VOLK COMPANY

SHOPS FOR LEASE

EL CORREDOR

NEC Oracle Rd & Linda Vista Blvd, Oro Valley, AZ

HIGHLIGHTS

- ±7 acre commercially zoned
- ±1,148 linear feet of frontage on Oracle Road; terrific street visibility
- New construction, purchase or lease
- Adjacent to high-end apartment complex with 228 units, clubhouse, and pool

AVAILABLE

LAST OPPORTUNITY

Accepting lease proposals for space in the planned ±10,800 SF of building at the northeast corner of the property

- Minimum SF: ± 1,200 SF
- Maximum SF: ± 10,800 SF

Target Delivery Date for Shell Building: Year End 2019

- Estimated Lease Price* $29 - $32/SF, NNN
  Estimated triple nets: TBD

** Subject to update if construction prices change*

TRAFFIC COUNTS

Oracle Rd	30,594 aadt

Source: 2018 ADOT Transportation Data Management

DEMOGRAPHICS

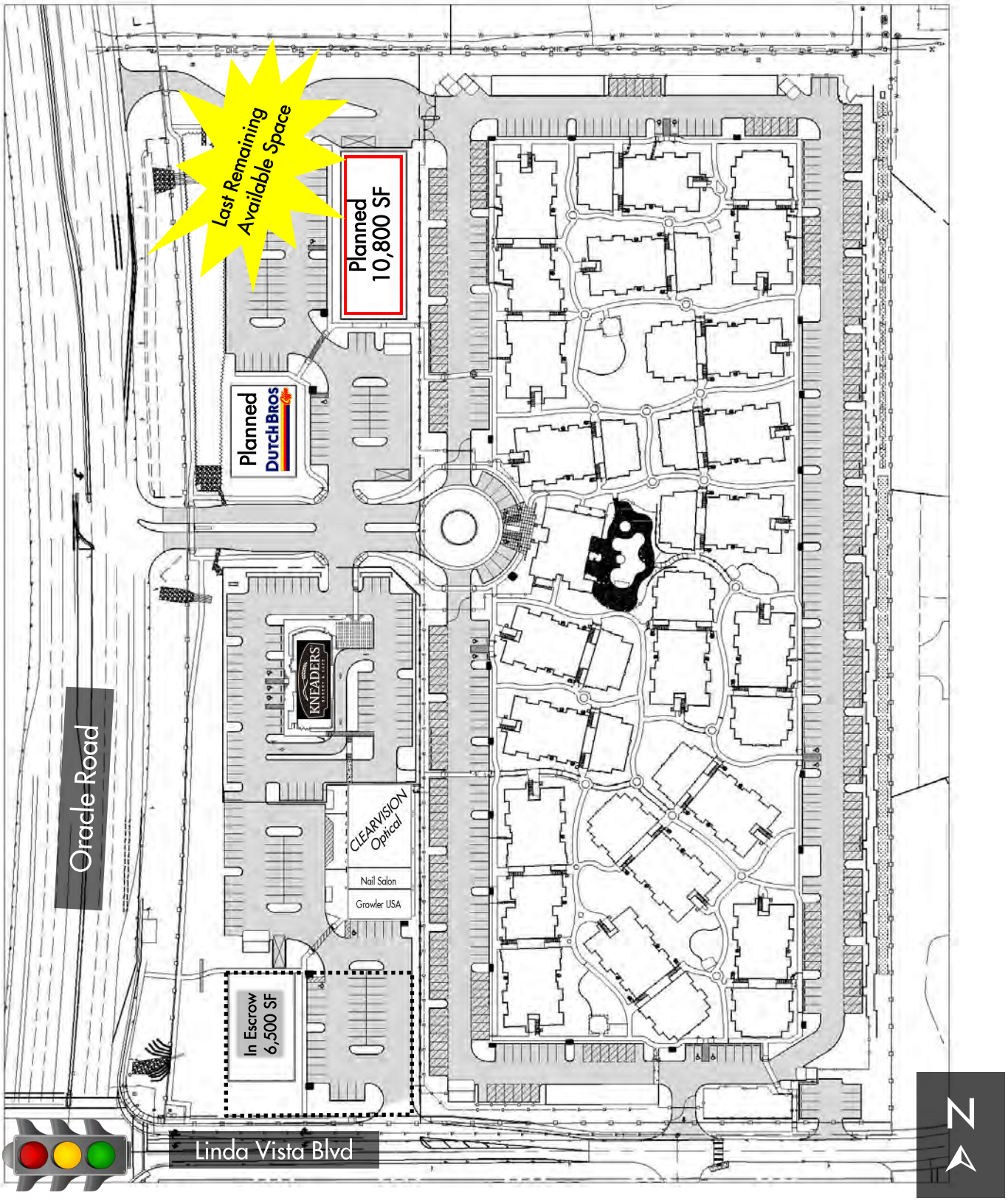
	5 Min	10 Min	15 Min	20 Min
Population	24,701	164,056	318,939	522,755
Avg. HH Income	$80,228	$81,165	$74,251	$72,269

Source: Applied Geographic Solutions/TIGER Geography, Nov 2018

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.

SHOPS FOR LEASE

SITE PLAN



Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above 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 property or adjacent areas.