# Oro Valley / Vistoso Commercial

## +/- 8 Acres Commercial
## Rancho Vistoso

**REDUCED PRICE**

PROPERTY
- Rancho Vistoso Parcel 5-U
- Approximately 8.05 acres
- Rancho Vistoso PAD Commercial Zone

LOCATION
Rancho Vistoso Blvd just north of Tangerine Road next to the Safeway center

PRICE
**$700,000** *(only $2.00/SF)*

TRAFFIC COUNTS (2010 Daily Averages)

| | | |
|---|---|---|
| Rancho Vistoso Blvd: | 18,208 vehicles/day | *(between Tangerine & Moore)* |
| Tangerine Road: | 18,612 vehicles/day | *(between RVB & La Canada)* |

DEMOGRAPHICS

| 2011 Estimates | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Avg HH Income | $92,349 | $86,118 | $81,305 |
| Population | 3,534 | 31,224 | 49,642 |

COMMENTS
This commercially zoned property in Oro Valley is in NW Tucson's growing biotech corridor. It is an excellent opportunity for an investor or developer.


Chapman Lindsey
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The information herein contained has been provided to us from various sources. Although we have no reason to doubt that accuracy thereof, we do not guarantee such information. The prospective customer is advised that all information contained herein should be independently verified. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

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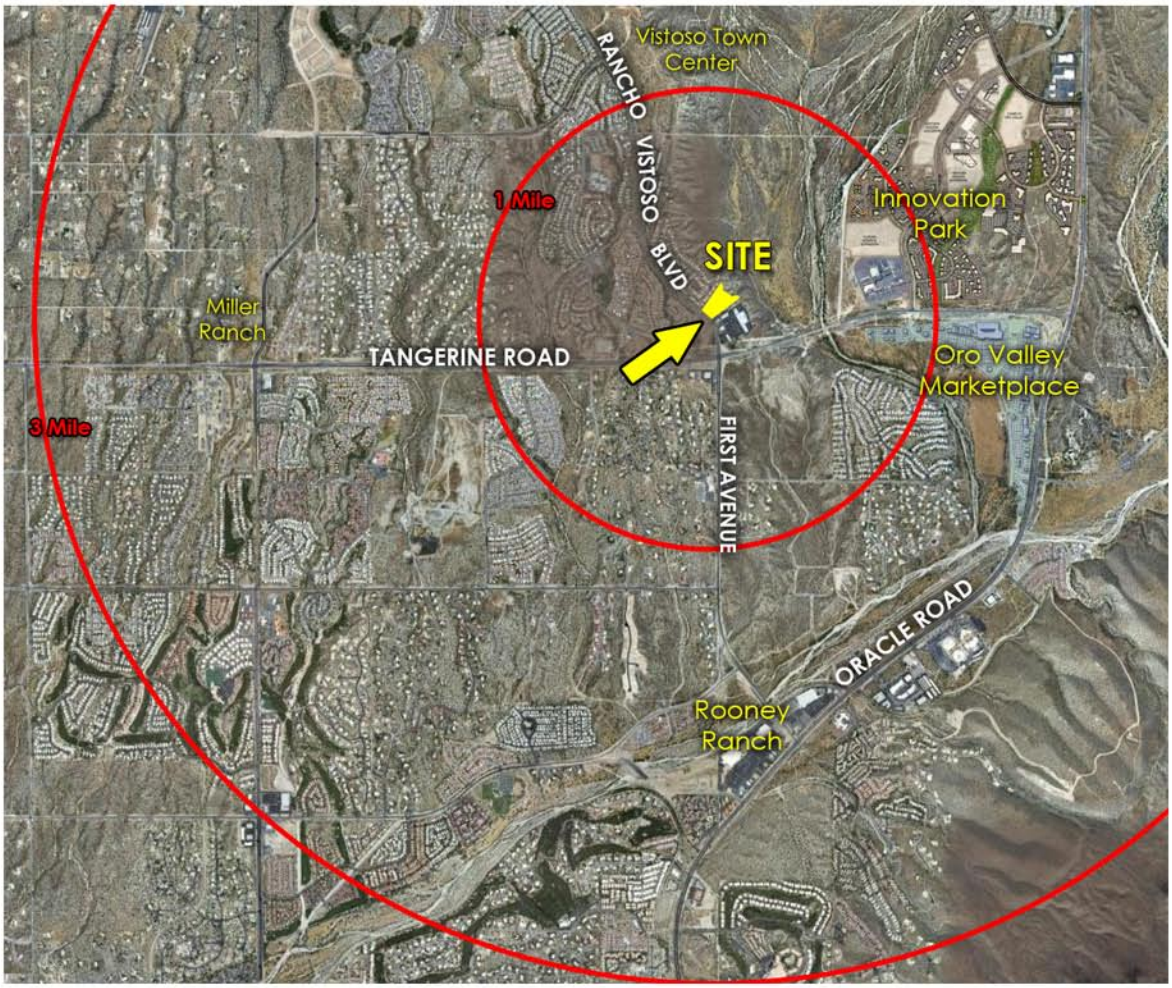

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