

# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

**PROPERTY ADDRESS:** 12925-13005 N. Oracle Road  
(NWC of Oracle Road and Rancho Vistoso Blvd.)

**AVAILABLE SPACE:** 13005 N. Oracle - Anchor Space ( $\pm 42,000$  SF)  
12925 N. Oracle - Suites 121 & 131 ( $\pm 3,000$  SF) - can be split  
12925 N. Oracle - Suite 111 ( $\pm 1,109$  SF Former Subway)  
12995 N. Oracle - Suite 131 ( $\pm 900$  SF)

**PROPERTY HIGHLIGHTS:** Great retail property serving the upper Oro Valley & Rancho Vistoso neighborhoods;

Sits at the main entrance to Rancho Vistoso Master Planned Community and Innovation Park  
1,500 + employees.

**DEMOGRAPHIC HIGHLIGHTS\*:** 12 Mile Drive-Time Trade Area

Estimated Population (2009) 72,625  
Average Income \$85,500.00  
\*Source: Claritas

**TRAFFIC COUNTS\*:** Vehicles Per Day

Oracle Road 38,000 (2006)  
Rancho Vistoso Blvd. 8,000 (2006)  
\*Source: 2007 PAG Traffic Volumes Map

## Jayme Fabe

Senior Associate

520.323.5166

jayme.fabe@cbre.com

CB Richard Ellis | 3719 N. Campbell Ave. | Tucson, AZ 85719 | [www.cbre.com/Tucson](http://www.cbre.com/Tucson)

© 2010 CB Richard Ellis, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE, CB RICHARD ELLIS and the CBRE CB RICHARD ELLIS logo are service marks of CB Richard Ellis, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

ANCHOR &  
IN-LINE SPACE



# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

## SITE PLAN & TENANT ROSTER

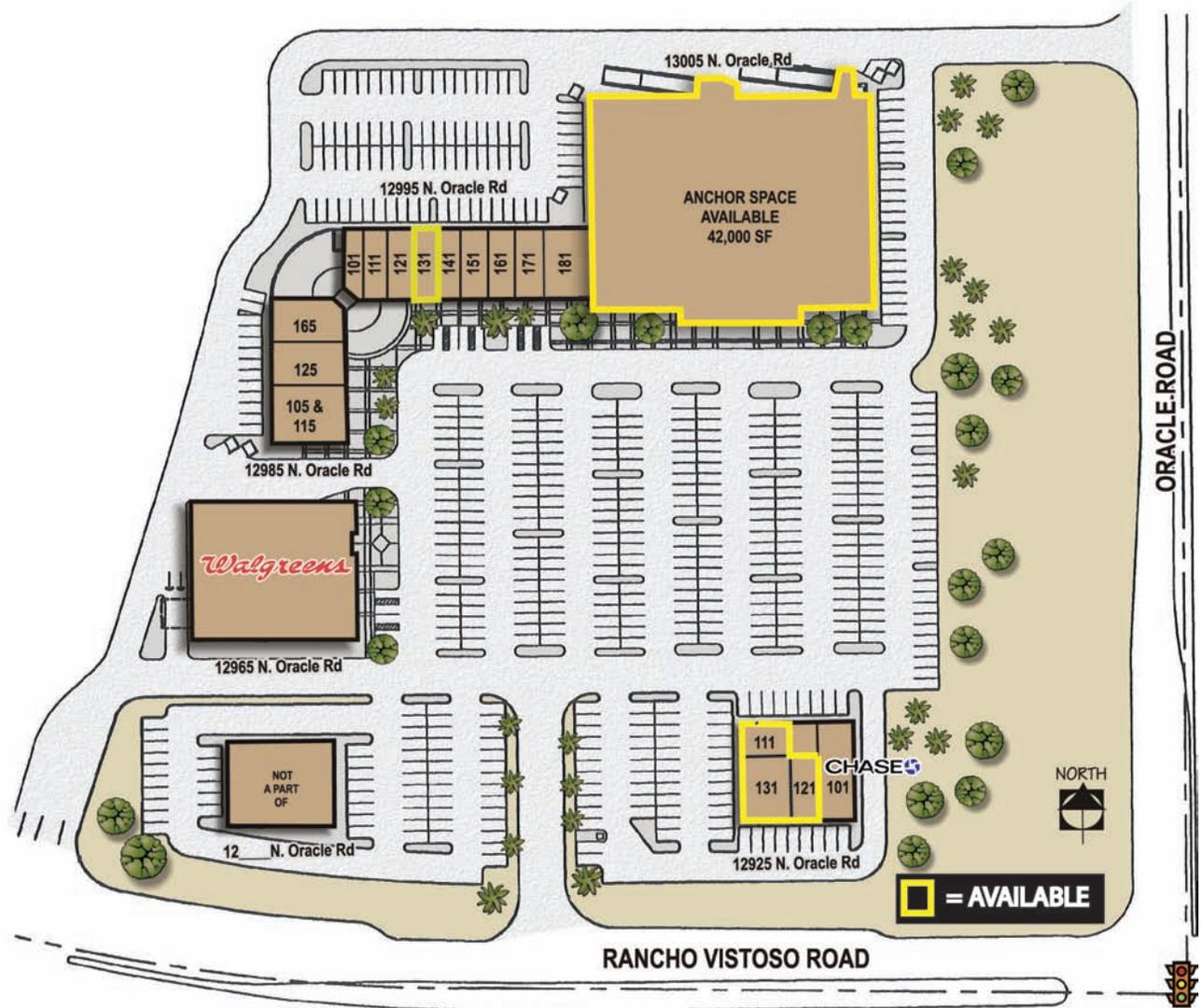
Suite #	Tenant Name	Square Feet
<b>13005 N. Oracle:</b>		
<b>Anchor</b>	<b>AVAILABLE</b>	<b>±42,000 SF</b>
<b>12995 N. Oracle:</b>		
101	Oro Valley Pet Care Clinic	±1,435 SF
111	State Farm	±960 SF
121	Tortoise & The Hair	±1,500 SF
<b>131</b>	<b>AVAILABLE</b>	<b>±900 SF</b>
141	The UPS Store	±1,200 SF
151	Bon Voyage Travel	±1,200 SF
161	Cost Cutters	±1,200 SF
171	Sun Cleaners	±1,200 SF
181-191	Natalies Resale Boutique	±2,400 SF
<b>12985 N. Oracle:</b>		
105/115	Oro Valley Bicycle	±2,065 SF
125	Old Peking Restaurant	±1,800 SF
165	Skrambles Restaurant	±3,302 SF
<b>12965 N. Oracle:</b>		
Pad	Walgreen's	±15,525 SF
<b>12925 N. Oracle:</b>		
101	Chase Bank	±3,200 SF
<b>111</b>	<b>AVAILABLE</b>	<b>±1,109 SF</b>
<b>121/131</b>	<b>AVAILABLE (can be split)</b>	<b>±3,000 SF</b>

### Jayme Fabe

Senior Associate

520.323.5166

jayme.fabe@cbre.com





**Jayne Fabe**

Senior Associate

520.323.5166

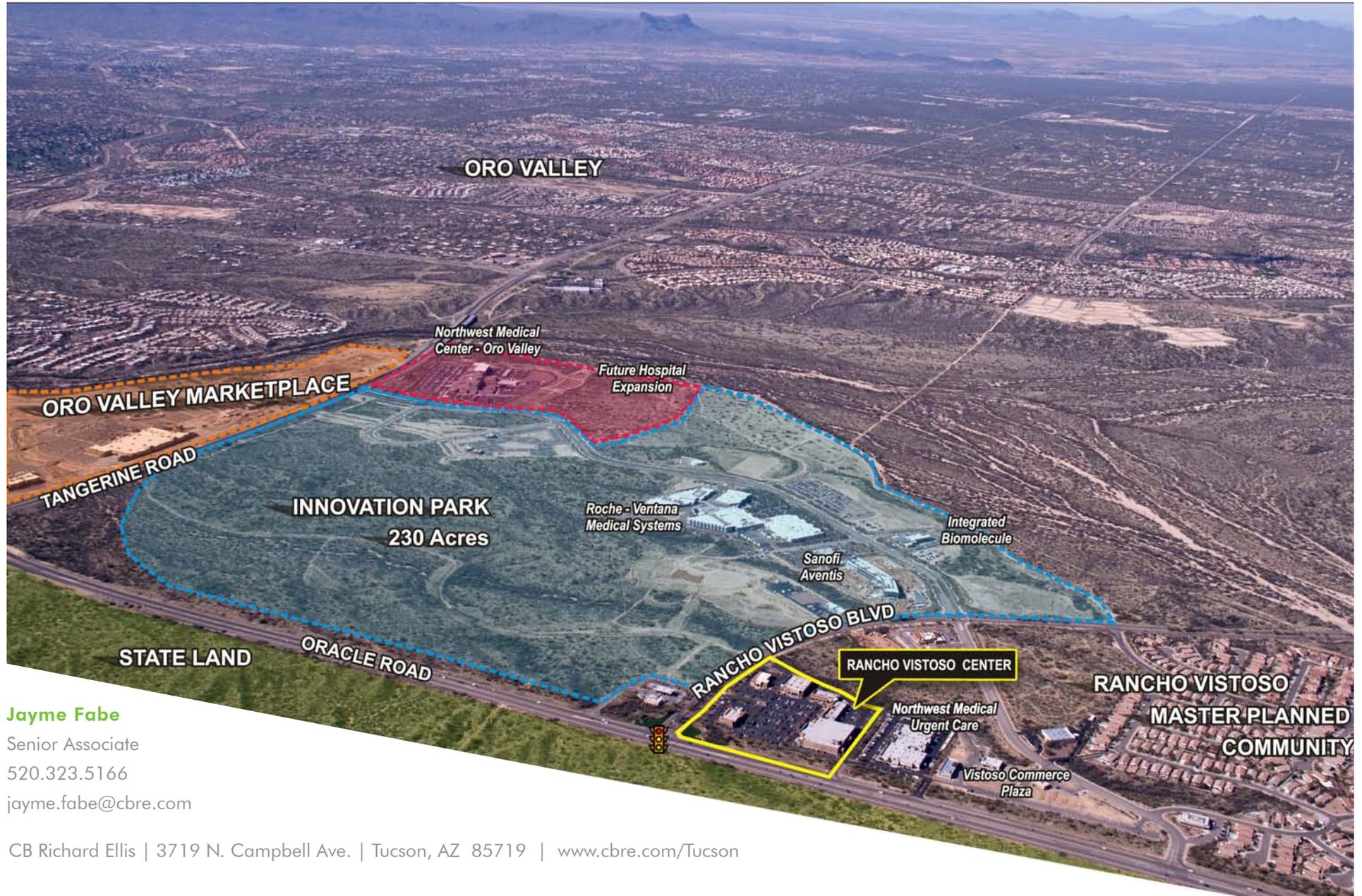
jayme.fabe@cbre.com

CB Richard Ellis | 3719 N. Campbell Ave. | Tucson, AZ 85719 | [www.cbre.com/Tucson](http://www.cbre.com/Tucson)

# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

## AERIAL - VIEW TO THE SOUTHWEST



**Jayme Fabe**

Senior Associate

520.323.5166

jayme.fabe@cbre.com

CB Richard Ellis | 3719 N. Campbell Ave. | Tucson, AZ 85719 | [www.cbre.com/Tucson](http://www.cbre.com/Tucson)

# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

## AERIAL - VIEW TO THE NORTHWEST



**Jayne Fabe**

Senior Associate

520.323.5166

[jayne.fabe@cbre.com](mailto:jayne.fabe@cbre.com)

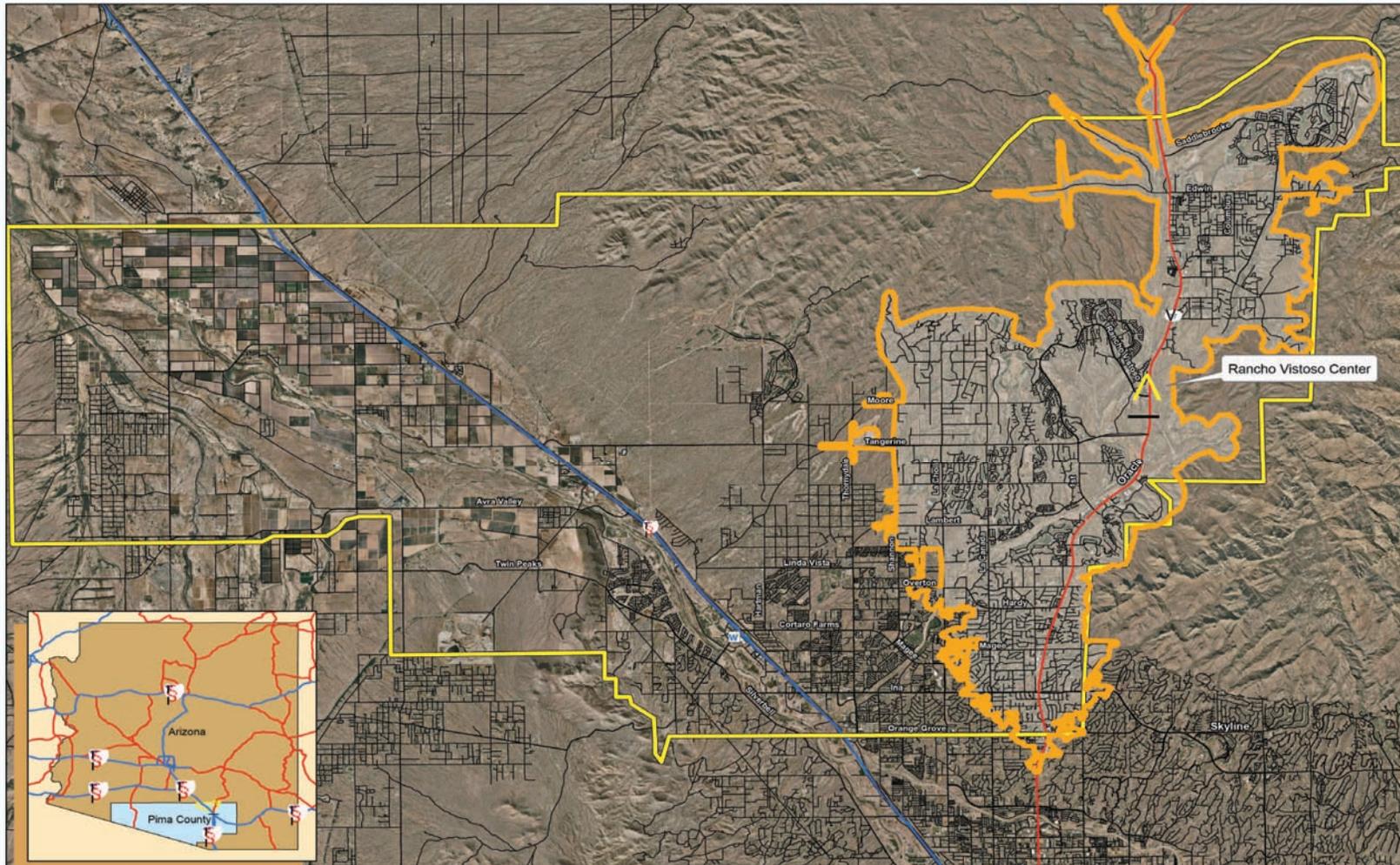
**Total Homes = 2,657**

CB Richard Ellis | 3719 N. Campbell Ave. | Tucson, AZ 85719 | [www.cbre.com/Tucson](http://www.cbre.com/Tucson)

# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

## COMPARATIVE TRADE AREA & BENCHMARK REGIONS



### LEGEND

-  Rancho Vistoso Center
-  Pima County
-  Northwest Tucson
-  Trade Area

### Jayme Fabe

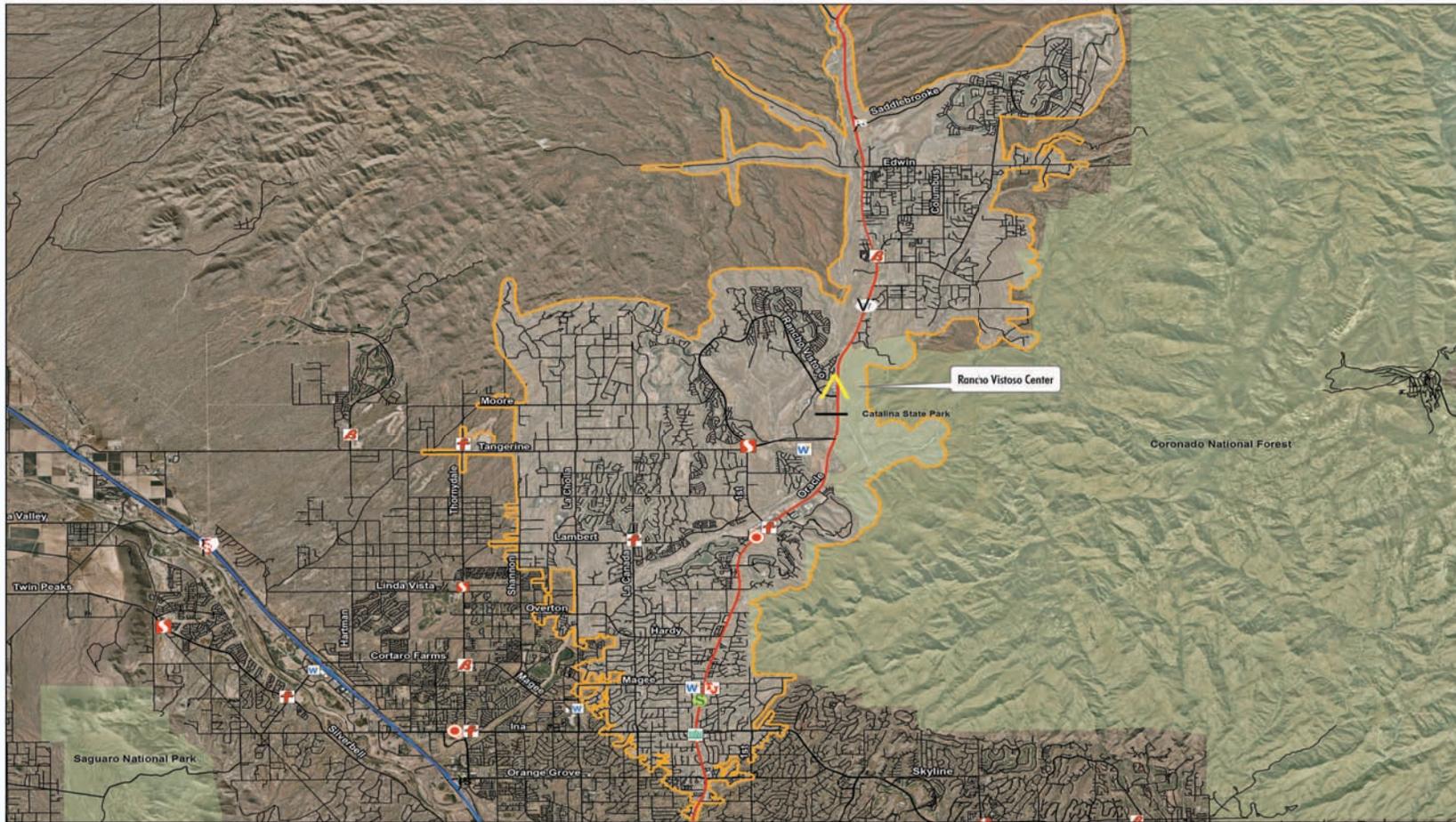
Senior Associate

520.323.5166

[jayme.fabe@cbre.com](mailto:jayme.fabe@cbre.com)

CB Richard Ellis | 3719 N. Campbell Ave. | Tucson, AZ 85719 | [www.cbre.com/Tucson](http://www.cbre.com/Tucson)

TUCSON, ARIZONA



LEGEND	
	Rancho Vistoso Center
	Trade Area (12min Drivetime)
Competition	
	Basha's
	Fry's
	Safeway
	Proposed Safeway
	Sprouts
	Sunflower Market
	Proposed Sunflower: Under Construction
	Trader Joes
	Walmart
	Whole Foods
	Target

### Jayme Fabe

Senior Associate

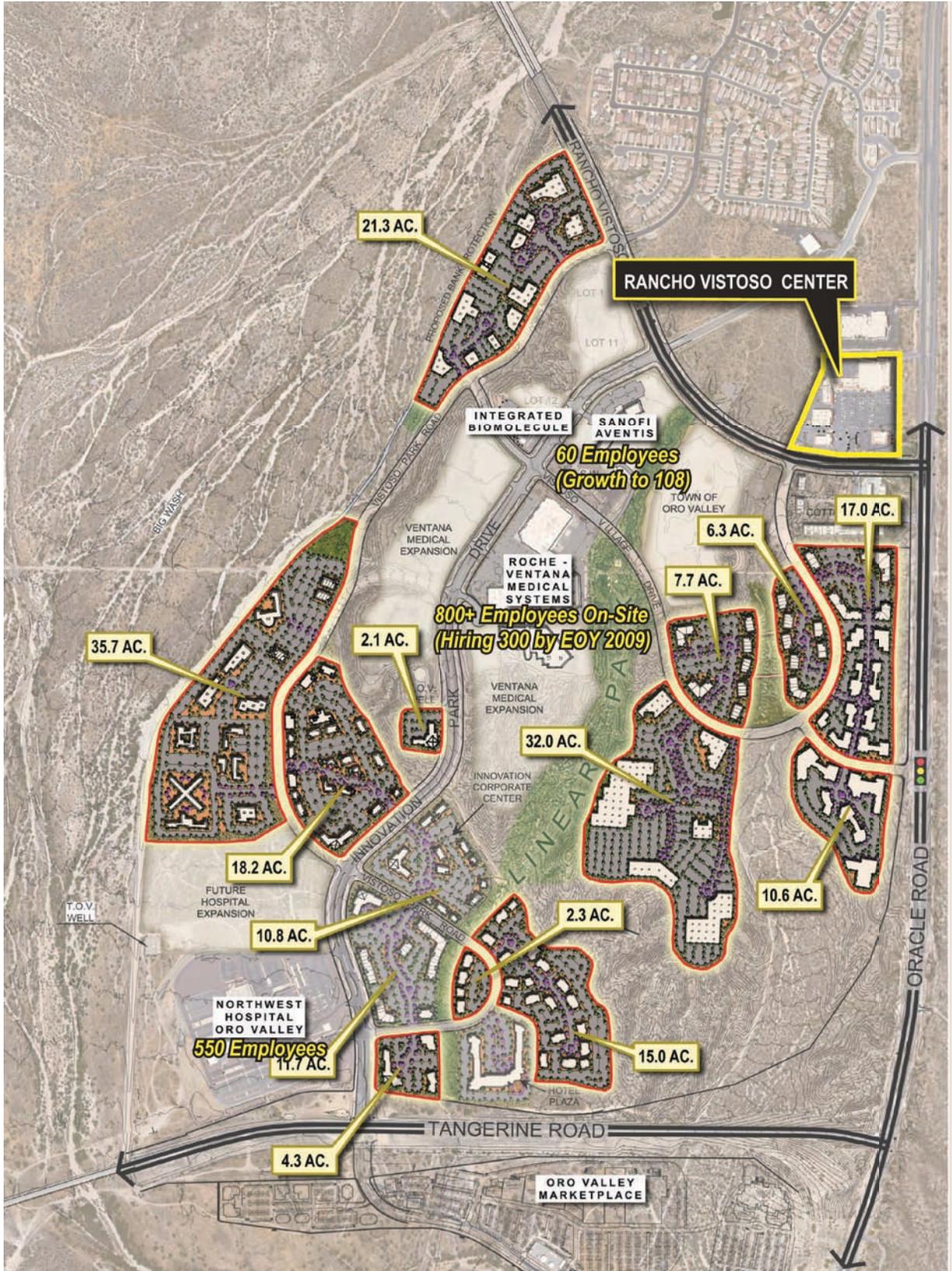
520.323.5166

[jayme.fabe@cbre.com](mailto:jayme.fabe@cbre.com)

# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

## INNOVATION PARK - AVAILABLE PROPERTIES



# RANCHO VISTOSO CENTER

TUCSON, ARIZONA

## TRADE AREA EMPLOYMENT LOCATIONS

