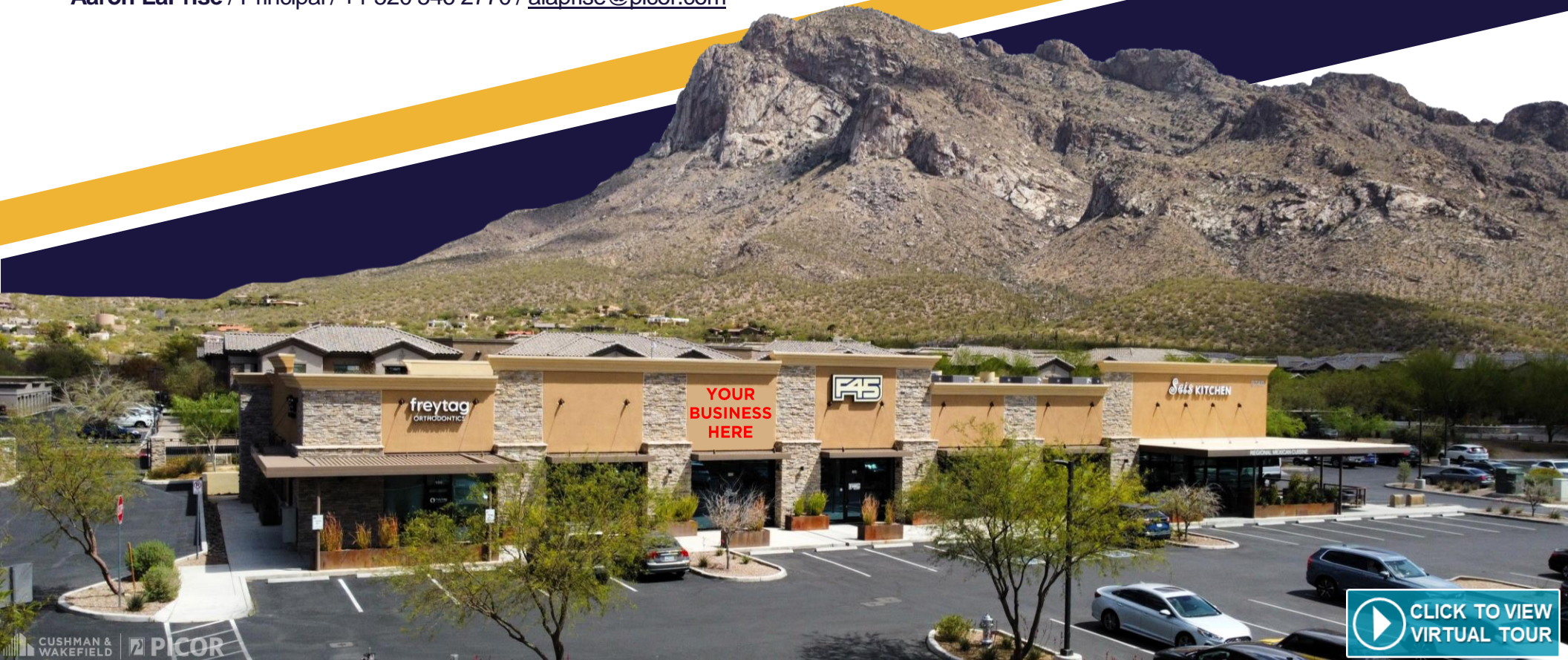


EL CORREDOR

Upscale Opportunity at Retail Development
9740 N Oracle Rd Tucson, AZ 85704

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Aaron LaPrise / Principal / +1 520 546 2770 / alaprise@picor.com





PROPERTY HIGHLIGHTS

9740 N Oracle Rd – Suite 102
2,056 SF (Currently office build out)

FOR LEASE

Lease Rate: Contact Agent

NNN Charges: \$14.19/SF



HIGHLIGHTS

- Part of the thriving **El Corredor** development, surrounded by new commercial and residential construction including 228 apartment units on site
- Highly visible Oracle Road location, one of the Tucson area's busiest retail and employment corridors, with "left in" access via median break and "left out" egress at Oracle and Linda Vista (signalized intersection)
- Strong co-tenancy with Dutch Bros, Seis Kitchen, F45, Freytag Orthodontics, Clear Vision Express, and others
- Large front parking field
- Exceptional setting and views

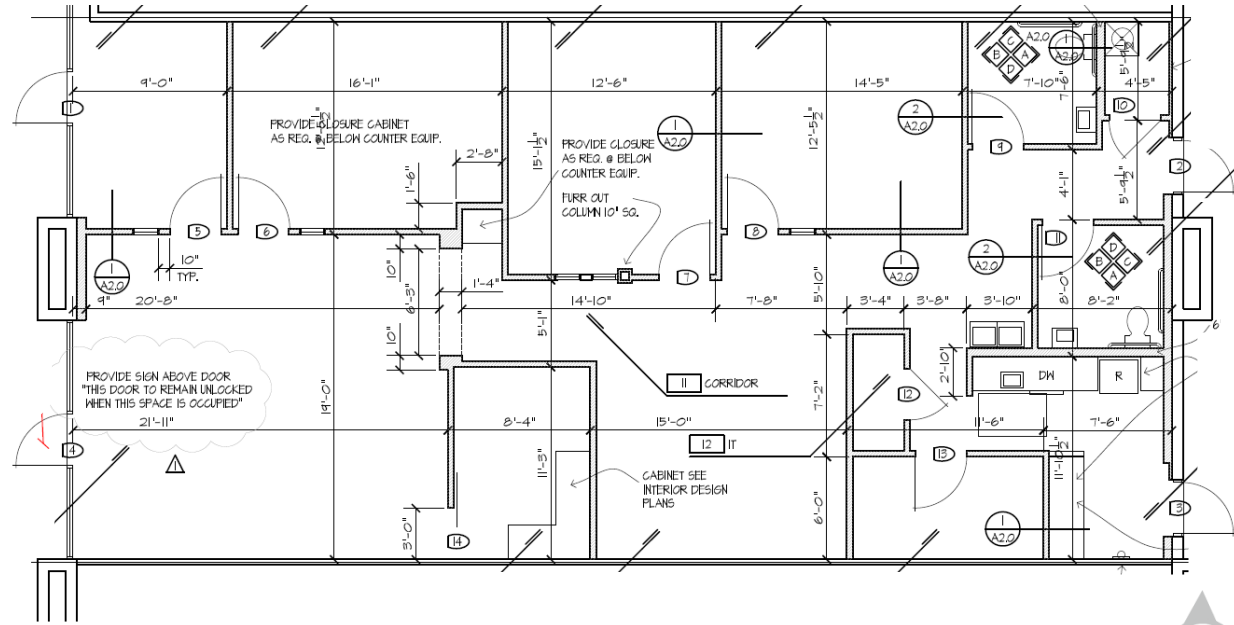
FLOOR PLAN

Recently upgraded in 2022, Suite 102 offers a turnkey space with premium hardware finishes throughout.

Features include LED recessed lighting, sleek flooring, and upgraded 2'x2' acoustical ceiling tiles for improved sound quality. This polished, professional environment is ideal for a variety of users.

SUITE 102

2,056 SF



AERIAL MAP



SUBJECT
LOCATION

EL CONQUISTADOR
RESORT

THE CANYONS AT
LINDA VISTA TRAIL
(228 UNITS)

DIBELLA'S
BRUNCH N' BOOZE

Oracle Road 45,159 VPD (2024)

TRADE MAP





For more information
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