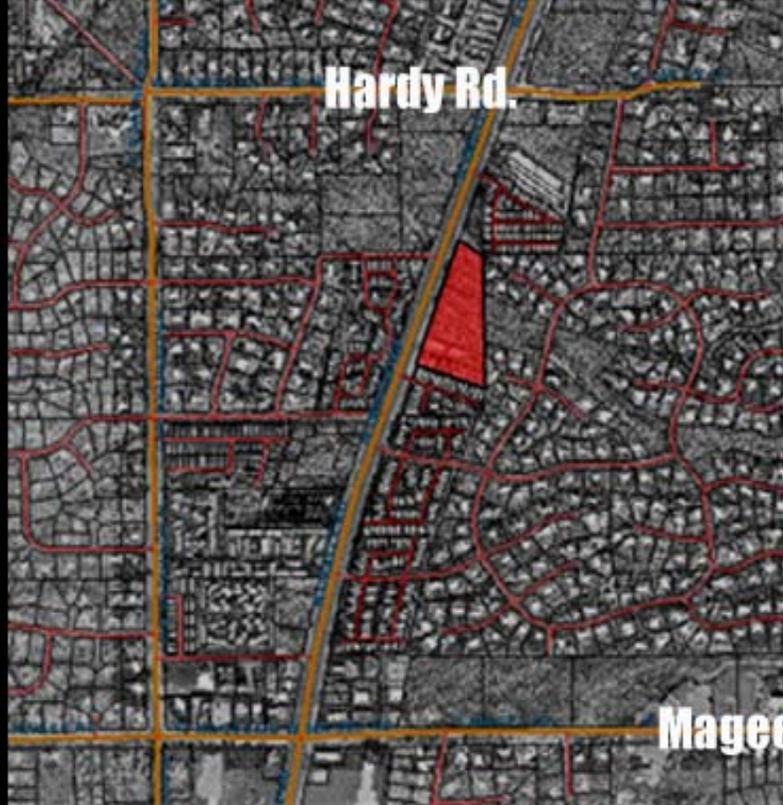


the Shoppes at Oracle

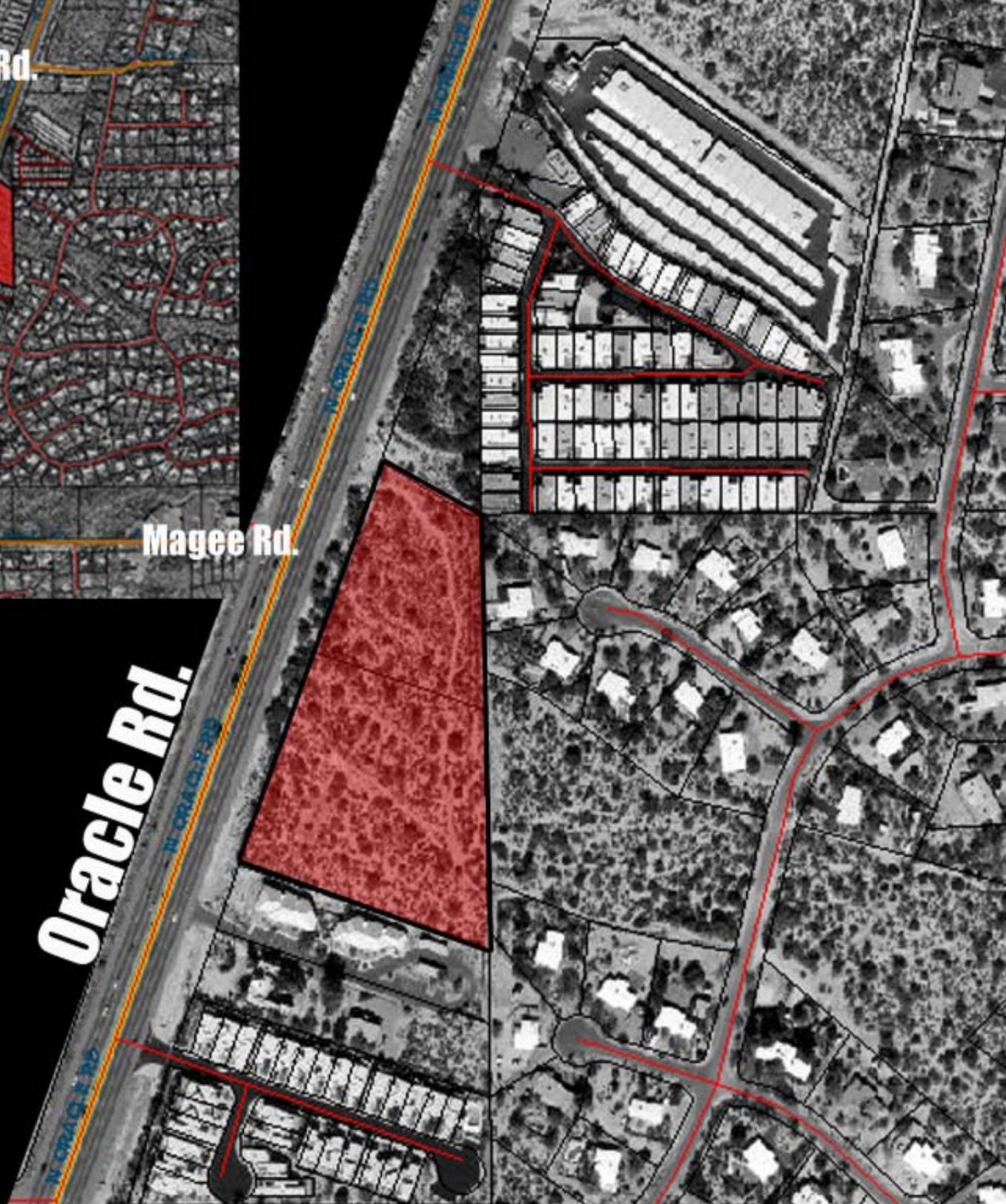




Hardy Rd.

Magee Rd.

Oracle Rd.





ORACLE ROAD

The Shoppes at Oracle

Exterior Color Board



Metal Roof
Copper Standing Seam



Main Stucco Color
Graham Cracker DE# 6144



Natural Stone Veneer
Sebastian by Stone Solutions



Accent Stucco Color
Cuban Cigar DE# 6154



Masonry
Hacienda Block



Storefront System to be by:
Southwest Aluminum Color--Taupe
Glass to be:
Oldcastle Glass: Solar Grey
Outboard Glass: Reflectance Value 7%
Inbound Glass: Clear
Total Shading Coefficient .57



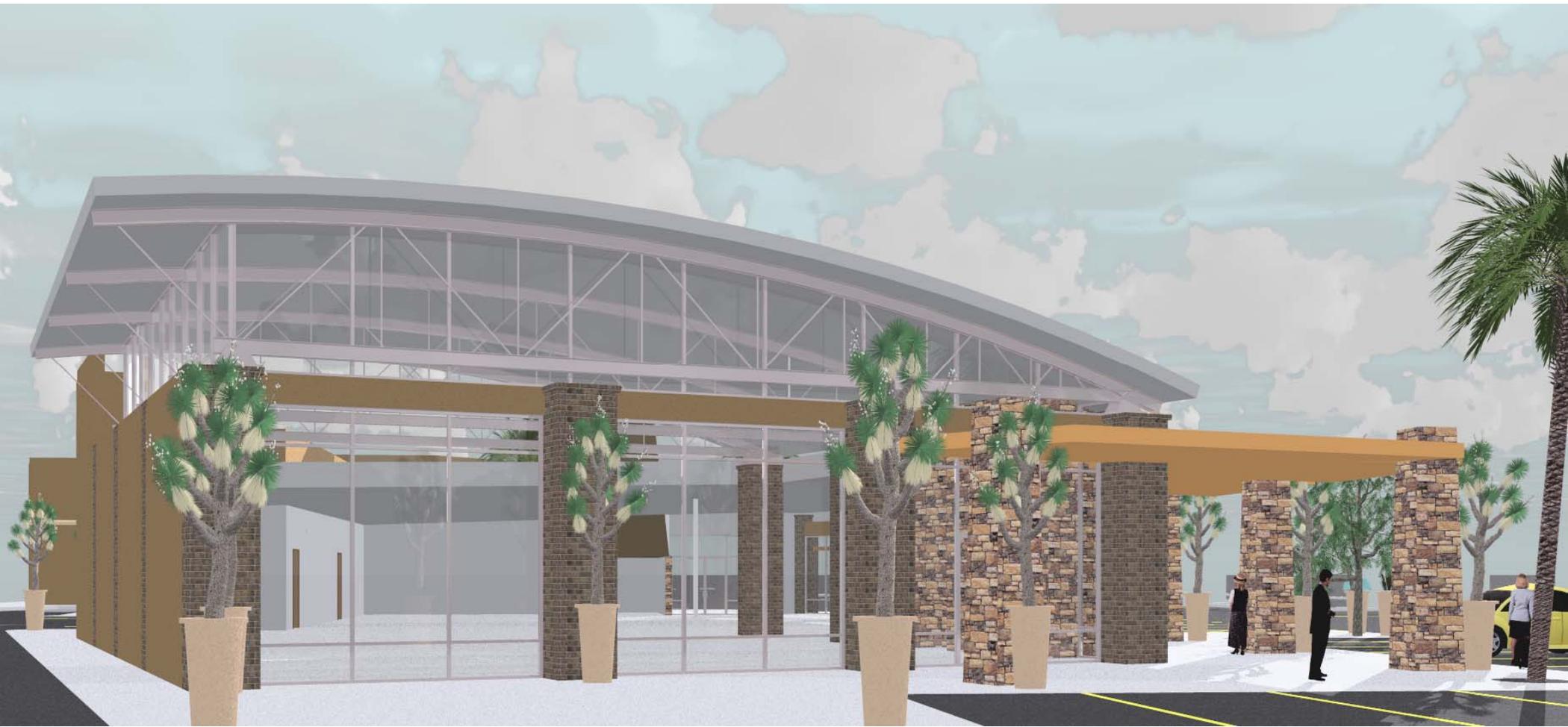














Properties for Lease

1 8500 N. Oracle, Oro Valley, AZ 85755



Property Details

Total Space Available	36,000 SF
Rental Rate	\$14.50 /SF/Yr
Min. Divisible	2,000 SF
Max. Contiguous	25,000 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	53,000 SF
Year Built	2013
NNN Expenses	3.75
Anchor Tenants	Long Realty Company
Lot Size	275,637 SF
Traffic Count	50,000
Zoning Description	C-N Commercial Neighborhood
Status	Active

Property Notes

Spaces

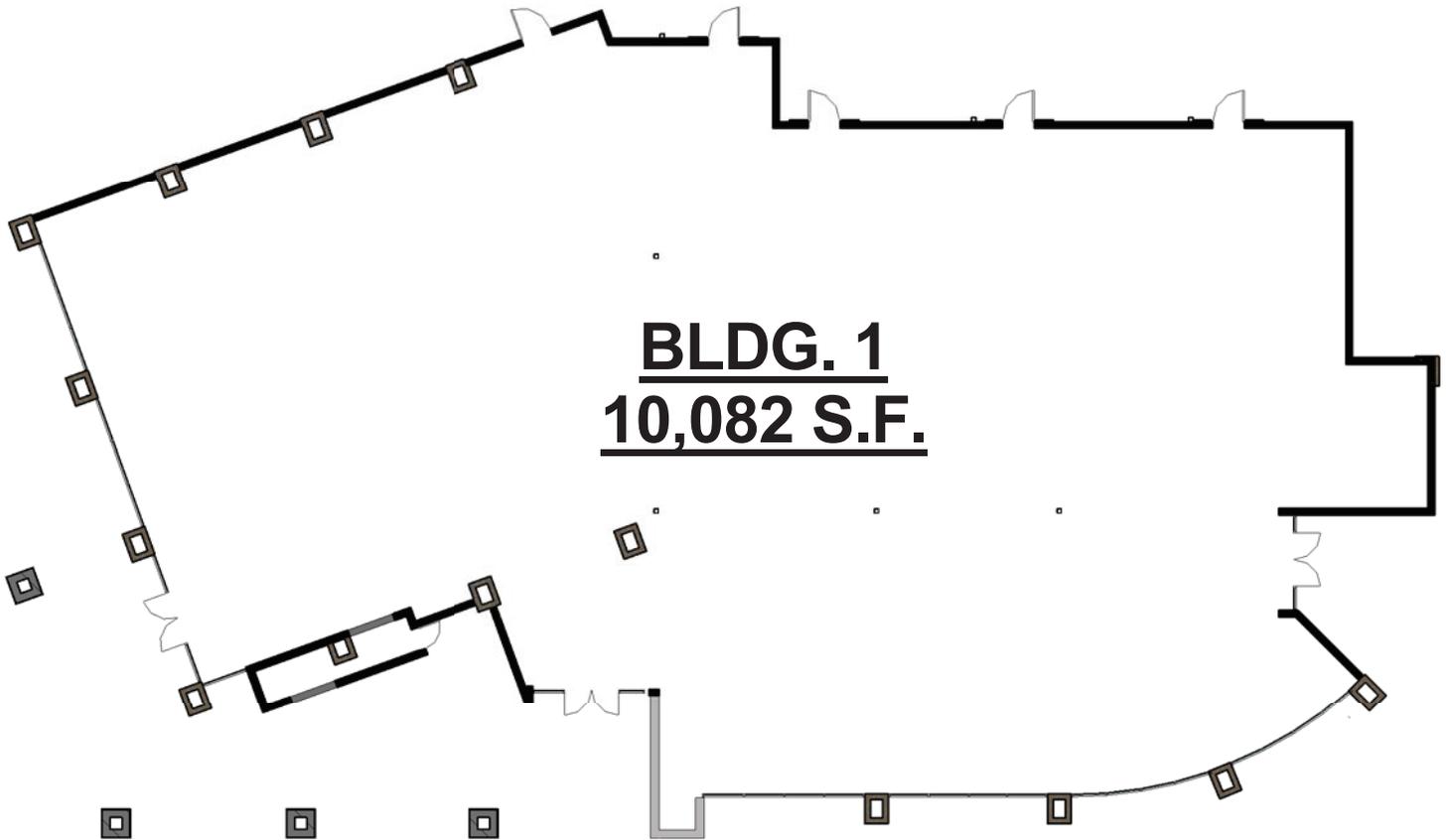
#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	36,000 SF	\$14.50 /SF/Yr	2,000 SF	25,000 SF	NNN	Now	First generation space. High roof line.	

Property Description

Outstanding NEW space Starting at \$14.50 per square foot. Prominent "Class A" Office/Retail/Restaurant. Very High Profile Architecturally designed by Gansline. High arching design attracts attention of all who pass by and makes the businesses located within stand out. Ideal midpoint location for retail, office and restaurants who would like to set themselves apart from the congested areas to the south and north. All spaces are single story with high ceilings. 5 to 1 parking.

Location Description

Oracle Road (State Route 77) is the main north/south artery connecting Tucson with the affluent Oro Valley population as well as the main route to the White Mountains and the far east valley of the Phoenix metro area. It carries nearly 50,000 cars a day. Owners/developers are very hands on and on the site daily to oversee the details.



Bldg. 1

3/64" = 1'-0"

Project Title

Shoppes @ Oracle

Building:

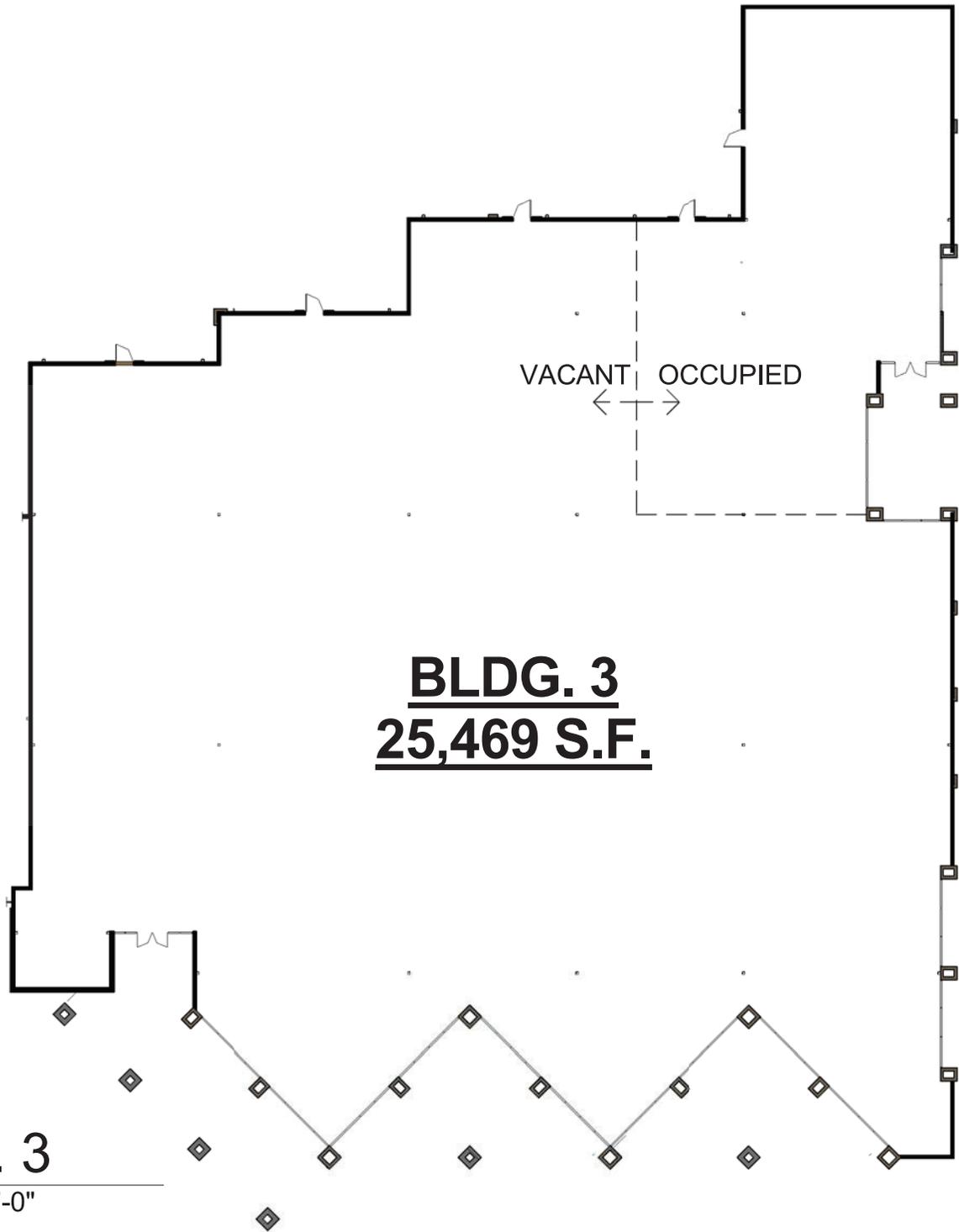
Sheet Title:

Building 1



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FAX: 520 299 5154

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Bldg. 3

1/32" = 1'-0"

Project Title

Shoppes @ Oracle

Building:

Sheet Title:

Building 3



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