

7980 N. ORACLE ROAD
SEC ORACLE & MAGEE

TUCSON, AZ

RETAIL FOR LEASE



PRIME LOCATION AND EXPOSURE



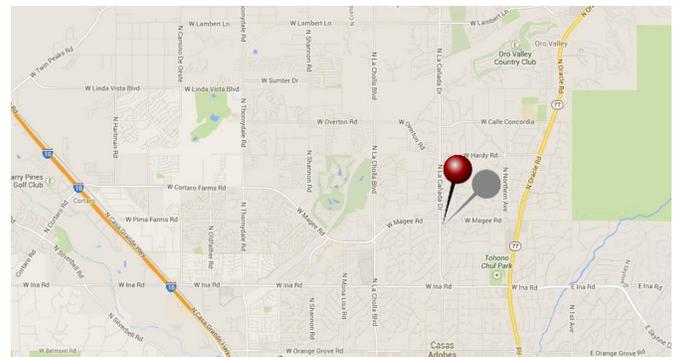
PROPERTY FEATURES

- Located in Plaza Escondida Shopping Center, anchored by Marshall's and Trader Joe's
- Across the street from Walmart Neighborhood Center and Kohl's Power Center
- On hard corner pad with Fletcher's Tire Center as co-tenant
- Great visibility to intersection

DEMOGRAPHICS 2013 EST	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION DENSITY	4,696	16,579	37,469
AVERAGE HH INCOME	\$70,163	\$80,101	\$78,107
EMPLOYMENT	3,738	10,501	19,314
TRAFFIC COUNTS: 24-HR TWO-WAY VOLUME AVG. WEEKDAY TRAFFIC SOURCE: PIMA ASSOCIATION OF GOVERNMENTS (2008/2010)			
ORACLE ROAD	60,000 cars per weekday		
MAGEE ROAD	2,000 cars per weekday		

BUILDING DETAILS

SUITE 110	±1,300 SF
SUITE 120	±1,540 SF
LEASE RATE	\$12.00 NNN
SIGNAGE	Monument available
ZONING	C-2, Oro Valley



For more information, please contact:

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