## ORACLE WETMORE SHOPPING CENTER





**TUCSON, AZ 85705** 

100% Leased

Tucson Mall Trade Area

WE ARE THE CENTER OF RETAIL

PICOR.COM











# **ORACLE WETMORE SHOPPING CENTER**

TUCSON, AZ 85705

### RETAIL SPACE

100% Leased

#### LEASE RATE

**Contact Agent** 

#### NNN CHARGES

Est. \$4.33/SF

#### **TENANTS**

Nordstrom Rack, Ulta, Total Wine, The Home Depot, PetSmart, Cost Plus World Market, Jo-Ann Fabrics, Walgreens, Jared Jewelers, and BJ's Restaurant & More

#### **COMMENTS**

 Oracle Wetmore Shopping Center offers a premier location on Oracle Rd., the major north/south arterial, which is immediately adjacent to the Tucson Mall, falling within Tucson's top retail area.









### **NEIGHBORHOOD DEMOGRAPHICS**

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,483	\$52,397	12,268	\$155.06 M
3 Miles	101,061	\$61,347	57,965	\$1.08 B
5 Miles	237,039	\$68,646	156,633	\$2.67 B

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Space	Tenant	Size (SF)
AOA	Boriken	2,265 SF
AOD	Sport Clips	1,932 SF
AOR	Van's Golf Shop	8,000 SF
BOA	NextCare Urgent Care	3,526 SF
BOD	Just Churros	1,304 SF
BOE	L.A. Nails	880 SF
BOF	Milan Laser	1,904 SF
вон	IOU Sushi	2,027 SF
COA	Chipotle Mexican Grill	2,637 SF
COC	Jamba Juice	1,211 SF
COE	See's Candies	1,269 SF
DOA	Nationwide Vision	2,484 SF
DOE	MOD Pizza	3,000 SF
DOG	The Mailbox Store	3,150 SF
DOK	Uniquely Nails	1,200 SF
DOM	Supercuts	1,200 SF
DOP	Oracle Modern Dentistry	3,407 SF
EOA	Jo-Ann Stores	16,050 SF
EOC	Cost Plus World Market	17,910 SF
EOD	PetSmart	27,052 SF
ЕОН	Ulta	9,937 SF
FOB	Basset Furniture	9,120 SF
ROA	Walgreens	14,820 SF
ROB	Jared	5,856 SF
ROC	BJ's Restaurant & Brewhouse	
	Brewhouse	8,080 SF
1	The Home Depot	Not A Part
2	Nordstrom Rack	Not A Part



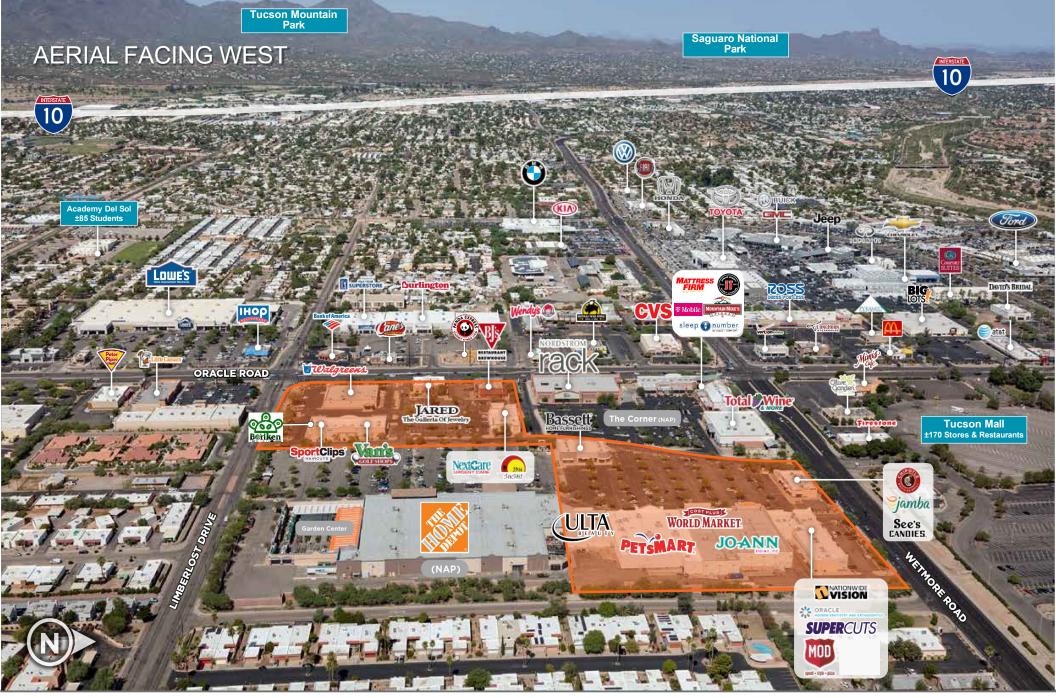


### **AERIAL FACING SOUTHEAST**





















## ORACLE WETMORE SHOPPING CENTER

TUCSON, AZ 85705

#### **VISITATION DATA**

TWELVE MONTHS | August 16, 2019-August 16, 2020





**2.35**M



3.51
Avg Visits/Customer



LENGTH OF STAY

Average 52 Minutes

Median 36 Minutes



MOST FREQUENTED

Hour 1 p.m. - 2 p.m.

Day of Week Saturday



TYPICAL CUSTOMER PERSONA

**Ethnicity** White

Income \$75K - \$100K

#### **WEEKLY HIGHS & LOWS**

BUSIEST WEEK: 12/16/2019 -

12/22/2019

SLOWEST WEEK: 3/30/2020 -

4/5/2020

AVG WEEKLY VISITS: 44,750

#### **DAILY HIGHS & LOWS**

BUSIEST DAY: 11/29/2019

SLOWEST DAY: 12/25/2019

AVG DAILY VISITS: 6,409



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