

ORACLE WETMORE SHOPPING CENTER

TUCSON, AZ 85705

100% Leased | Tucson Mall Trade Area



WE ARE
THE CENTER
OF RETAIL



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



CUSHMAN &
WAKEFIELD



PICOR

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

| | 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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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 6/13/23

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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 |
| BOH | 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 |
| EOH | 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 |

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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AERIAL FACING SOUTHEAST



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6/13/23

Tucson Mountain
Park

Saguaro National
Park

AERIAL FACING WEST



Academy Del Sol
±85 Students

Lowe's

IHOP

ORACLE ROAD

Walgreens

Boriken

SportClips

Van's

JARED
The Galleria Of Jewelry

NextCare

24 HOURS

THE HOME DEPOT

(NAP)

Garden Center

Bassett

The Corner (NAP)

ULTA
BEAUTY

PETSMART

WORLD MARKET

JO-ANN

MATTRESS FIRM

CVS

sleep + number

Mountain Movers

ROSS
dress for less

Verizon

McDonald's

Minis Cafe

Firestone

Jamba
See's CANDIES

NATIONWIDE
VISION

ORACLE
SUNSHINE INDUSTRIES AND EXTENDING

SUPERCUTS

MOD

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

BIG LOTS

DAVID'S BRIDAL

at&t

Tucson Mall
±170 Stores & Restaurants



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6/13/23

Amphitheater High School
±1,210 Students

dd's DISCOUNTS
eegees
jiffylube
DISCOUNT TIRE

HARBOR FREIGHT
BOOT BARN

OTARGET

CHASE

THE HOME DEPOT
(NAP)

Van's
SportClips

Peter Piper

Link Cakes

IHOP

Bank of America

LOWE'S

PAUL HENN SUPERSTORE

Burlington

LIMBERLOST DRIVE

CULTA

NextCare
Bassett HOME FURNISHINGS

The Corner (NAP)

JARED
The Galleria Of Jewelry

BJ's
RESTAURANT BREWERY

Cane's

Wendy's

PETSMART
WORLD MARKET
JO-ANN

Bassett HOME FURNISHINGS

NORDSTROM
rack

MATTRESSFIRM

ORACLE ROAD

CVS

Total Wine & MORE

AT Mobile

WETMORE ROAD

ORACLE
SUPERCUTS
MOD
NATIONWIDE VISION

See's CANDIES
Jamba

Firestone

Olive Garden

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VISITATION DATA

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



669.7K

Est # of Customers



2.35M

Est # of Visits



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

