

# ORACLE VILLAGE PLAZA

6251 N. ORACLE ROAD, TUCSON, AZ



For Lease | Restaurant with Oracle Rd Frontage

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THE CENTER  
OF RETAIL



Dave Hammack / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712  
PICOR.COM



# ORACLE VILLAGE PLAZA

6251 N. ORACLE ROAD, TUCSON, AZ

## RETAIL SPACE

5,448 SF

## LEASE RATE

Contact Agent

## ZONING

TR, Pima County

## TRAFFIC COUNTS

Oracle Rd: 46,965 vpd (2017)

## NEIGHBORING TENANTS

Best Western Inn, Boxing Inc North, TJ Maxx, Natural Grocers, Bed, Bath & Beyond & More

## COMMENTS

- Former Village Inn restaurant space available
- Located on Oracle Rd between Oro Valley and Tucson, less than 3 miles from the Tucson Mall
- Property has excellent monument signage on Oracle Rd
- Oracle Rd (AZ Hwy 77) is a main arterial road in Tucson to the Oro Valley



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

1 Mile	6,960	\$77,073	3,309	\$100.7 M
3 Miles	63,103	\$77,094	43,484	\$812.4 M
5 Miles	172,404	\$69,149	89,482	\$2.04 B

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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4/30/2019

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## SITE PLAN



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