

## Oracle Road & First Avenue | Oro Valley, AZ



**FOR LEASE**

# AVAILABLE

NTAL

1080



# ANCHOR BOX AVAILABLE AT ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ



## PROPERTY DETAILS

Availability	±45,196 SF (Divisible)
Lease Rate	Contact Agent
NNN Rate	±\$3.54/PSF
Zoning	PAD (Commercial), Town of Oro Valley
Ceiling Height	±22' Clear Height
Loading	(2) Truck Wells
Address	10785 N Oracle Rd, Oro Valley, AZ 85737

## HIGHLIGHTS

- Main & main retail area of Oro Valley
- Anchor box surrounded by Target, Home Depot, Fry's, and many others
- Busy traffic flow along Oracle Rd, along with residential traffic funneling down First Ave
- Convenient and ample parking spots
- Diverse tenant mix ensures steady foot and vehicle traffic in the area
- In close proximity to El Conquistador, a prestigious 4-star resort, Honeywell, and San Dorado, a newly built luxury community consisting of 247 units, just across the street

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	6,076	\$129,563	2,832
3 Miles	31,326	\$140,463	8,851
5 Miles	70,817	\$148,296	18,250

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

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## SITE PLAN – NORTH END



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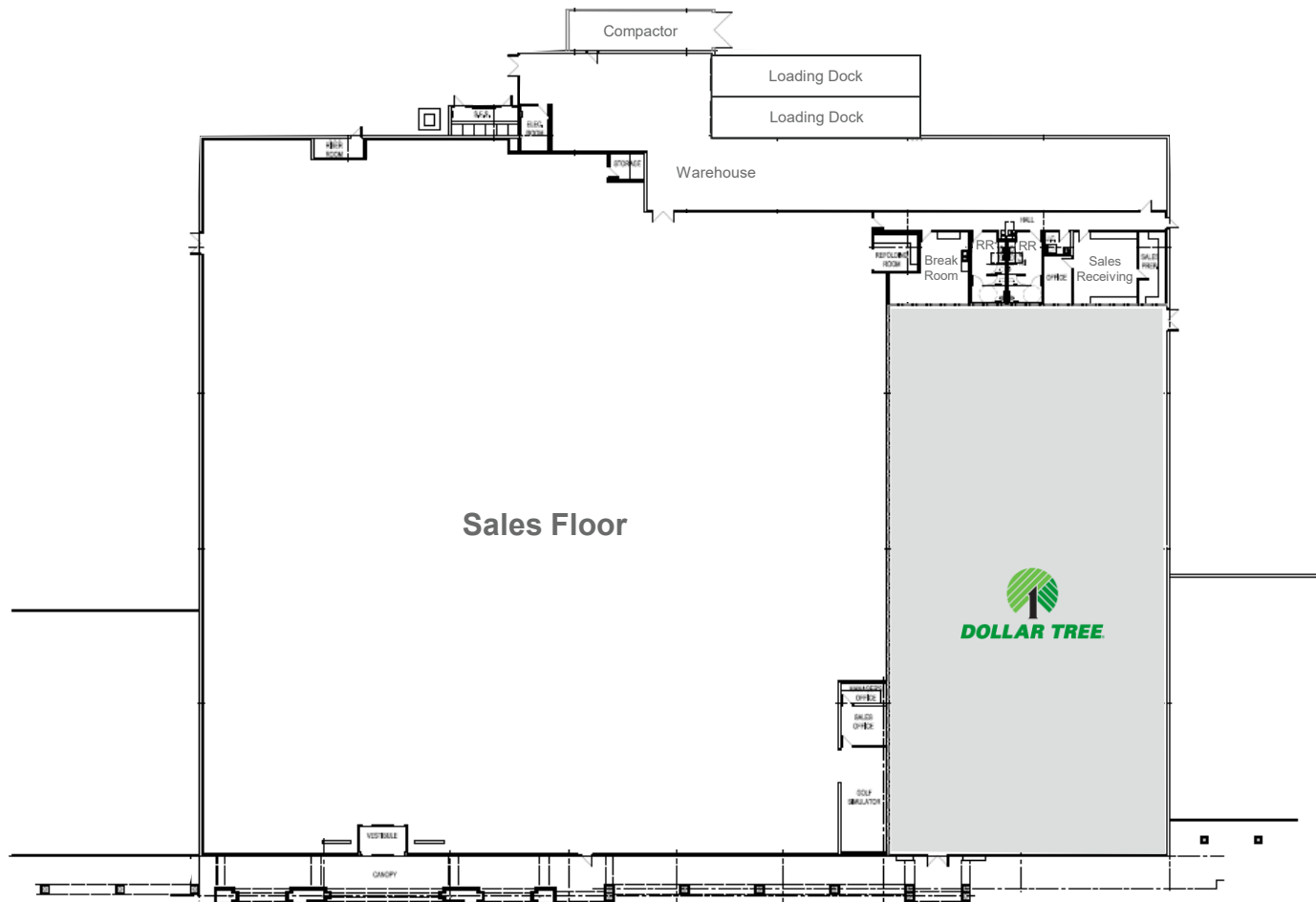
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## FLOOR PLAN

±45,196 SF



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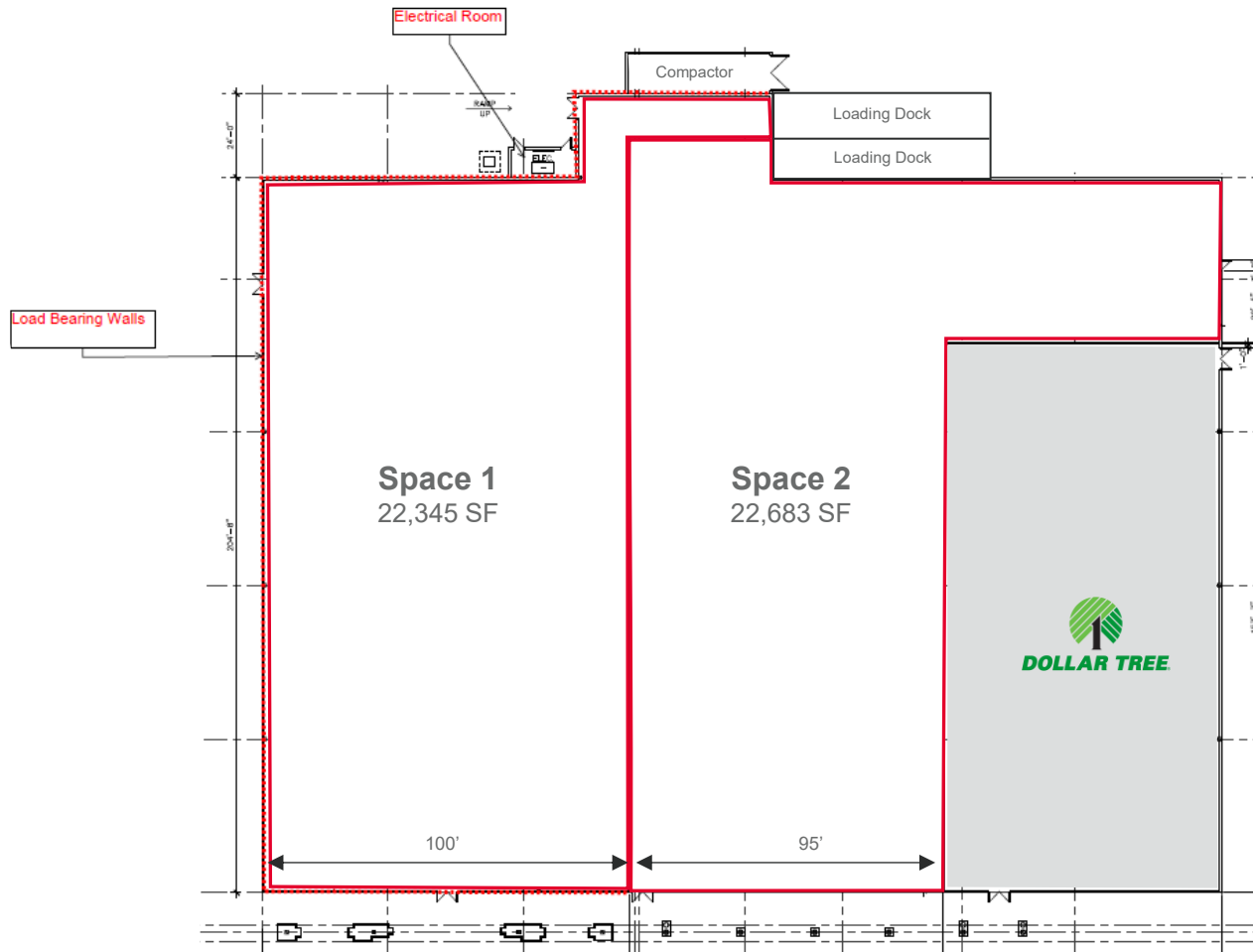
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## POTENTIAL SPLIT CONFIGURATION



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