

ROONEY RANCH

Southwest & Northwest Corners of 1st Avenue & Oracle Road (State Highway 77), Oro Valley, Arizona



SOUTHWEST CORNER ANCHORED BY:



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NORTHWEST CORNER ANCHORED BY:





Demographics:
(Esri Business Analyst - 2011)
Population:

3 Miles	5 Miles	7 Miles
25,122	60,979	125,466

Average Household Income:

3 Miles	5 Miles	7 Miles
\$84,201	\$84,442	\$78,711

Availability:
Southwest Corner:
Shops ±1,342 SF -
±1,400 SF

Northwest Corner:
±1,260SF - ±2,021 SF

Total Site Area:
±65.63 Acres

Total Building Area:
Southwest Corner
±354,695 SF
Northwest Corner
±210,915 SF
Total - ±565,610 SF

Traffic Counts (PAG):
Oracle Rd: 50,300 cpd
(2008)
1st Ave: 34,100 cpd
(2010)

- Trade Area Highlights:**
- The center is located along the main north/south arterial, Oracle Rd/State Route 77, in the Town of Oro Valley.
 - Oro Valley has been one of the fastest growing communities in the state. The population increased by over 500% since 1990.
 - The average household income within a 5-mile radius is almost \$85,000.
 - Rooney Ranch is close to El Conquistador, a 4-star resort destination, and Honeywell Business Park.



For Additional Information
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