



FULLY IMPROVED PAD FOR SALE

# Steam Pump Village

NNWC of Oracle Road and First Avenue, Oro Valley, AZ

*Exclusively represented by:*

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**SALE PRICE**     \$595,000

### HIGHLIGHTS

- Excellent Oro Valley office location in a core residential, commercial, and employment area
- Fully improved rough-graded lot with PAD zoning
- Within the Steam Pump Village development: convenient to nearby restaurants and retail in the center, and at Oracle and First Avenue less than 1 mile away
- Other tenants include Holiday Inn Express and BASIS School Oro Valley, a top 10 nationally-ranked charter school
- Immediately adjacent to the Loop, a walk / run / bike path spanning more than 100 miles throughout the Tucson metropolitan area

### DEMOGRAPHICS

(2018 estimates)

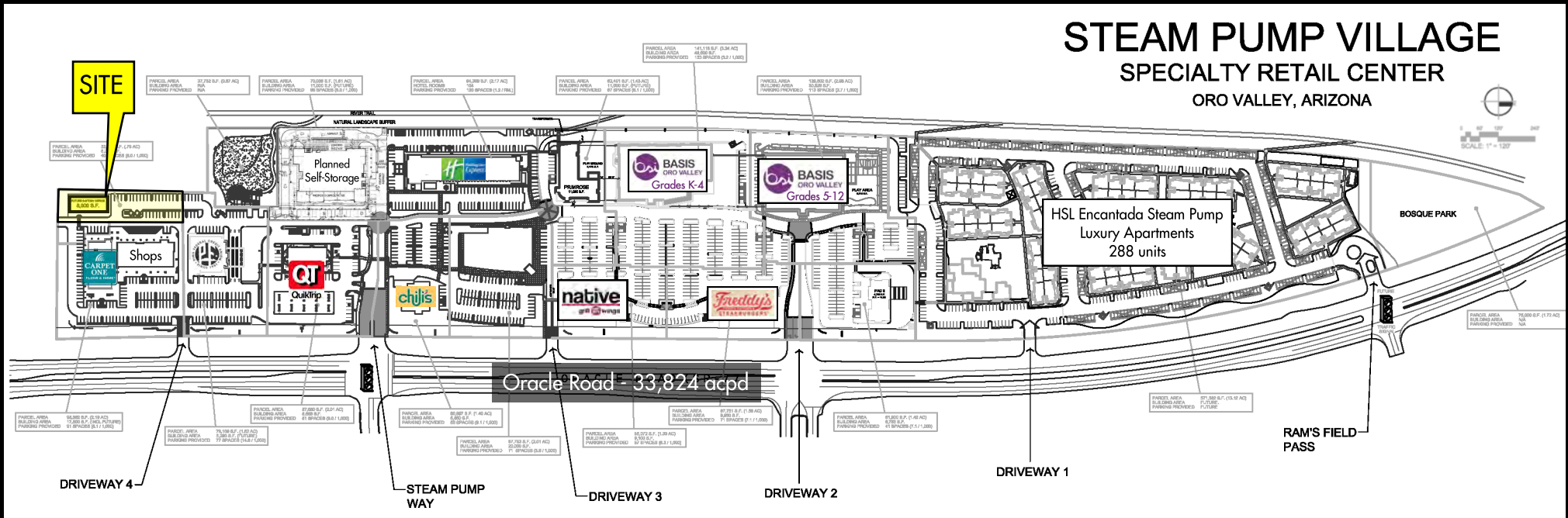
	5 Minutes	10 Minutes	15 Minutes
Population	15,979	88,324	245,816
Avg. HH Income	\$90,090	\$98,888	\$80,552
Total employees	6,619	33,930	102,603

Source: Applied Geographic Solutions/TIGER Geography, May 2018

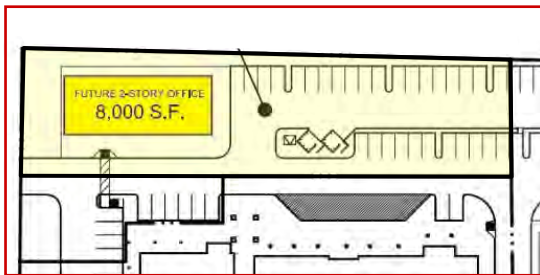
### TRAFFIC COUNTS

Oracle Road:	33,824 avg. cars per day (2017)
First Avenue:	21,556 avg. cars per day (2017)

Source: ADOT Transportation Management System



### PARCEL DETAIL



### PAD HIGHLIGHTS

- Up to ±8,000 SF of buildable office space
- Flexible one- or two-story capacity
- Excellent potential views east to the Catalina Mountains and west to Oro Valley
- Adjacent to Steam Pump Ranch and The Loop trail
- Abundant parking availability
- Accessible via signalized intersection or curb cut



*Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown 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.*

