

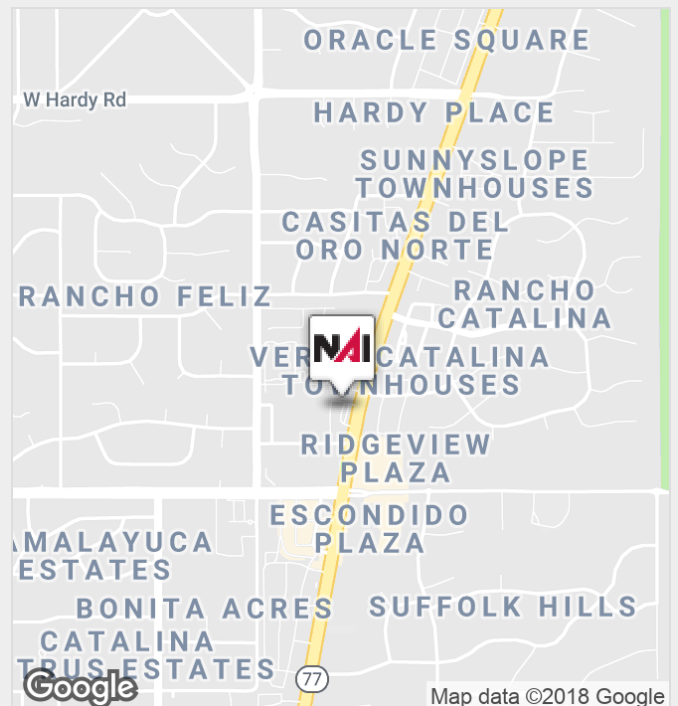


8195 N. Oracle Road

Oro Valley, Arizona 85704

Property Features

- 1,200 SF beautiful space, which includes two (2) private treatment rooms, wood & polished concrete floors and washer/dryer hookups
- Cross access parking with adjacent gas station and car wash
- Situated on Tucson's northwest side in the affluent town of Oro Valley
- Prominent monument signage
- Located on heavily-traveled Oracle Rd/Hwy 77
- High-income trade area
- Nearby tenants include Walmart, Trader Joe's, Sprouts, Kohl's, Marshall's, Home Goods and many more



For Lease: \$28.00 SF/yr (NNN)

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2900 North Swan Road, Suite 200

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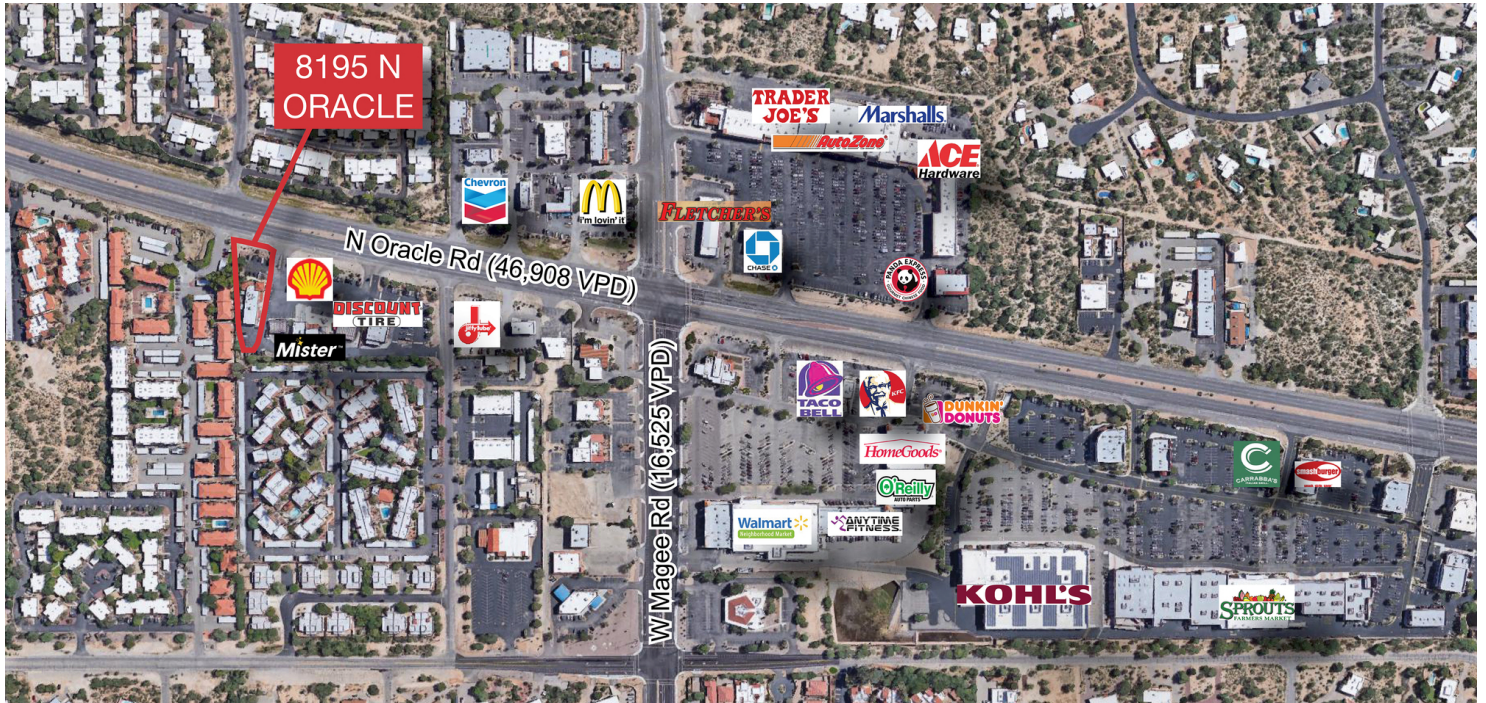
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For Lease

1,200 SF Retail Suite in Oro Valley

Aerial & Site Plan



For Lease

1,200 SF Retail Suite in Oro Valley

Exterior Photos



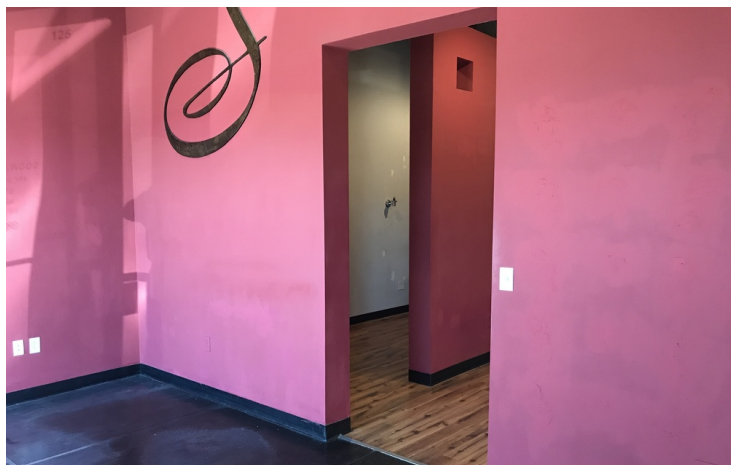
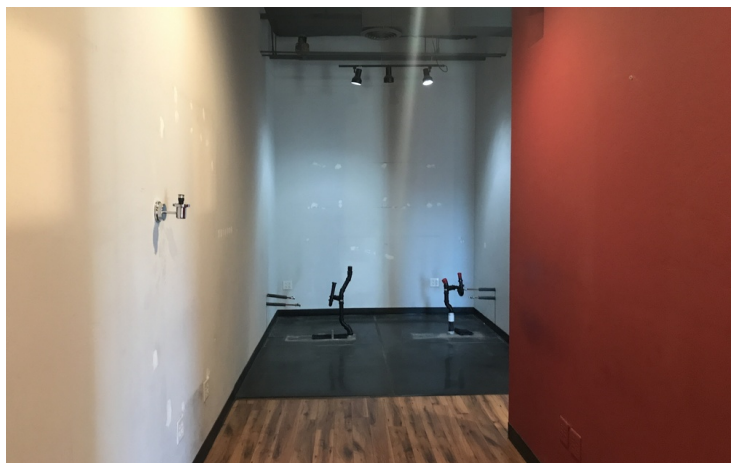
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NAI Horizon

For Lease

1,200 SF Retail Suite in Oro Valley

Interior Photos



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NAI Horizon

For Lease

1,200 SF Retail Suite in Oro Valley

Demographics

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POPULATION	2016 Estimated Population	5,823	38,941	129,039
	2016 Estimated Median Age	45.10	47.70	43.00
	2016 Estimated Average Age	43.30	45.00	42.10
HOUSEHOLDS	2016 Estimated Households	2,684	17,958	54,831
	2016 Est. Average Household Size	2.10	2.10	2.30
	2016 Est. Median Household Income	\$48,905	\$58,315	\$58,139
INCOME	2016 Est. Average Household Income	\$66,589	\$82,198	\$80,565
	2016 Estimated Occupied Units	2,683	17,958	54,831
HOUSING	2016 Est. Owner Occupied Units	1,459	10,803	36,691
	2016 Est. Renter Occupied Units	1,224	7,155	18,140
	2016 Est. Median Home Value	\$247,853	\$265,137	\$209,620

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