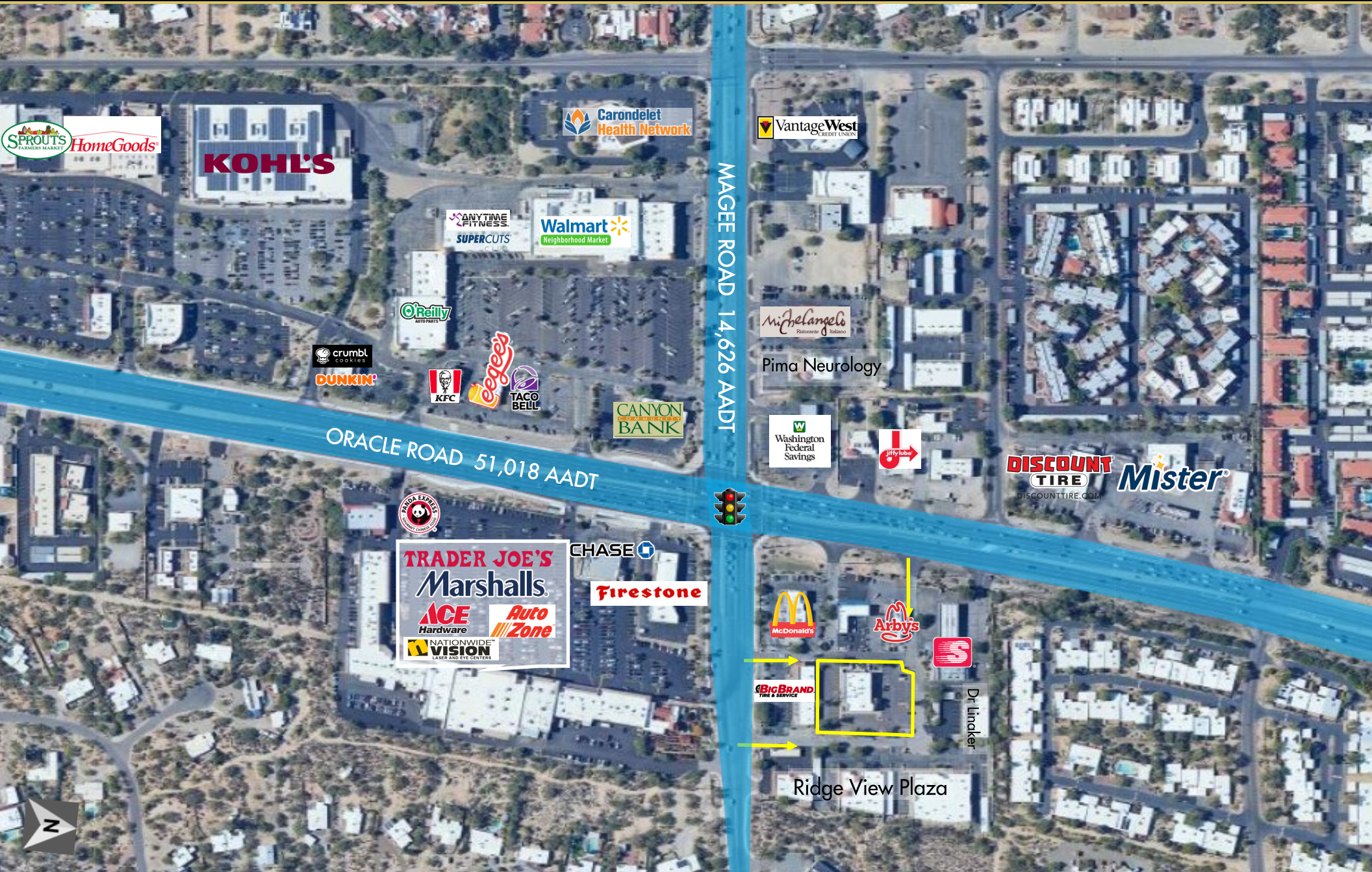
FLOOR PLAN



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