

LENDER-
OWNED
SALE

PAD FOR SALE IN ORO VALLEY

11167 N. ORACLE ROAD :: ORO VALLEY, AZ

THIS PAD SITE IS IDEALLY LOCATED ON ORACLE ROAD IN THE AFFLUENT, HIGH-GROWTH ORO VALLEY, ARIZONA! THE TOWN OF ORO VALLEY IS A SUBURBAN COMMUNITY IN THE NORTHWEST PORTION OF THE TUCSON METROPOLITAN AREA.



PROPERTY WILL BE SOLD ON AN "AS-IS / WHERE-IS" BASIS.

- PAD SIZE:** ±1.42 acres (±61,900 SF)
- BUILDABLE AREA:** Up to ±6,000 SF with drive-thru lane capabilities
- ZONING:** PAD, Oro Valley
- CURRENT USE RESTRICTIONS:** Site is restricted to be used only for bank, credit union, insurance, stock brokerage, mortgage company and other financial institutional uses.
- PRICE:** Submit all offers!

Retail
24/7.

FOR MORE
INFORMATION
PLEASE
CONTACT

Nancy A. McClure

First Vice President

520.323.5117

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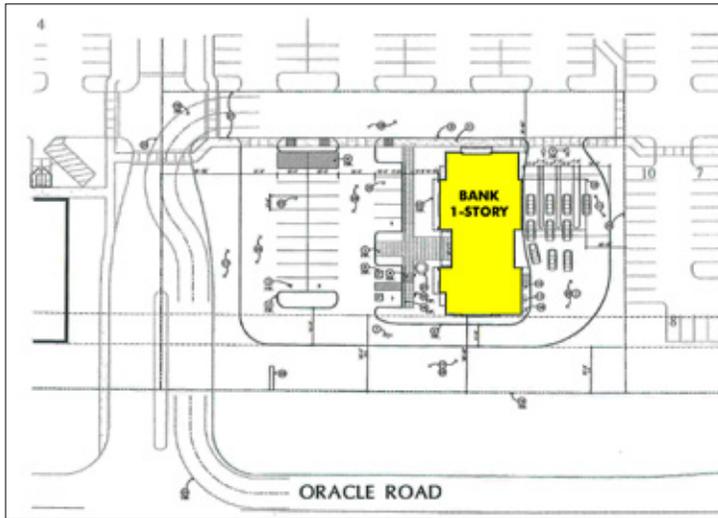
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PROPERTY PROFILE:

Property description: Corner pad site in Steam Pump Village
Tax Parcel Number: 220-08-4660
Address: 11167 N. Oracle Road
Oro Valley, AZ 85737

DEMOGRAPHIC SUMMARY:

2011 Estimates	1-Mile	3-Mile	5-Mile
Population	3,079	24,033	54,847
# Households	1,329	9,629	22,316
Avg. HH Income	\$86,130	\$84,822	\$87,981

Source: Claritas

AREA HIGHLIGHTS:

Oracle Road carries $\pm 50,000$ vehicles per day
(Source: P.A.G.)

- Nearby high-tech employers:
 - Honeywell
 - Ventana Medical Systems, Inc. – Roche
 - Northwest Hospital
 - Sanofi-Aventis
- Nearby power retailers:
 - Target
 - Walmart
 - Dick's Sporting Goods
 - Cinemark
 - Best Buy
 - Fry's
 - PetSmart
 - & more!
- Oro Valley Population: $\pm 29,700$
- Steam Pump Village: A 40-acre, mixed-use development
- Outlying communities come to this area for shopping!
- Oro Valley is located in Pima county just 15 miles from Tucson and 110 miles from Phoenix.

Retail
24/7.

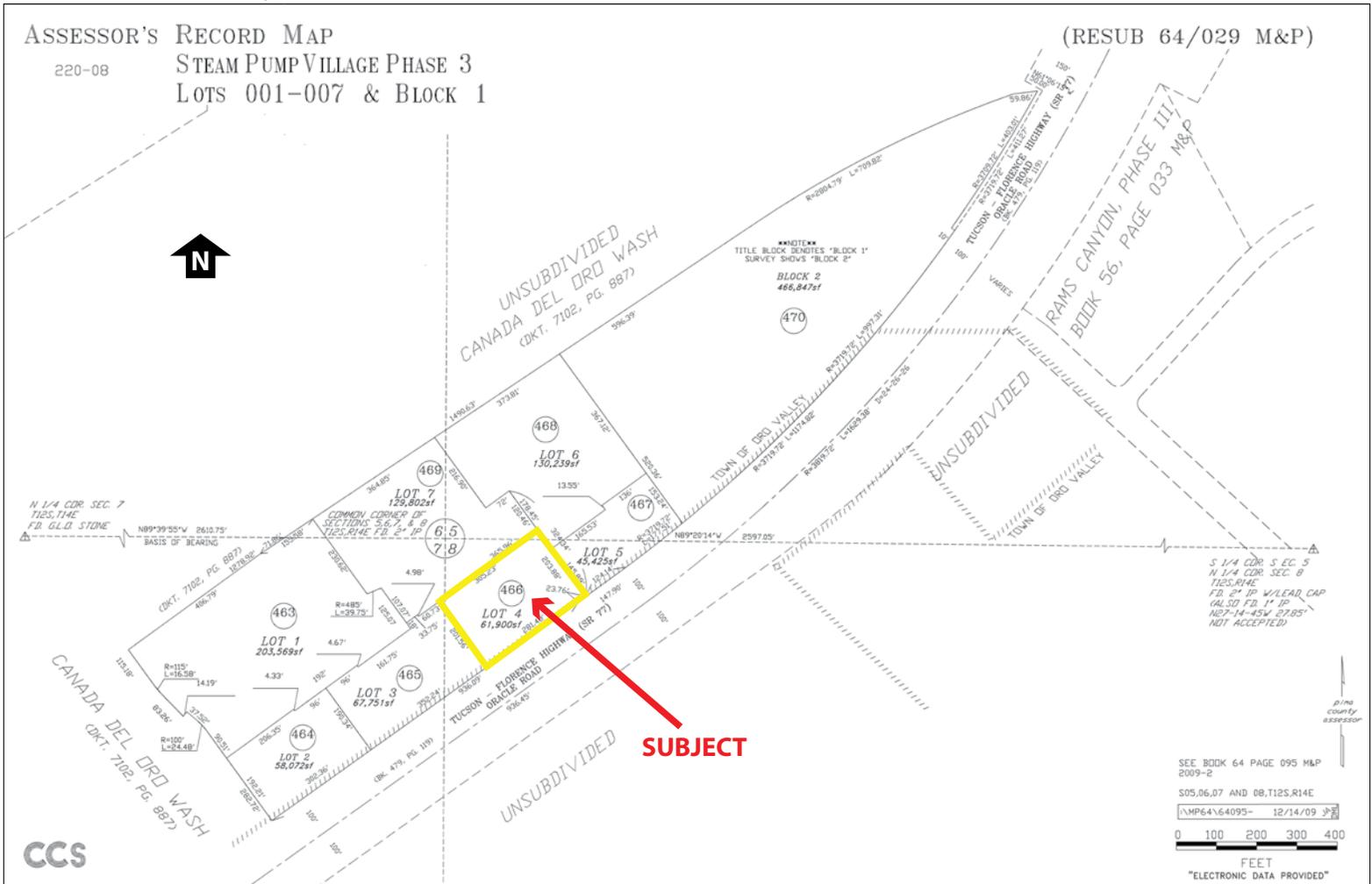
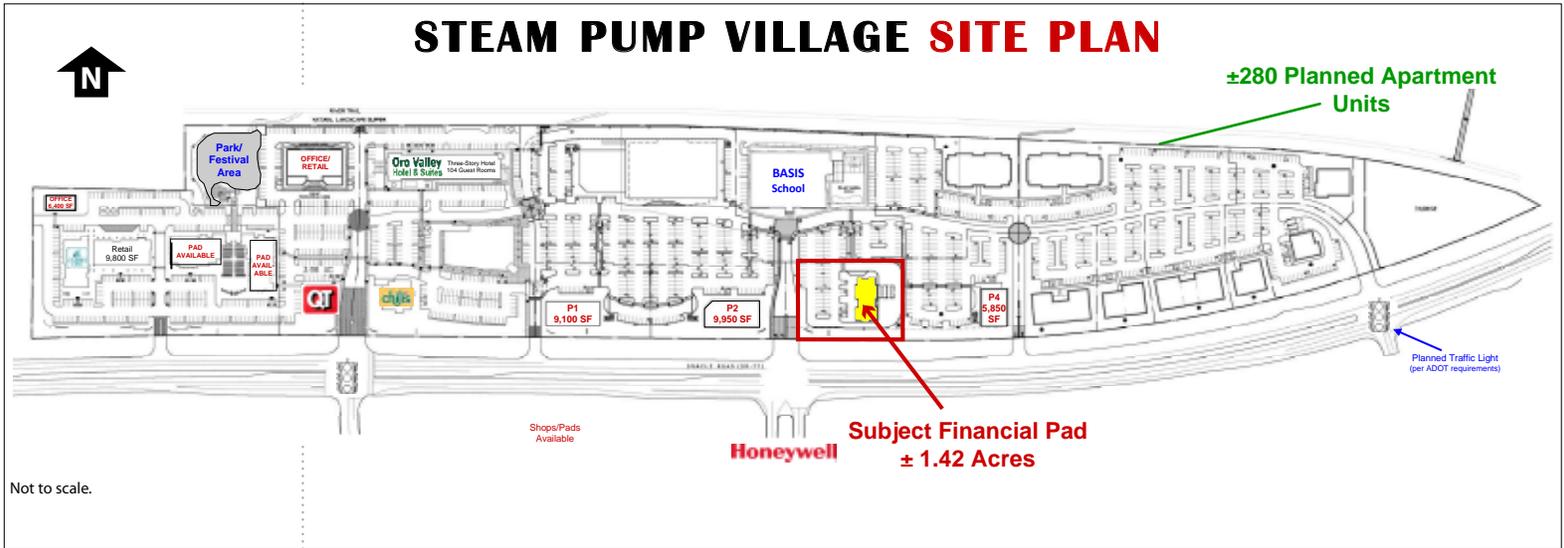
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CBRE | 3719 North Campbell Avenue | Tucson, AZ 85719

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