

Freestanding 3-Bay Automotive For Sale

Prime Frontage on Oracle Road
3502 N Oracle Road, Tucson, AZ



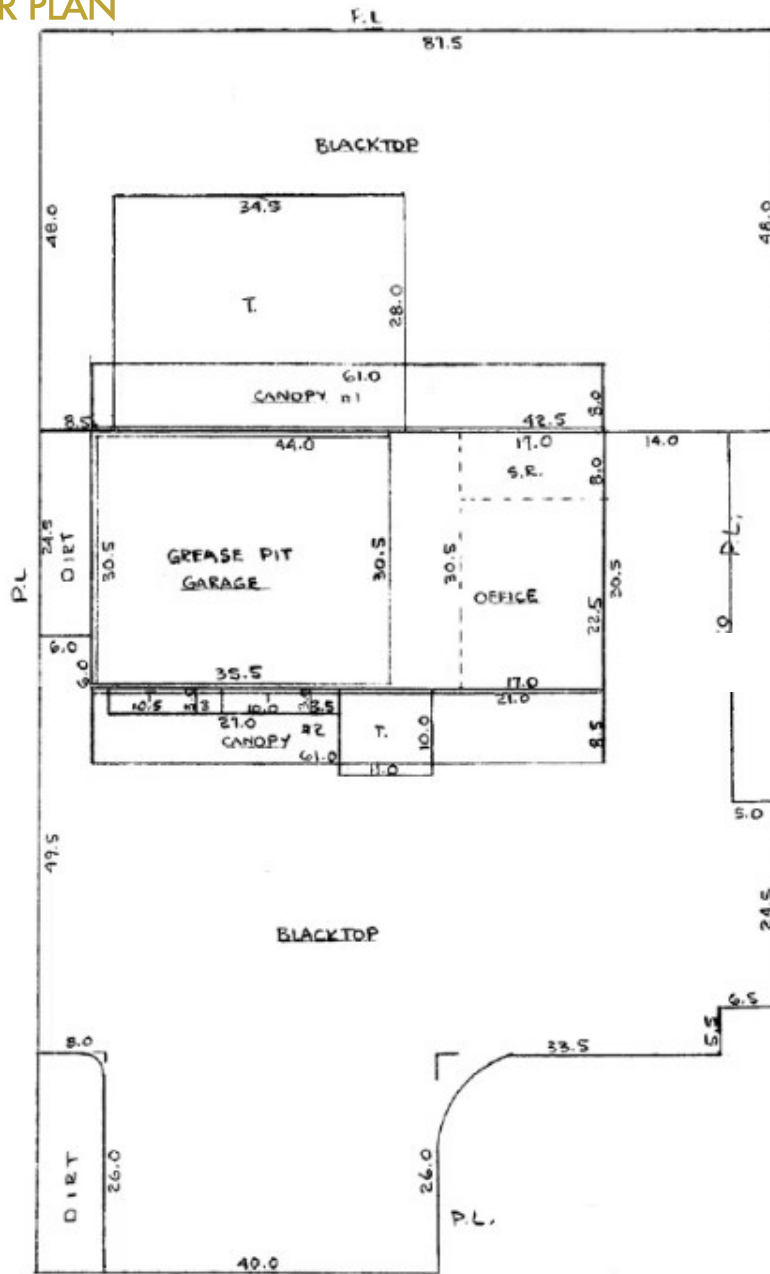
Exclusively represented by
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FLOOR PLAN



FEATURES

| | |
|---------------|--------------------------------------|
| BUILDING SIZE | 1,860 SF (Per Owner) |
| LAND SIZE | 11,150 SF (Per Pima County Assessor) |
| PRICING | Contact Agent |
| ZONING | C-2 Tucson |

DEMOGRAPHICS

(2025 Estimates)

| | 1-MILE | 3-MILES | 5-MILES |
|----------------------|----------|----------|----------|
| Population | 20,332 | 116,744 | 242,183 |
| Avg Household Income | \$49,418 | \$67,285 | \$82,615 |
| Total Employees | 5,237 | 60,075 | 128,260 |

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

HIGHLIGHTS

- Existing 3-bay drive thru quick service lube/oil building with monument sign
- Prime infill location along Oracle Road, Tucson's primary north-south arterial
- High visibility and access with strong daily traffic volumes
- Excellent accessibility with Oracle frontage and multiple points of ingress/ egress
- Building is in excellent condition and well maintained

NEIGHBORING RETAILERS



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PRINCE ROAD 20,646 AADT

ORACLE ROAD (SR 77) 35,512 AADT

SUBJECT

W YAVAPAI ROAD

Tucson Auto Mall

Lowe's

HOME DEPOT
target

TUCSON MALL
Dillard's macy's jcpenney
KREI Firestone The Container Store
Olive Garden Cakes & Pastries DICK'S SPORTING GOODS
CHURRASCO de BRASIL IN-N-OUT BURGERS

Wiener Schnitzel
FISH
W
Wiener Schnitzel

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