



ENTRADA DE ORO

Oracle Rd at Magee Rd, Oro Valley, AZ

Located in affluent Oro Valley, this center is anchored by a Wal-Mart Neighborhood Market. The center is located at the SWC of Magee Rd and Oracle Rd, adjacent to Oracle Crossing Shopping Center anchored by Kohl's, Sprouts and many other regional and national retailers. The surrounding trade area boasts a high income and well-educated population. This center is strategically positioned to serve these customers.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 88,665 SQ. FT.

LAT/LONG 32.35048 N, -110.97668 W

TRAFFIC COUNTS ORACLE RD & MAGEE RD - 71,000

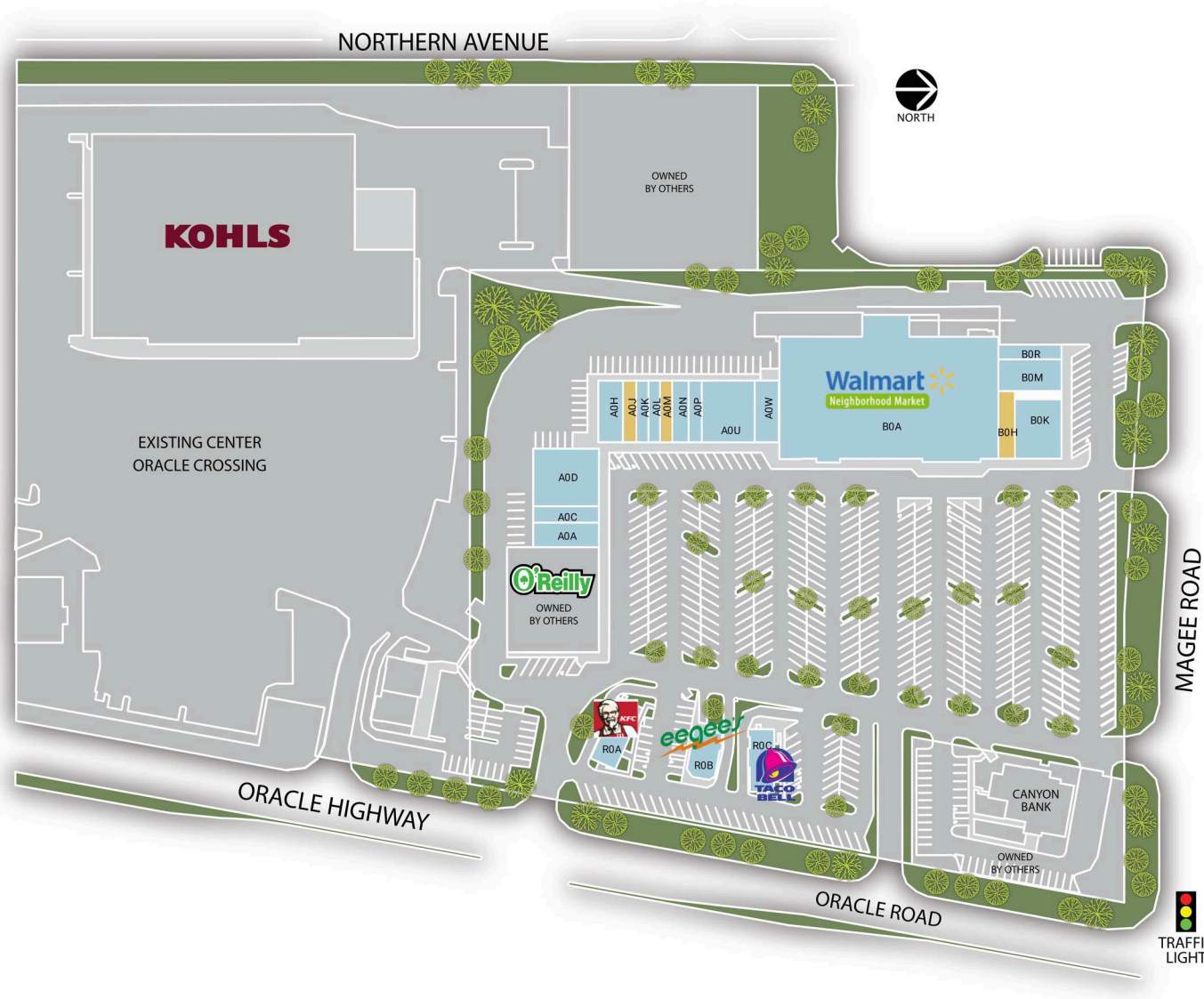
CONTACT

Brooke Harvey

Leasing Agent
p 602.217.8861
bharvey@weingarten.com

Paige Keefer

Property Manager
p 602.217.8863
pkeefe@weingarten.com



TENANTS LIST

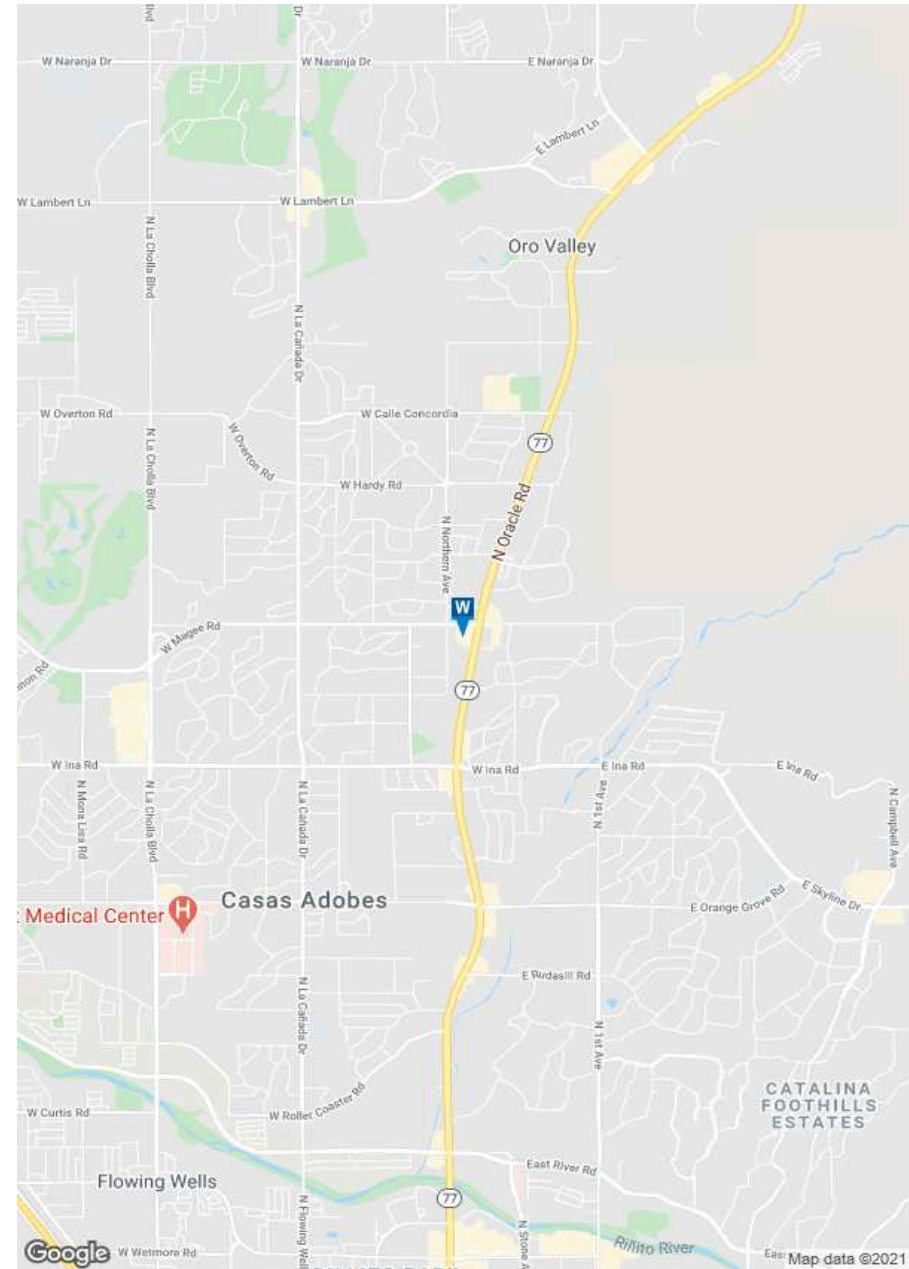
AOA	Just Right Mattress Outlet	2,400 SF
AOC	Budget Blinds	1,600 SF
AOD	Oro Valley Hospital	5,600 SF
AOH	Cactus Quilt Shop	2,250 SF
AOJ	Available	1,220 SF
AOK	Games Workshop	1,125 SF
AOL	Zounds Hearing	1,050 SF
AOM	Available	1,130 SF
AON	Supercuts	1,500 SF
AOP	Milano Nails Salon	1,220 SF
AOU	Anytime Fitness	4,790 SF
AOW	Jerry Bob's Restaurant	2,250 SF
BOA	Walmart Neighborhood Market	45,163 SF
BOH	Available	2,000 SF
BOK	Play it again Sports	4,000 SF
BOM	Mama's Pizza	2,980 SF
BOR	Allstate	1,360 SF
ROA	Kentucky Fried Chicken	2,676 SF
ROB	Egeee's	2,031 SF
ROC	Taco Bell	2,320 SF
1	Kohl's	

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Brooke Harvey
www.weingarten.com

bharvey@weingarten.com
602.217.8861

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	5,226	17,977	40,214	143,826
Average Household Income	\$84,553	\$92,690	\$94,046	\$85,702
Population Trends				
2000 Population	5,228	17,685	37,664	126,925
2010 Population	5,288	17,483	38,137	132,904
2020 Population	5,226	17,977	40,214	143,826
2025 Population	5,508	18,960	42,632	153,166
Absolute Growth 2010 to 2020'	-1.17%	2.83%	5.45%	8.22%
Projected Growth 2020 to 2025'	5.38%	5.46%	6.01%	6.49%
Race & Ethnicity				
% White	77.72%	77.45%	75.03%	68.54%
% Black	2.36%	1.75%	1.75%	1.84%
% Asian	2.06%	2.90%	3.58%	3.51%
% Other	1.78%	2.38%	2.64%	3.14%
% Hispanic	16.08%	15.52%	17.00%	22.97%
Income & Education				
Median Household Income	\$62,426	\$63,804	\$63,779	\$60,340
Average Household Income	\$84,553	\$92,690	\$94,046	\$85,702
% College Graduates	48.69%	51.32%	53.77%	48.92%
Age				
Median Age	50.4	49.6	46.9	42.0
% Age < 18	17.59%	18.01%	19.44%	21.05%
% Age 65 +	30.53%	30.06%	28.32%	22.97%
Households & Housing				
Households	2,348	8,278	18,635	61,873
Average Household Size	2.15	2.13	2.13	2.31
Median Housing Value	\$425,676	\$439,850	\$426,659	\$325,808
% Owner Occupied Housing	56.91%	56.93%	54.27%	58.90%
% Renter Occupied Housing	36.53%	34.73%	36.20%	31.42%
% Vacant Housing	6.56%	8.34%	9.52%	9.67%
Workplace & Workers				
Number of Businesses	359	784	1,406	4,194
% White Collar	74.07%	73.03%	73.42%	69.09%
% Blue Collar	25.93%	26.97%	26.58%	30.91%



Brooke Harvey
www.weingarten.com

bharvey@weingarten.com
602.217.8861