

FOR LEASE
RETAIL/
OFFICE

SHOPPES AT ORACLE

RETAIL, RESTAURANT & OFFICE SPACE

8600 N ORACLE ROAD :: TUCSON, ARIZONA



SPECIFICS

Rental Rate	\$14/SF–\$18/SF, NNN
NNN Charges	\$5.50/SF
Space Available	±2,400 SF to ±25,469 SF
Zoning	C-1, Oro Valley

TRAFFIC COUNTS

Oracle Road	±53,000 vehicles per day
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(Source: PAG, 2012)

COMMENTS

The Shoppes at Oracle is a newly-built Retail and Office project consisting of over ±50,000 SF. The property is located along Oracle Road just north of Magee and includes Long Realty, Mutual of Omaha Bank and Title Security. Oracle Road (SR 77) carries over 53,000 vehicles per day (Source: PAG, 2012) and acts as a main traffic corridor connecting Tucson to Oro Valley and the more affluent Northwest trade area. The buildings offer high visibility and easy access for Retail and Office users that want to position themselves to service the Oro Valley and Northwest submarket. This development is an excellent opportunity and can accommodate a variety of sizes for retail, restaurant and office tenants.

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SITE PLAN



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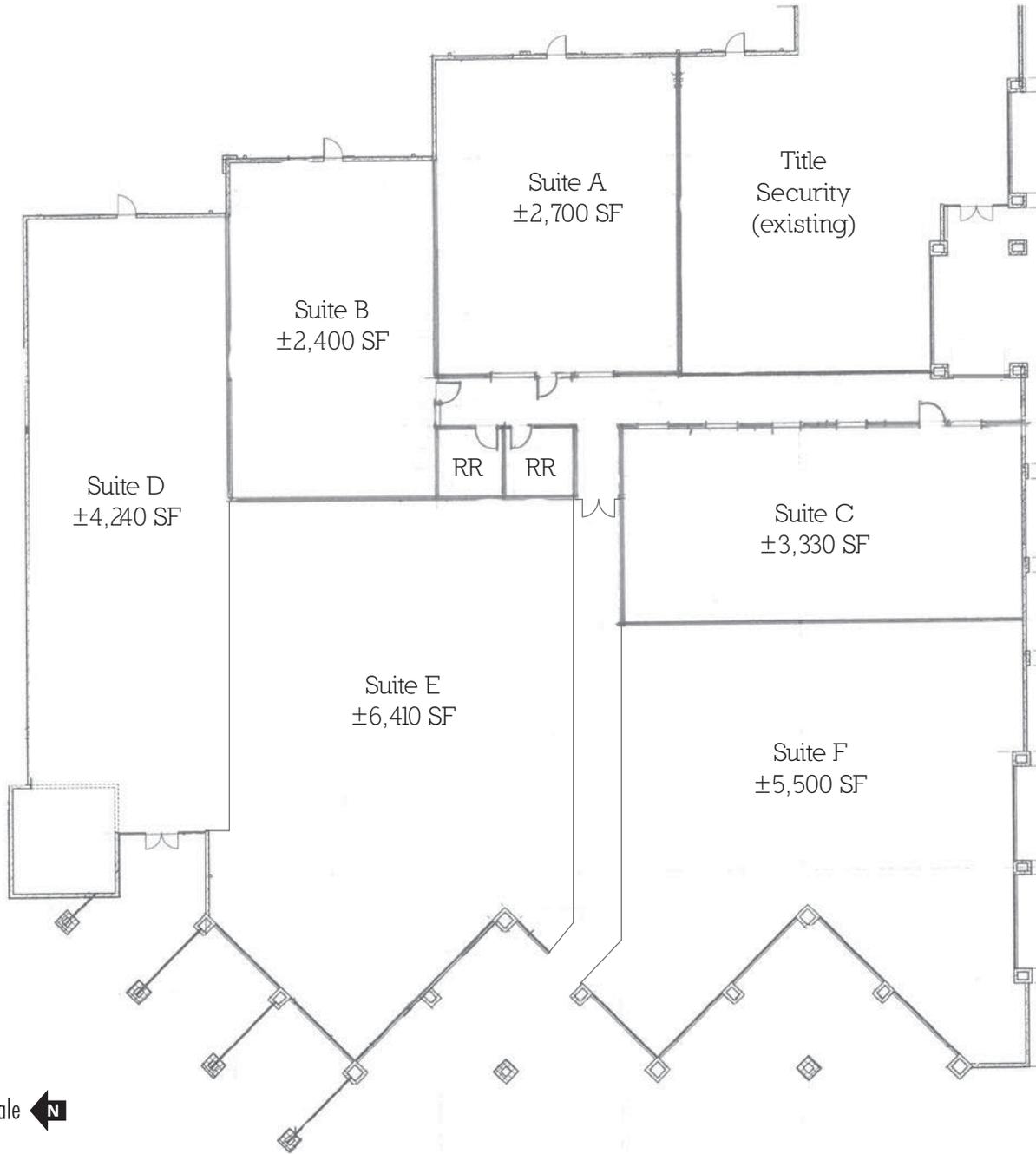
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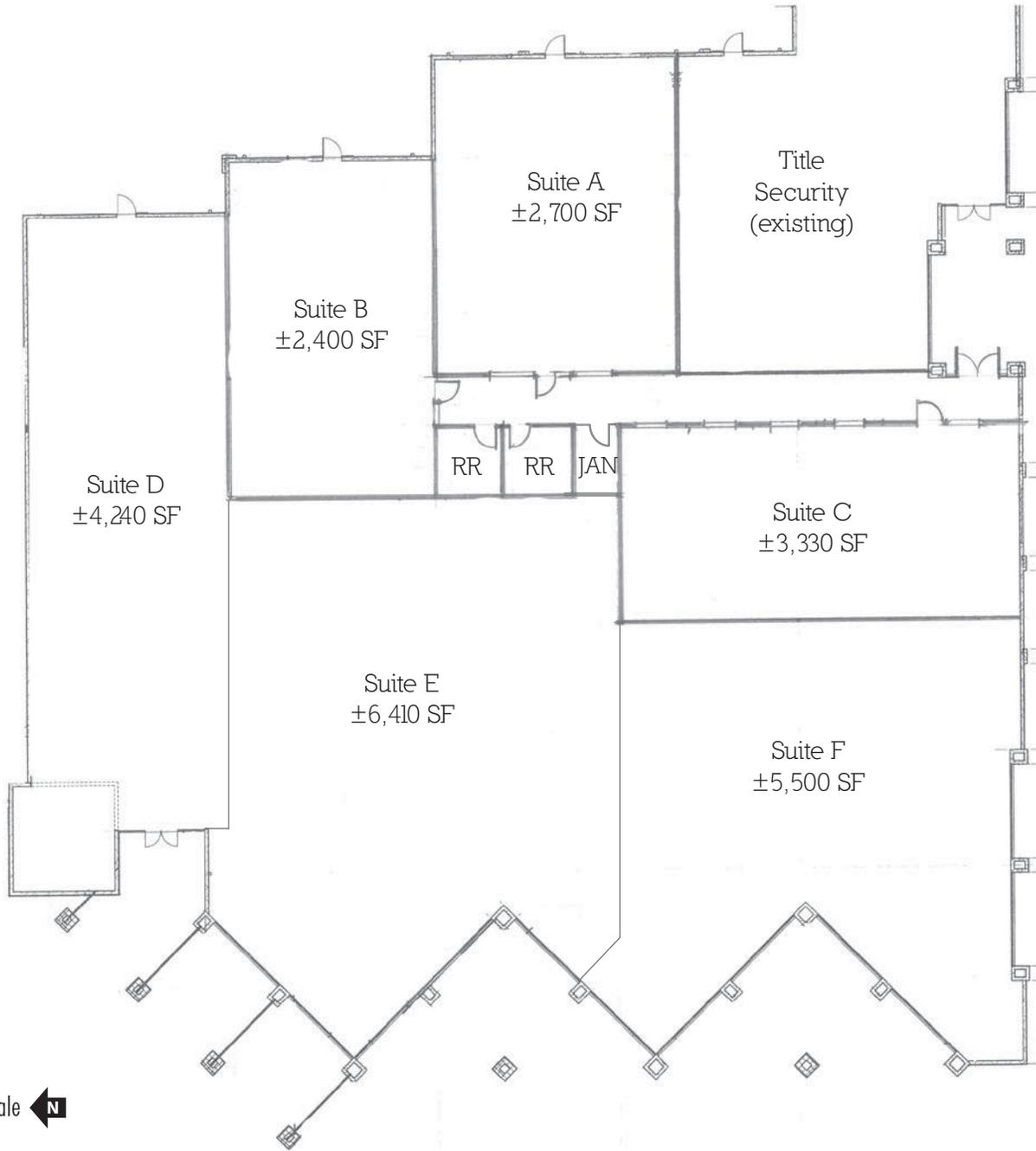
**WEST ENTRANCE
BUILDING 3 CONCEPTUAL FLOOR PLAN
SQUARE FOOTAGES SUBJECT TO ADJUSTMENT
NO WALLS EXISTING**

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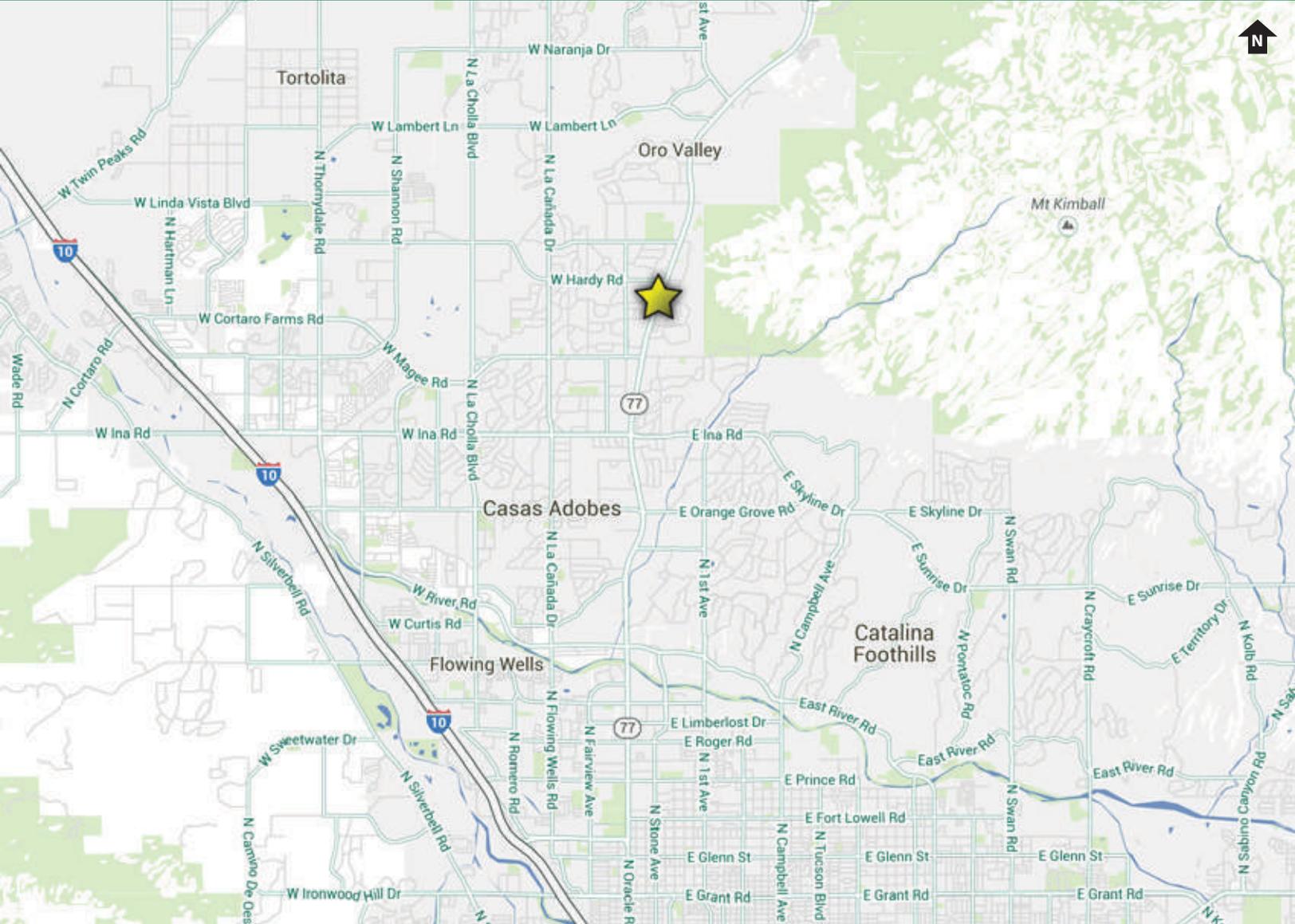
**SOUTH ENTRANCE
BUILDING 3 CONCEPTUAL FLOOR PLAN
SQUARE FOOTAGES SUBJECT TO ADJUSTMENT
NO WALLS EXISTING**

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2015 EST. DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,192	33,791	110,216
Avg. Household Income	\$62,297	\$80,854	\$80,389
Avg. Household Size	2.10	2.08	2.28
Median Age	42.19	51.19	46.05

SOURCE: CLARITAS 2015

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