

ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



ROONEY RANCH

Oracle Rd & First Ave | Oro Valley, AZ

PROPERTY DETAILS

Oro Valley B (North):

±2,000 SF [CLICK TO VIEW VIRTUAL TOUR](#)
 ±45,196 SF (Divisible)

Availability

Oro Valley D (South):

±973 SF [CLICK TO VIEW VIRTUAL TOUR](#)
 ±1,233 SF* (Restaurant Build Out - Do Not Disturb Tenant)
 ±3,185 SF* (Do Not Disturb Tenant) [CLICK TO VIEW VIRTUAL TOUR](#)
 *Can be combined to 4,418 SF

Lease Rate Contact Agent

NNN Rate Oro Valley B (North): \$6.88/SF
 Oro Valley D (South): \$6.11/SF

Zoning PAD (Commercial), Town of Oro Valley



HIGHLIGHTS

- Main & main retail area of Oro Valley
- Big box & in line shop spaces available
- 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	4,908	\$95,881	2,686
3 Miles	28,860	\$105,767	8,674
5 Miles	69,686	\$110,624	19,200

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 4/8/2025*

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Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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SITE PLAN – NORTH END



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ROONEY RANCH

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SITE PLAN – SOUTH END



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Oracle Rd & First Ave | Oro Valley, AZ



- Target
- Ross Dress for Less
- Fry's
- Starbucks
- Great Clips
- Rubio's
- PetSmart
- First Watch
- Planet Fitness
- OfficeMax

- Dollar Tree
- Goodyear
- Sally Beauty Supply
- Papa John's
- The Home Depot
- McDonald's
- Taco Bell

- CVS Pharmacy
- Panera Bread
- Jockey Mints
- Chipotle
- MOD
- Urgent Vet
- AT&T
- Verizon
- Northwest Primary & Specialty Care

- Basis Oro Valley
- Holiday Inn Express
- Denny's
- Freddy's
- QT
- Flex Gymnastics
- Baggin's
- Carpet One
- Pima Federal Credit Union
- Life Storage

Honeywell Aerospace

Sigma Technologies

Oro Valley Community Center

Hilton Tucson El Conquistador Golf & Tennis Resort

