

STEAM PUMP VILLAGE - ORO VALLEY, AZ
PAD FOR SALE - \$495,000 | ±60,000 SF
11121 North Oracle Road

Heavily Improved with Parking Lot,
 On and Off Sites and Utilities to
 Building Pad

The Loop - 131 Mile Multi use path

60,000 SF

Encantada Steam Pump
 Luxury Apartment Homes
 (288 units)

ORO VALLEY URGENT CARE
 BFT BODY FIT TRAINING
 FARMERS INSURANCE GROUP
 BRIAN'S BIKE SHOP
 BAGGIN'S
 SHOPS
 CARPET ONE FLOOR & HOME

LifeStorage

Holiday Inn Express

BASIS Oro Valley Primary

BASIS Oro Valley High School

QT QuikTrip

FLEX GYMNASTICS

Denny's

Freddy's STEAKBURGERS

chjjs

Oracle Rd (SR 77)
 32,748 AADT

Sigma Technologies

Honeywell

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DEMOGRAPHIC SUMMARY (2021 Estimates)

DRIVETIME	POPULATION	AVERAGE HH INCOME	TOTAL EMPLOYEES
10 Min.	50,307	\$145,027	14,415
15 Min.	100,969	\$136,364	27,518
20 Min.	189,211	\$127,323	55,333

Source: Applied Geographic Solutions 11/2023 TIGER Geography

TRAFFIC COUNTS

ORACLE ROAD	32,748 AADT (2022)
FIRST AVENUE	19,568 AADT (2022)

SOURCE: REGIS SITES USA 2023

PARCEL INFORMATION

APN#	220-08-4720
ZONING	Oro Vally - PAD
SIZE	62,451 SF - per assessor

SOURCE: gis.pima.gov

HIGHLIGHTS

- ◆ Oro Valley and northwest Tucson are significant growth areas, owing largely to the area's natural beauty and growing list of businesses, upscale communities, and resorts. Steam Pump Village is strategically situated in one of the highest household income areas in all of metropolitan Tucson.
- ◆ Steam Pump Village has a large regional draw with the top 35% of visitors coming from over a 50-mile radius (*placer.ai, 2021*)
- ◆ Adjacent to the BASIS Oro Valley campus consisting of BASIS Primary and BASIS Oro Valley High School, which ranked #23 nationally for high schools by U.S. News and World Report, and #8 nationally by Washington Post's list of America's most challenging high schools
- ◆ Oro Valley experienced a 12% increase in new business in 2021
- ◆ Oro Valley is a bioscience and aerospace hub for Southern Arizona, most recently attracting Leonardo, a global aerospace, defense and security company headquartered in Rome, Italy who will begin construction of a 12-acre semiconductor laser manufacturing facility in spring 2022.
- ◆ Oro Valley Chamber of Commerce is actively involved in supporting local businesses and launched OVSafeSteps, a business assistance program during the pandemic in support of small community businesses.

TRAFFIC COUNTS

(avg. annual daily traffic)

Oracle Road 32,748 AADT

First Avenue 19,568 AADT

Source: REGIS SITES USA



SITE PLAN

STEAM PUMP VILLAGE
SPECIALTY RETAIL CENTER
ORO VALLEY, ARIZONA

