

# 8195 N. ORACLE ROAD

ORO VALLEY, AZ 85704



For Lease | Retail/Office Space Available

WE ARE  
THE CENTER  
OF RETAIL



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## RETAIL SPACE

Suite 125-1,200 SF

## LEASE RATE

\$22.00/SF/Yr, NNN

## ZONING

C-2, Town of Oro Valley

## TRAFFIC COUNTS

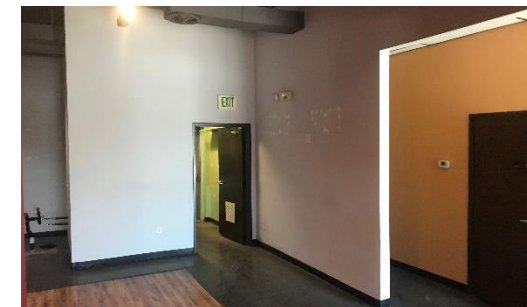
Oracle Rd (SR 77): 47,232 vpd

## NEIGHBORING TENANTS

Walmart, Trader Joe's, Sprouts, Kohl's, Marshall's, Home Goods & More

## COMMENTS

- Former salon space that may be used for most any retail or office use
- Prominent monument signage
- Situated in affluent Town of Oro Valley
- Located on heavily-traveled Oracle Rd/AZ State Hwy 77



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

1 Mile	5,017	\$84,352	3,068	\$69.86 M
3 Miles	39,649	\$97,913	17,769	\$627.17 M
5 Miles	132,472	\$93,914	70,268	\$1.87 B

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## AERIAL MAP



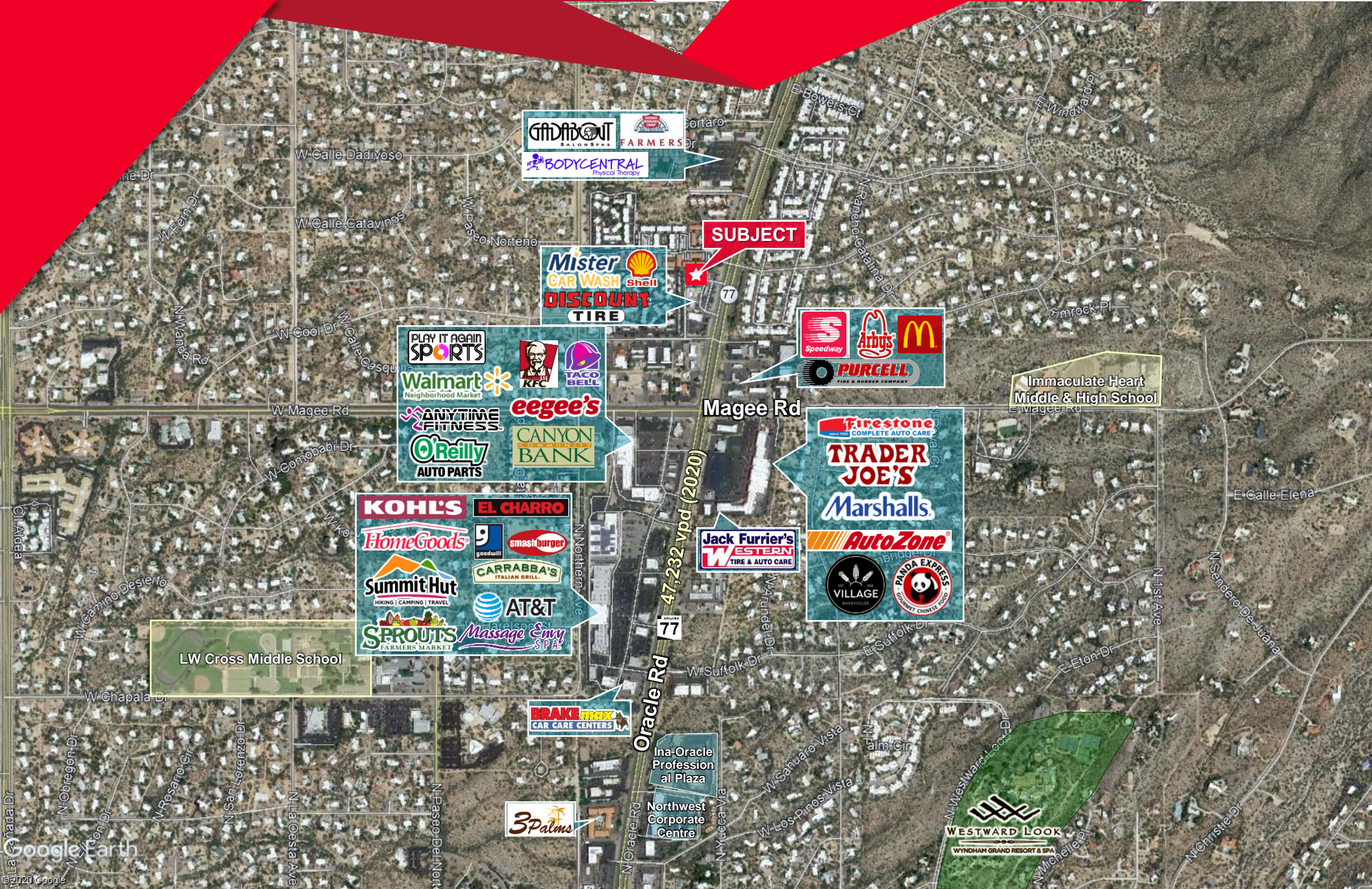
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