

2000 N. ORACLE ROAD

TUCSON, AZ 85705



For Sale | Restaurant/Retail in Opportunity Zone

WE ARE
THE CENTER
OF RETAIL



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PICOR.COM

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AVAILABLE

4,489 SF

SALE PRICE

\$550,000 (\$122.52/SF)

LOT SIZE

32,100 SF

TAX PARCEL NOS.

115-06-0130, 115-06-0120,
115-06-0030

COMMENTS

- The property is on the “National Register of Historic Places”
- Two minutes from the Interstate 10 & Grant Rd interchange
- Easy ingress and egress with left turn lane off of Oracle Rd
- Newer roof
- Full kitchen with two bars, fully equipped
- All trade equipment and furniture included in price
- The bar, auxiliary bar, and the kitchen were brought up to Pima County Health Department specs in 2019
- Several walk-in refrigerators, freezers, keg storage in walk-in
- Two DJ areas with sound equipment, DLP overhead projector and display screen over a 9’ x 9’ portable stage
- Large dressing room with entrances on both ends
- Option to add drive-thru window
- Series 6 liquor license can be included for additional \$50,000



TRAFFIC COUNTS



Oracle Road (SR 77)	21,862 vehicles per day	(2019)
Grant Road	40,713 vehicles per day	(2019)

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ZONING

C-2 General Commercial, City of Tucson

YEAR BUILT

1963

UTILITIES

Southwest Gas: 1" gas line (commercial gas)

City of Tucson Water: 1" line

Pima County Sewer: 4" line

POWER

600 amp 240Volt, 3-Phase

HVAC

100% HVAC/Heat Pumps

(2) 4-ton package heat pump

14 SEER Rheem HVAC

CONSTRUCTION

Masonry, mix, built up roof

PARKING

65 spaces

Additional street parking adjacent to the property



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	16,109	\$33,677	8,389	\$113.09 M
3 Miles	124,392	\$48,810	105,950	\$1.09 B
5 Miles	262,527	\$55,949	163,751	\$2.51 B

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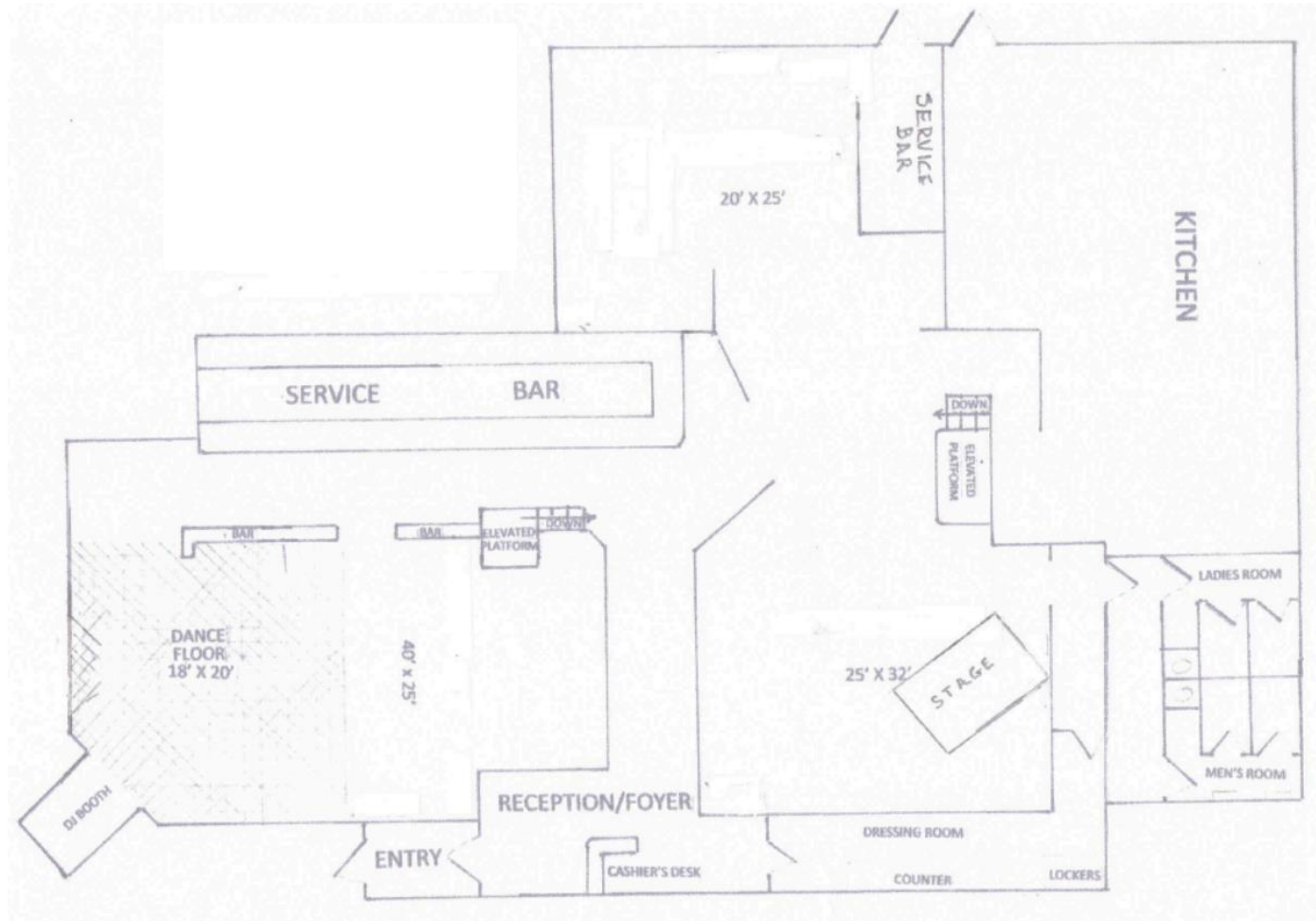
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FLOOR PLAN



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