

ANDREAS CASTILLO

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LARSON BAKER | 6298 E Grant Rd., Suite #100, Tucson, Arizona 85712 | 520.296.0200 | larsenbaker.com

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



ORACLE ROAD (SR 77)

TENANCY

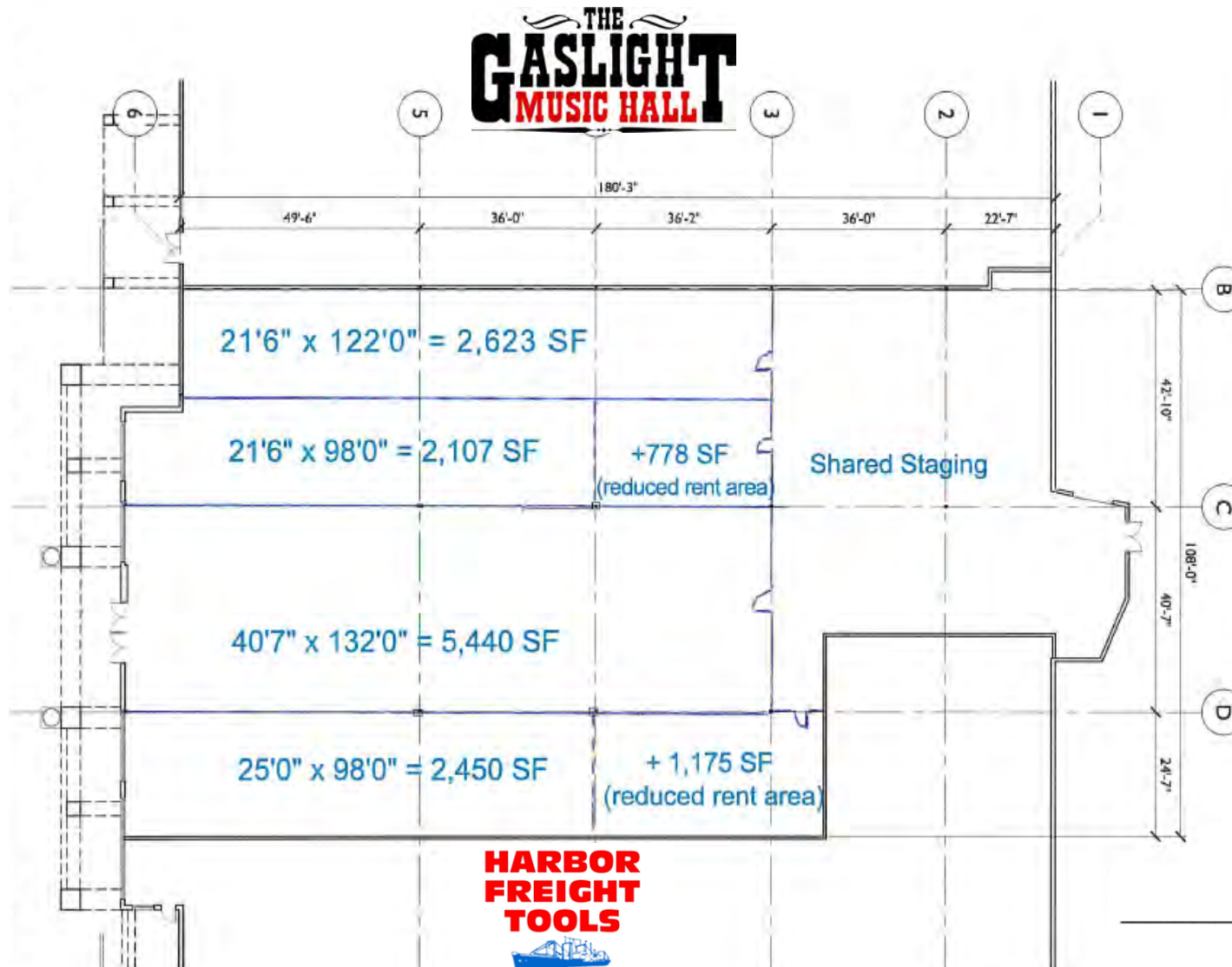
SPACE	TENANT	SIZE
95-101	Starizona	1,435
95-111	Dalesio Ins	976
95-121	Tortoise & The Hair	1,500
95-131	AVAILABLE (do not disturb tenant)	918
95-141	The UPS Store	1,200
95-151	Oro Valley Hand & Foot Spa	1,210
95-161	Pusch Ridge Design	1,200
95-171	Sun Cleaners	1,200
95-181	Starizona	2,449
25-PAD3	Vistoso Automotive (NAP)	-
85-105	Bon Voyage Travel	2,065
85-125	Grain River Asian Bistro	1,800
85-165	Urban Wellness	3,300
Maj 1	Walgreens	15,525
Maj 2	Harbor Freight Tools USA	15,441
TBD	AVAILABLE ±2,100 SF to ±19,000 SF	
05-165	Gaslight Music Hall	8,343
25-101	Chase Bank	3,200
25-111	Santa Fe Leather	1,184
25-121	Specialized Bicycles	3,102

Proposed Plan Concept

RANCHO VISTOSO CENTER - ORO VALLEY, AZ

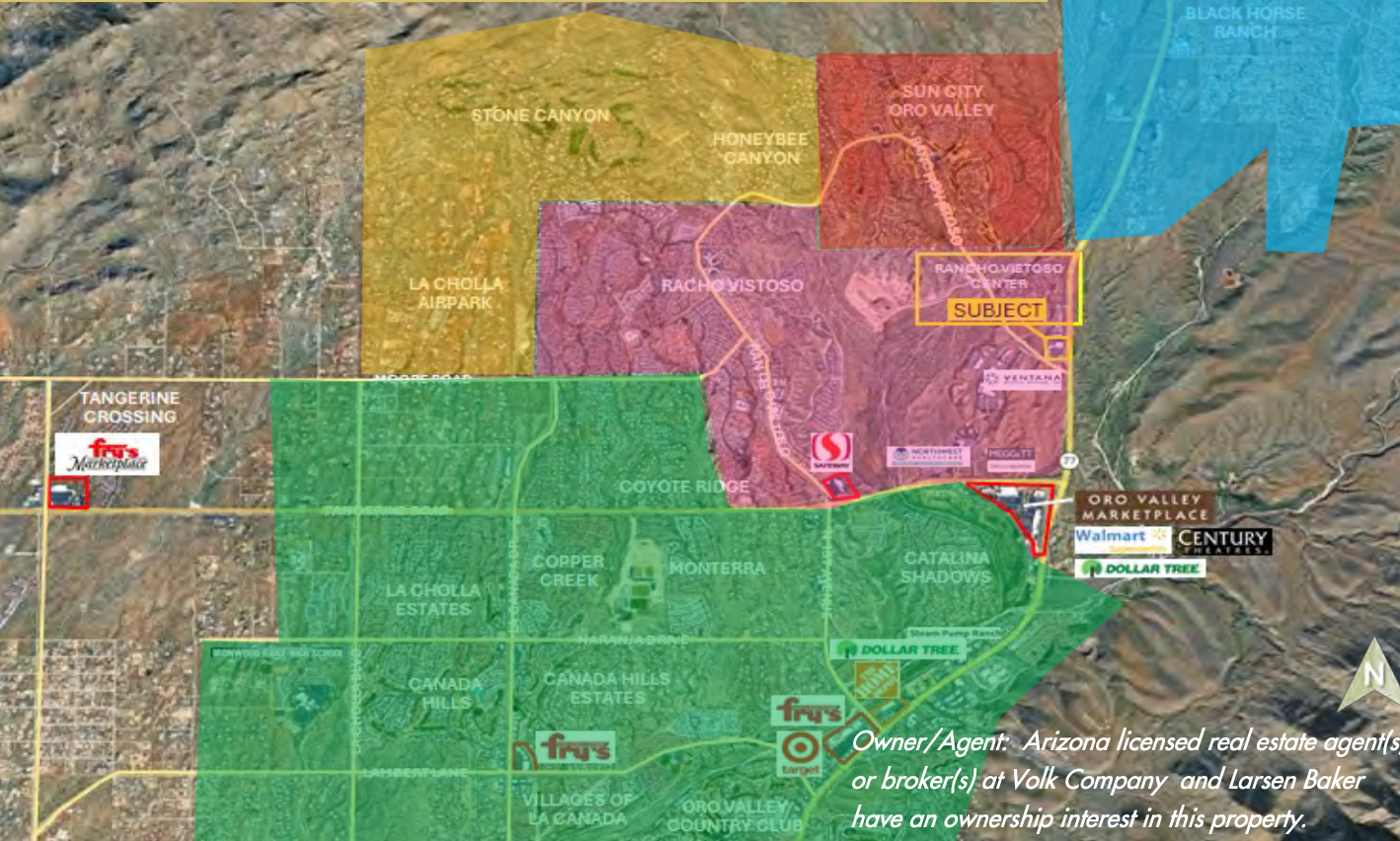
FLOOR PLAN

AVAILABLE - UP TO ±19,000 SF



HIGHLIGHTS

- Prime signalized intersection at Rancho Vistoso Blvd & Oracle Road
- Gateway location to the Rancho Vistoso master-planned community
- Outstanding visibility and signage opportunities
- Affluent Oro Valley demographics
- Surrounded by dense residential growth
- Minutes from Innovation Park and major employment centers



AVAILABLE	
SUITE SIZE	±2,100 SF -19,000 SF (per owner)
SUITE 95-131	±918 SF (per owner)
LEASE RATE	±18.00 to \$24.00 SF/NNN
NNN	\$5.50 PSF

DEMOGRAPHICS (2025 Estimates)	10 MIN DRIVE	20 MIN DRIVE	30 MIN DRIVE
Population	45,517	126,520	305,391
Avg HH Income	\$135,583	\$132,200	\$115,660
Total Employees	11,010	31,565	97,359

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS	
ORACLE ROAD	33,323 AADT (2024)
RANCHO VISTOSO	6,591 AADT (2025)

SOURCE: Arizona Department of Transportation

- ★ Stone Canyon/Honeybee/La Cholla Airpark
1,608 residents / Est HH Income \$436,101
- ★ Sun City / Oro Valley
±4,550 residents / Est HH Income \$138,018
- ★ Rancho Vistoso
±10,911 residents / Est HH Income \$160,972
- ★ Catalina/Black Horse Ranch/Eagle Crest
12,599 residents / Est HH Income \$132,574
- ★ Greater Oro Valley
27,594 residents / Est HH Income \$161,439
- ★ Saddlebrook Ranch 1 and 2
11,626 residents / Est HH Income \$125,348

Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company and Larsen Baker have an ownership interest in this property.

