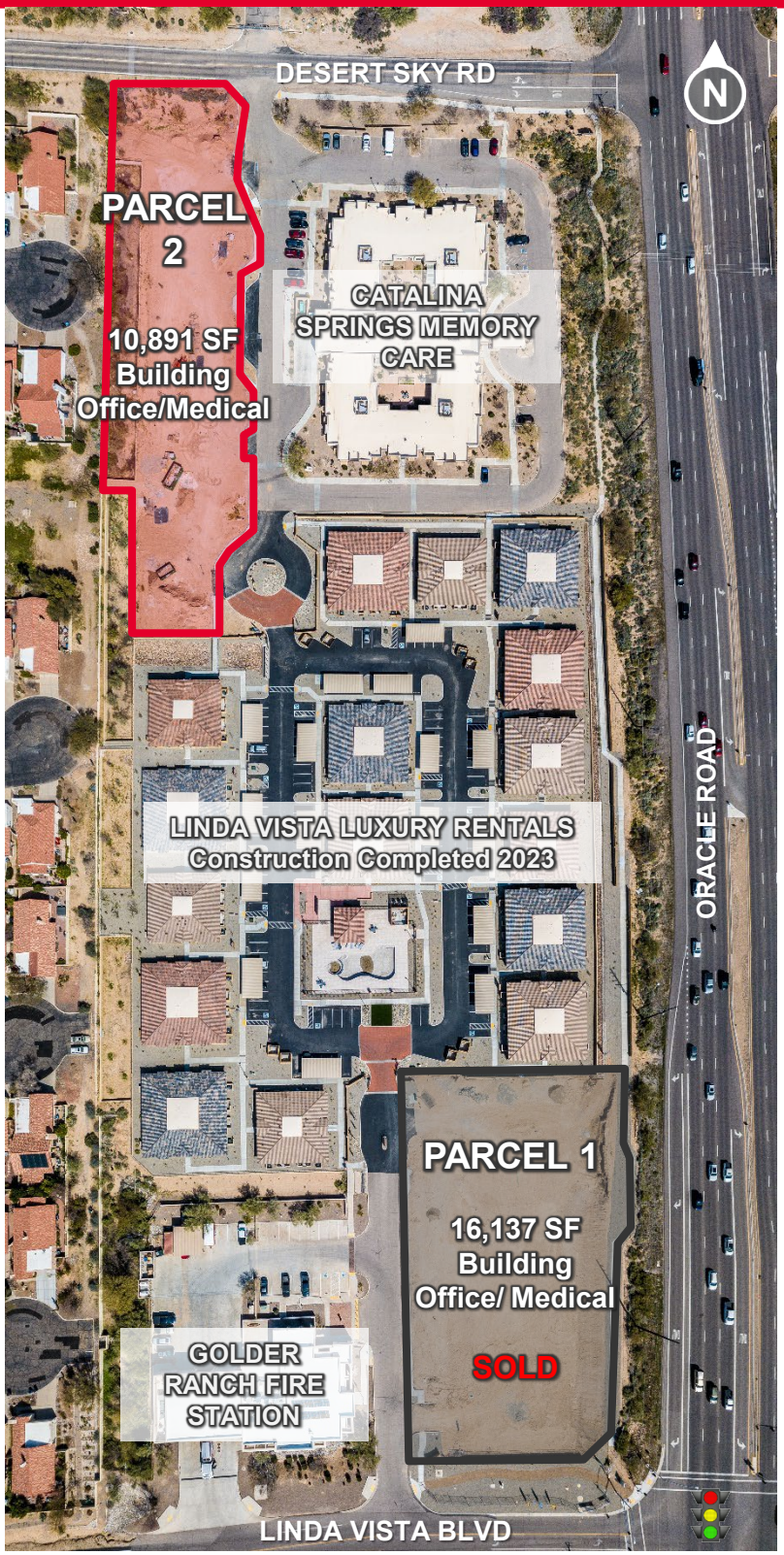
CUSHMAN & WAKEFIELD | PICOR

FOR SALE

Oracle Vista Centre Office/Medical Parcels

NWC Oracle Road & Linda Vista Boulevard
Oro Valley, Arizona 85704



DEVELOPMENT – READY PARCEL

Office, Medical, & Build-to-Suit

Sale Price	Location	Acres	Approved Building SF
Parcel 1 $1,600,000 ($24.49 SF)	South Corner @ Traffic Light	1.5	16,137 SF Office/ Medical **SOLD**
Parcel 2 - $1,075,000 ($19.59 SF)	Desert Sky Access	1.26	10,891 SF Office/ Medical

Property Features

- Development - Ready Parcel 2 for purchase, build for lease or build for sale
- Parcel 2 accommodates 10,891 SF Office/ Medical in one building (Tax Parcel 224-31-0460)
- Approved Oro Valley Master Development Plan enables immediate development
- Outstanding Oracle Road visibility and ease of access via traffic light at Linda Vista Blvd
- “Linda Vista Luxury Rentals” single story high-end residential apartments completed in 2023
- Catalina Springs Memory Care & Golder Ranch Fire Station in place
- Beautiful views of Pusch Ridge
- Zoning: Oro Valley CN Neighborhood Commercial

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Parcel 2 - 10,891 SF Building on 1.26 Acres (Parcel 224-31-0460)

West Elevation

Parcel 2 Building Rendering

Parcel 2 Building Rendering

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DEVELOPMENT – READY PARCEL

NORTH VIEW from Golder Ranch Fire Station (nearby corner of Oracle Road & Linda Vista Blvd)

SOUTH VIEW from Catalina Springs Memory Care (at corner of Oracle Road & Desert Sky Rd)

BIRD'S EYE VIEW of Golder Ranch Fire Station at lower left (south) & Catalina Springs Memory Care at lower right (north)

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4/9/2024

Oro Valley Demographics In 5 Mile Radius

(Source: Applied Geographic Solutions 2024, TIGER Geography)

Population (2023)	98,218
Number Of Households	42,147
Pop Growth 2023-2028	Est. 2.1%
Median Household Income	$145,522
Median Age	46.4