4025 N. ORACLE ROAD NWC ORACLE & ROGER, TUCSON, AZ 85705

SIGNAGE HERE

CUSHMAN & PICOR

boostmobile

For Lease | Oracle Road Frontage

WE ARE THE CENTER OF RETAIL

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



4025 N. ORACLE ROAD NWC ORACLE & ROGER ROADS, TUCSON, AZ 85705

RETAIL SPACE ±4,200 SF

LEASE RATE \$12.00/SF NNN

NNN CHARGES \$3.50/SF

NEIGHBORING TENANTS

Nordstrom Rack, CVS, Ulta, Walgreens, Home Depot, Lowe's, Michael's, Target, PGA Superstore, Super Target and more

COMMENTS

- Tucson Mall Trade Area Major retail corridor
- Dense population
- Monument signage
- Heavy traffic



TOTAL RETAIL

EXPENDITURE



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 11/15/2019

Cushman & Wakefield Copyright 2019. 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.

NEIGHBORHOOD DEMOGRAPHICS



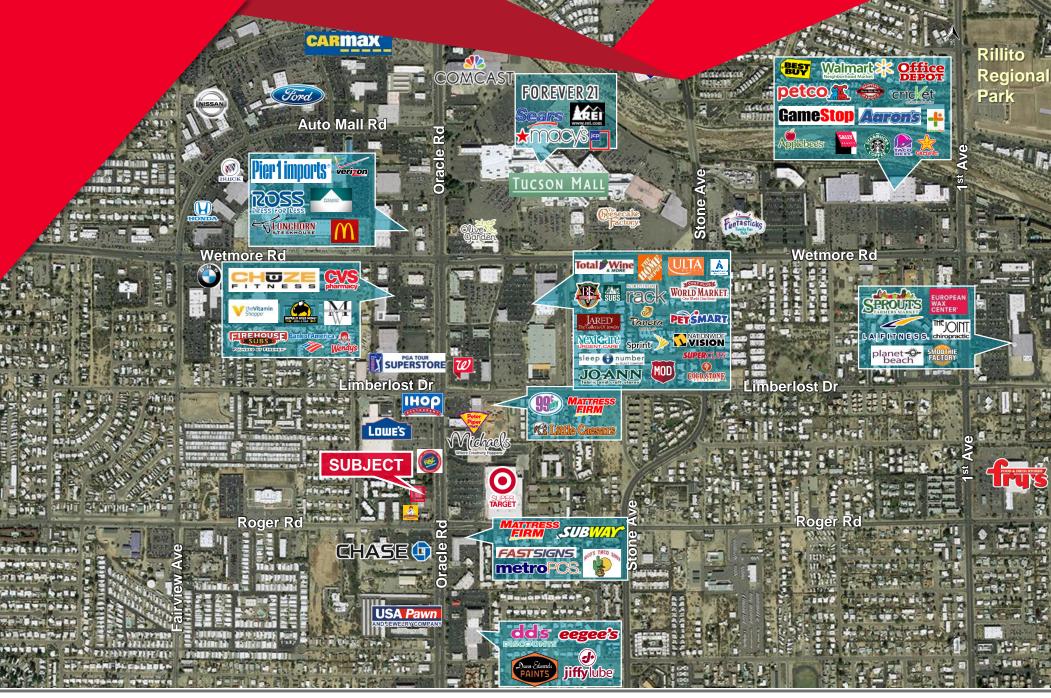


AVE HOUSEHOL

RAGE	DAYTIME
D INCOME	POPULATION
	40.004

1 Mile	15,403	\$38,603	12,234	\$124.83 M
3 Mile	104,332	\$49,919	55,400	\$990.7 M
5 Mile	235,953	\$62,176	157,807	\$2.51 B

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



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



A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lesstor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, ethtity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 11/15/2019

WE ARE THE CENTER OF RETAIL PICOR.COM