

# SAN FRANCISCO SQUARE

Roger Road & Oracle Road | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR LEASE





# SAN FRANCISCO SQUARE

Roger Road & Oracle Road | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR



## PROPERTY DETAILS

Availability	Suite 104: 1,200 SF*
	Suite 100: 2,400 SF* (End Cap)
	*Can be combined to 3,600 SF
Lease Rate	Upon Request
NNN Rate	Est \$4.49/SF
Zoning	C-2, City of Tucson
Address	3906-3912 N. Oracle Road, Tucson, AZ 85705



## HIGHLIGHTS

- At the SEC Oracle and Roger Roads
- Center shares access to Roger Road with adjacent Oracle Village
- Prominent sign band and monument signage available
- Across the street from Super Target and just south of Tucson Mall, Southern Arizona's largest enclosed mall with approx. 1.2 million sq. ft.

## TRAFFIC COUNTS

Roger Rd	9,990 VPD (2023)
Oracle Rd	49,885 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	16,134	\$45,336	9,500
3 Miles	102,160	\$56,722	61,434
5 Miles	229,303	\$69,164	145,887

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
10/31/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

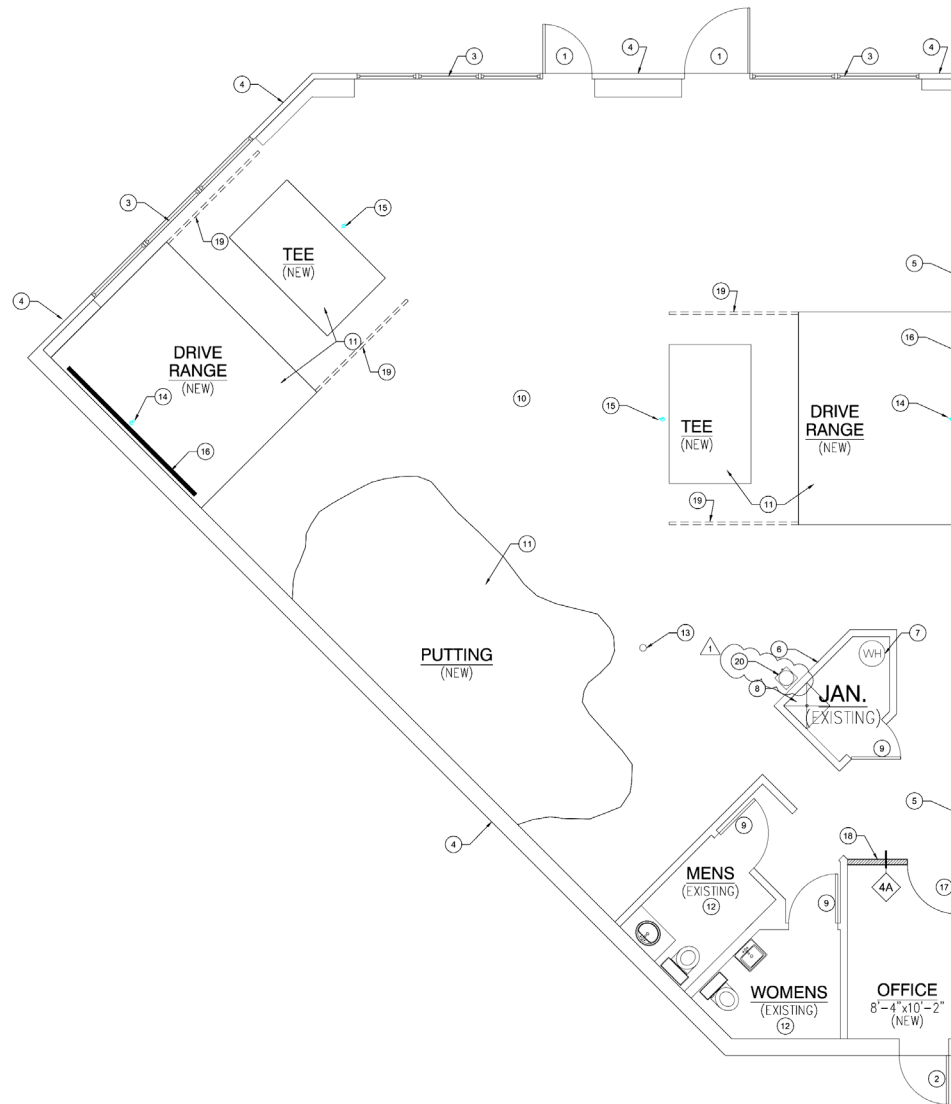
# SAN FRANCISCO SQUARE

Roger Road & Oracle Road | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

## FLOOR PLAN – SUITE 100



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
10/31/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

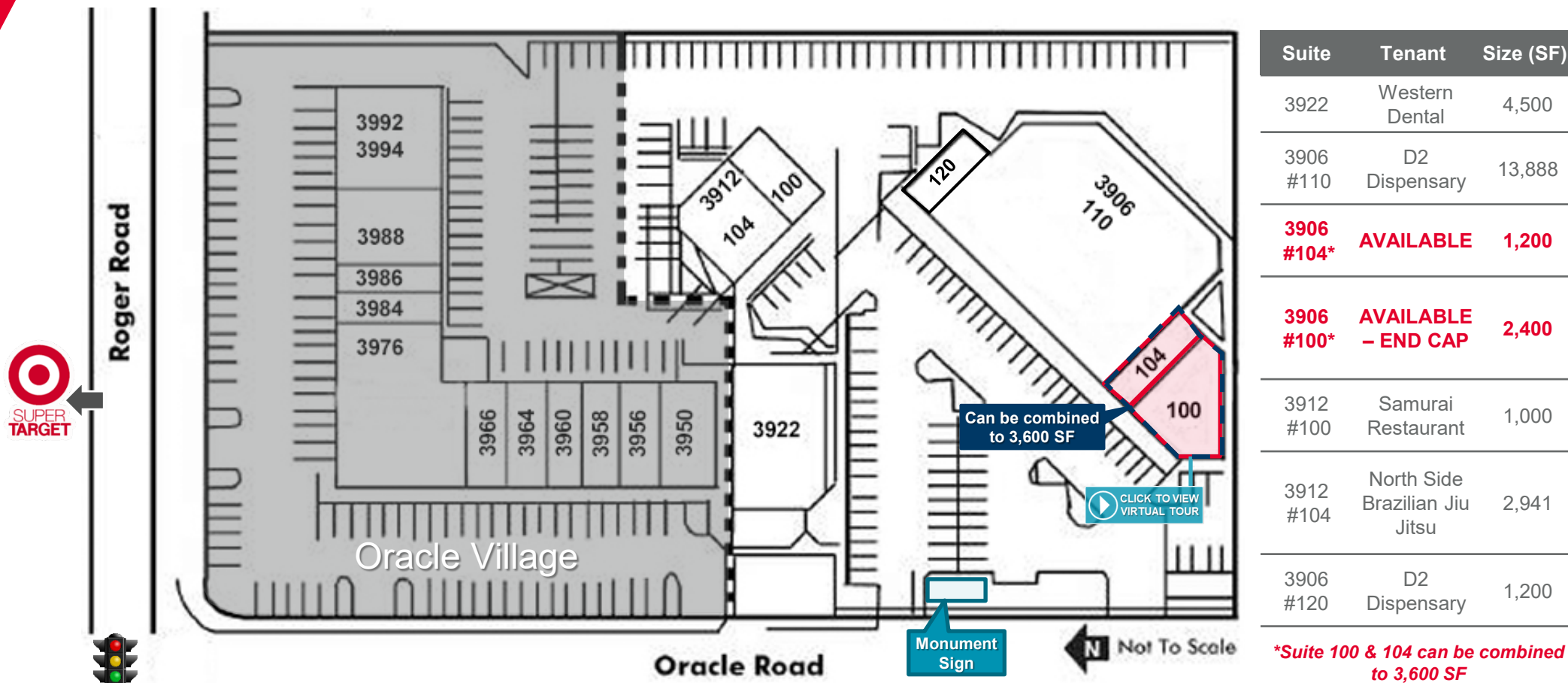
# SAN FRANCISCO SQUARE

Roger Road & Oracle Road | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

## SITE PLAN



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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
10/31/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

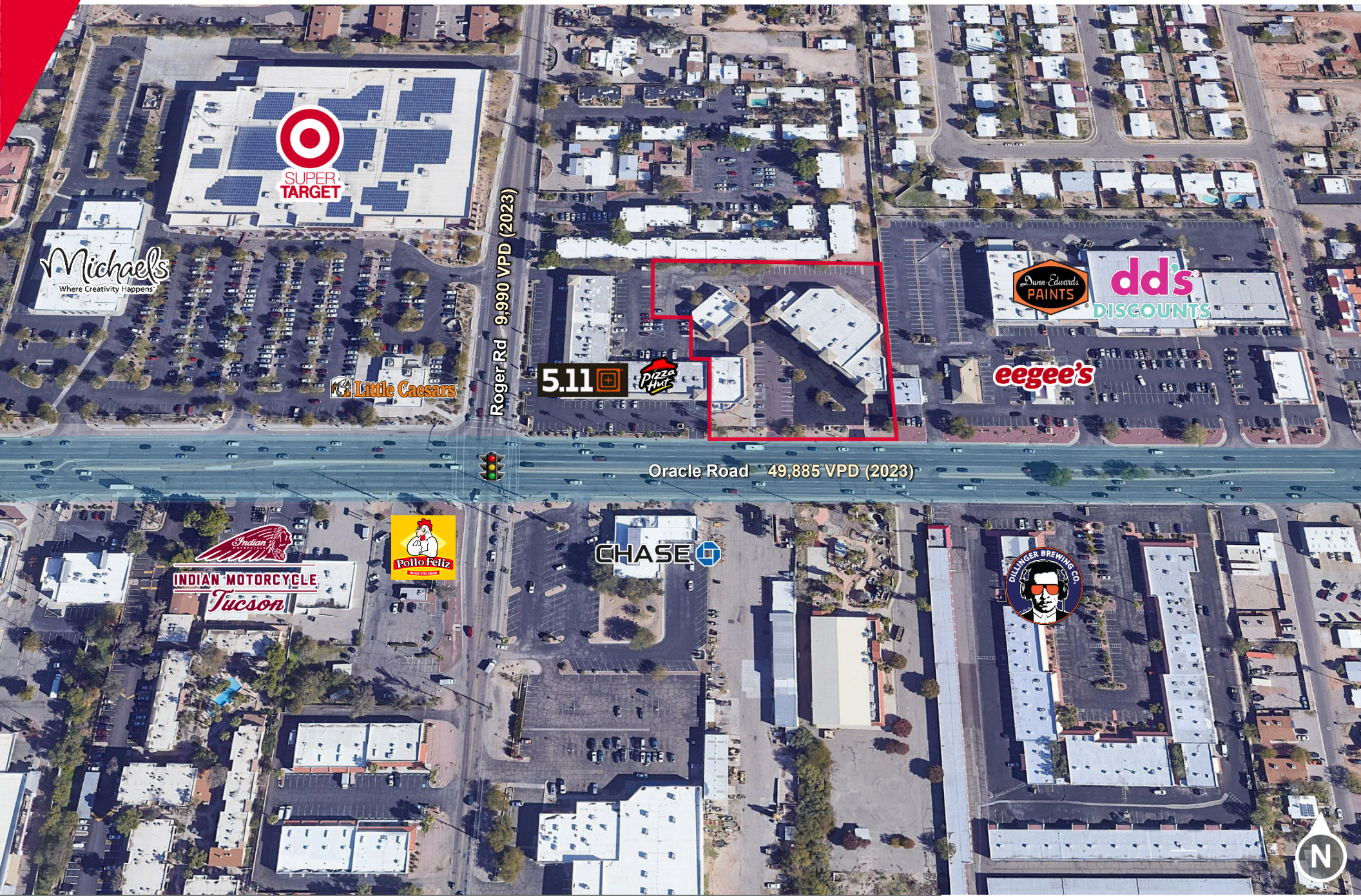


# SAN FRANCISCO SQUARE

Roger Road & Oracle Road | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR





# SAN FRANCISCO SQUARE

Roger Road & Oracle Road | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

