

±918 SF to ±16,550 SF FOR LEASE
RANCHO VISTOSO CENTER
NWC of Oracle Rd & Rancho Vistoso Blvd
12995 - 13005 N Oracle Rd., Oro Valley, Arizona

ANDREAS CASTILLO

acastillo@volkco.com

520.495.3220

ISAAC FIGUEROA

isaac@larsenbaker.com

520.296.0200 x218



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.

LARSEN 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

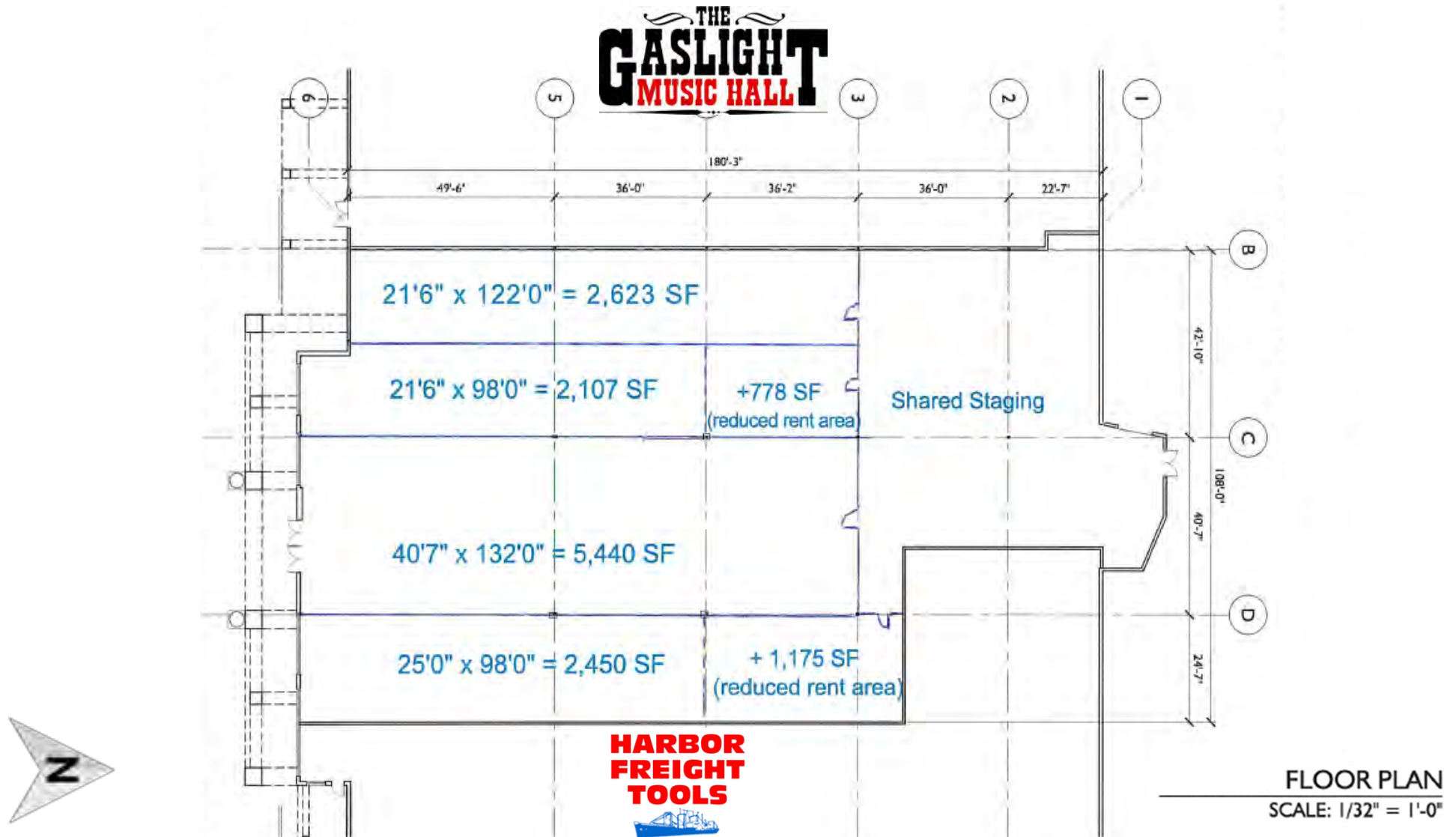
SPACE	TENANT	SIZE
95-101	Starizona	1,435
95-111	Dalesio Ins	976
95-121	Tortoise & The Hair	1,500
95-131	AVAILABLE (do not disturb tenant)	918
95-141	The UPS Store	1,200
95-151	Oro Valley Hand & Foot Spa	1,210
95-161	Pusch Ridge Design	1,200
95-171	Sun Cleaners	1,200
95-181	Starizona	2,449
25-PAD3	Vistoso 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 ±16,550 SF	
05-TBD	Longley Tax & Financial	2,450
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

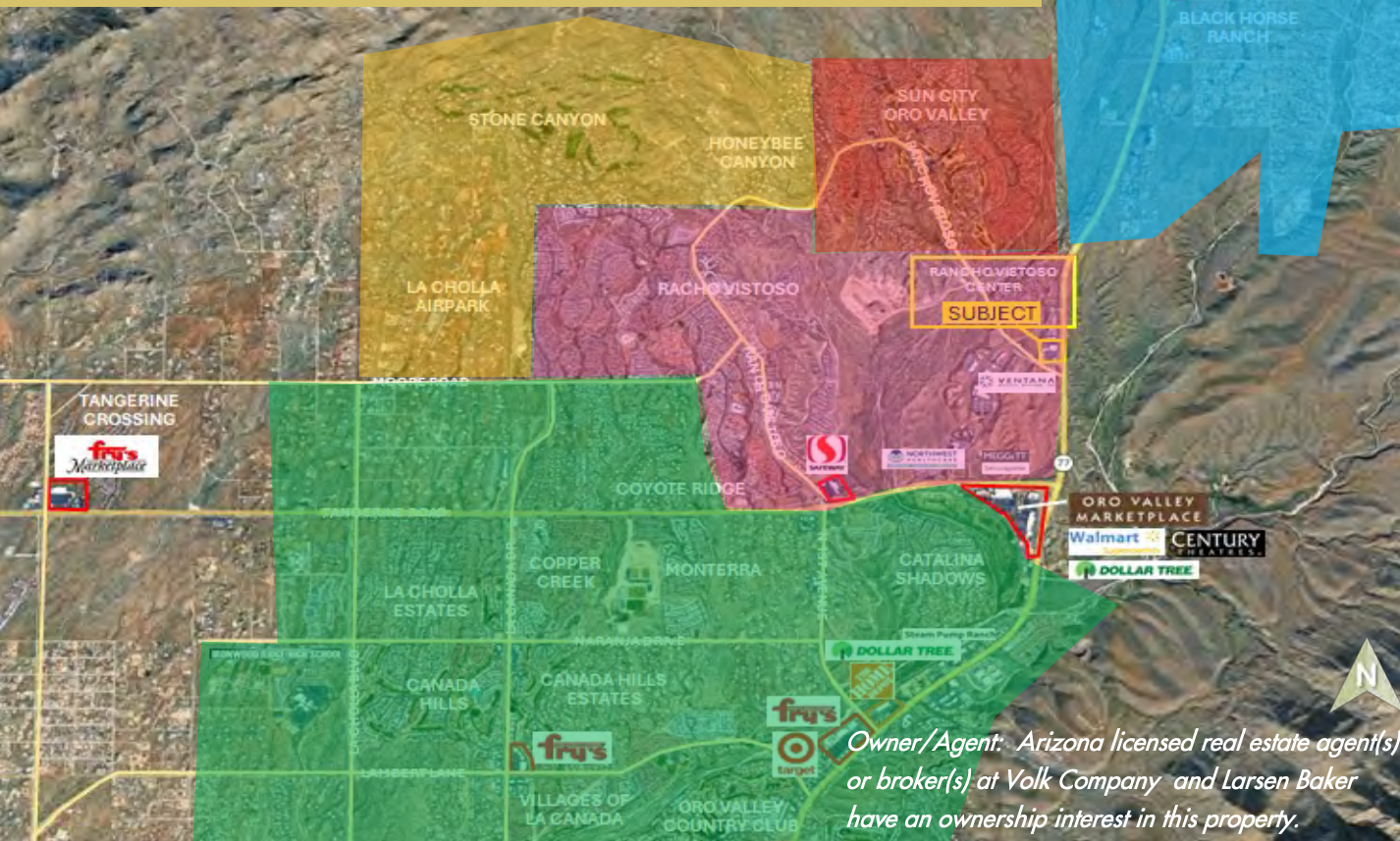




Monument Signage Available

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



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

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



