



**±2,590 SF FORMER URGENT CARE SPACE
AVAILABLE**

Steam Pump Village Shops

11015 N. ORACLE ROAD, ORO VALLEY, ARIZONA



Exclusively represented by

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STEAM PUMP VILLAGE SHOPS Highlights



AVAILABLE

Suite 121	±2,590 SF
Lease Rate	\$32.00 PSF NNN
Est. NNN	±\$8.95 / SF

HIGHLIGHTS

- Highly visible space in attractive, upscale shops building on Oracle
- Prominent façade & monument signage on high-traffic arterial
- Excellent, accessible Oro Valley location in a core residential, commercial, and employment area
- Within the mixed-use Steam Pump Village development – other tenants include financial institutions, 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

(2025 Estimates)

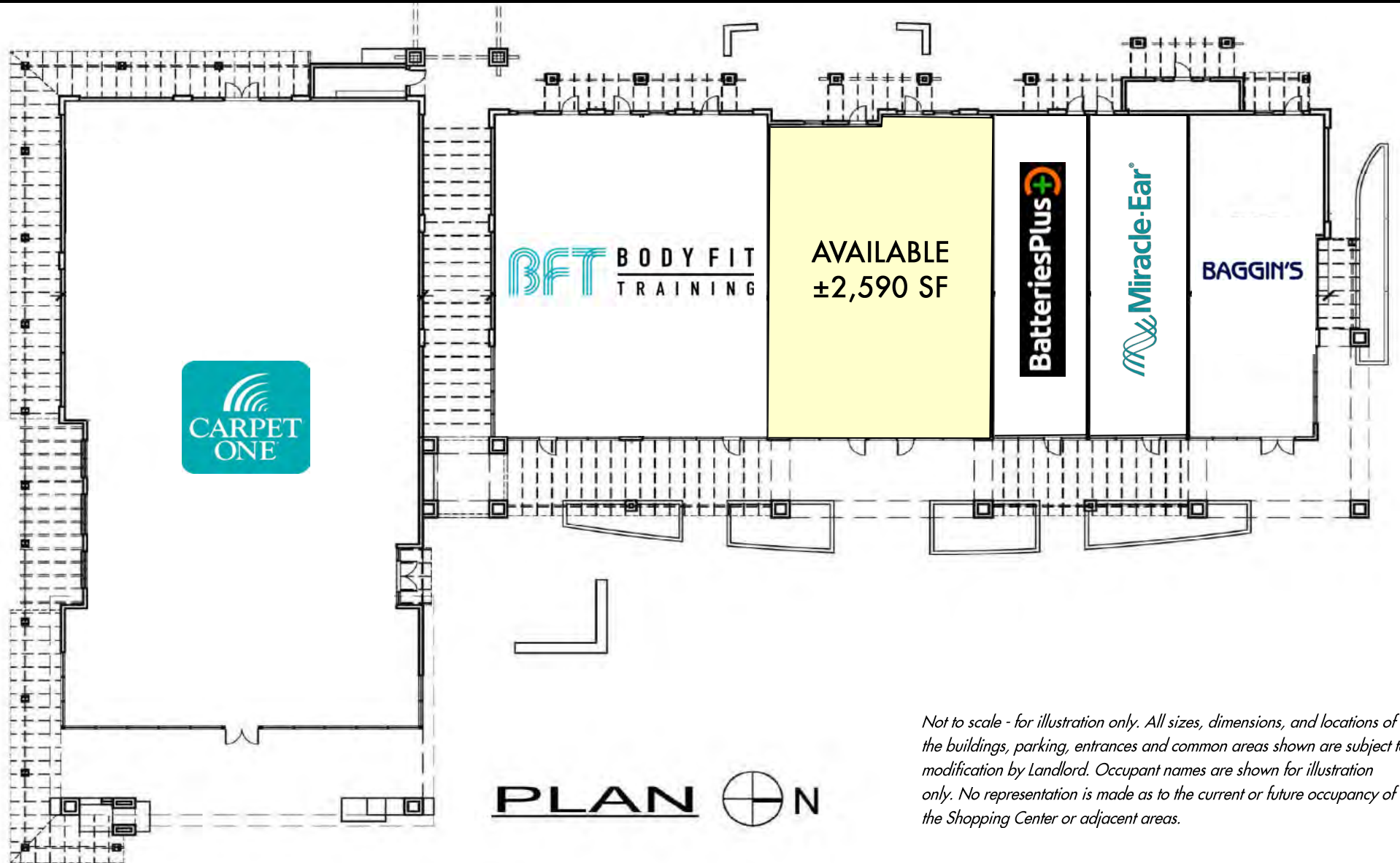
	10 MINUTES	20 MINUTES	30 MINUTES
Population	53,424	201,195	388,158
Avg HH Income	\$138,966	\$122,631	\$108,563
Total Employees	16,664	62,688	144,759

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

TRAFFIC COUNTS

Oracle Road	47,378 AADT
First Avenue	19,275 AADT

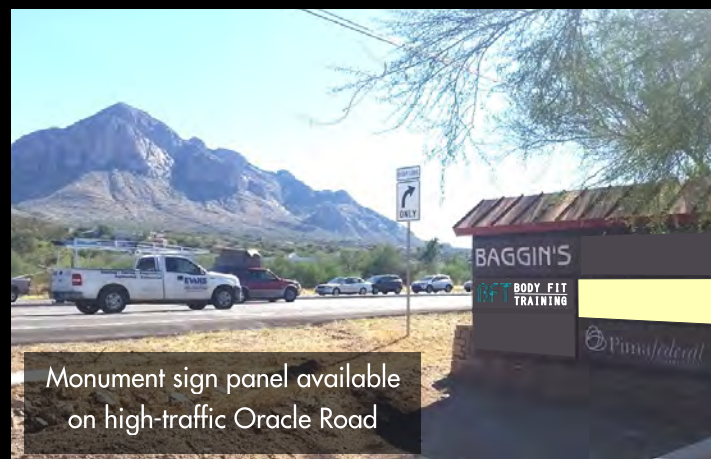
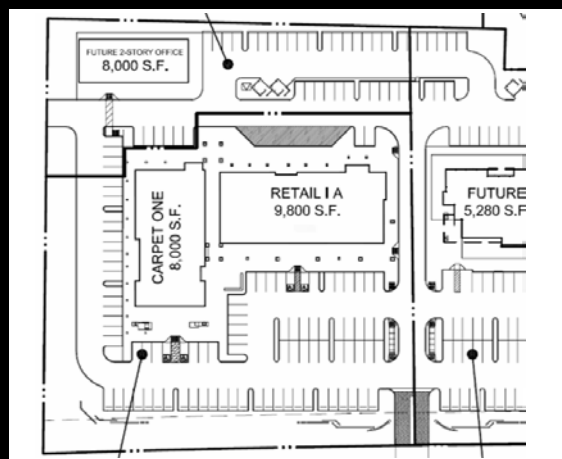
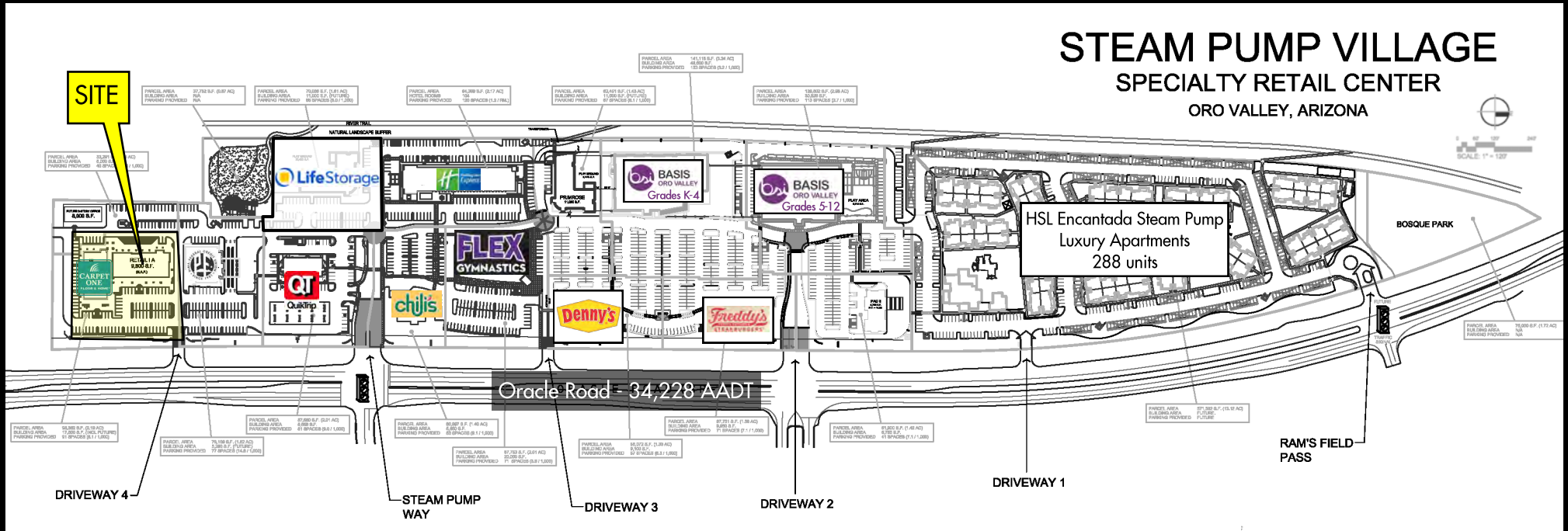
SOURCE: REGIS SITES USA 2025



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.







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Walmart

CENTURY THEATRES | **TANGERINE DENTAL GROUP**

DOLLAR TREE | **THE HOPPY VINE** | **CHARGED**

THE KEG | **ULTA** | **DSW**

Sola | **Olive Garden** | **PIMA HEART & VASCULAR**

PETCO | **State Farm** | **Tuk Tuk Thai**

CHASE | **NORTHWEST HEALTHCARE**

TRAFFIC COUNTS
(average annual daily traffic)

Oracle Road	47,378 AADT
First Avenue	19,275 AADT

Source: REGIS SITES USA 3/2025