

4025 N. ORACLE ROAD

NWC ORACLE & ROGER, TUCSON, AZ 85705

For Lease | Oracle Road Frontage



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THE CENTER
OF RETAIL



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



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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

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
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

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