

# ORACLE WETMORE SHOPPING CENTER

Tucson Mall Trade Area



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## PROPERTY DETAILS

Available	Suite DOG: 3,150 SF Suite EOA: 16,056 SF
Lease Rate	Contact Agent
NNN Charges	±\$6.00/SF
Address	4386 N. Oracle Road Suite #156 Tucson AZ 85705 4380 N Oracle Rd Suite #150, Tucson, AZ 85705

## TENANTS

Nordstrom Rack, Ulta, Total Wine, The Home Depot, PetSmart, Cost Plus World Market, Cavender's, Jared Jewelers, and BJ's Restaurant & More

## HIGHLIGHTS

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.

## TRAFFIC COUNTS

Oracle Road	52,403 VPD (2024)
Wetmore Road	30,118 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,131	\$57,110	9,725
3 Miles	99,531	\$71,837	52,376
5 Miles	236,390	\$84,534	127,490



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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	The Taco Spot	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
<b>DOG</b>	<b>AVAILABLE</b>	<b>3,150 SF</b>
DOK	Uniquely Nails	1,200 SF
DOM	Supercuts	1,200 SF
DOP	Oracle Modern Dentistry	3,407 SF
<b>EOA</b>	<b>AVAILABLE</b>	<b>16,056 SF</b>
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	Total Wine & More	Not A Part
ROB	Jared	5,856 SF
ROC	BJ's Restaurant & Brewhouse	8,080 SF
1	The Home Depot	Not A Part
2	Nordstrom Rack	Not A Part



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## AERIAL FACING SOUTHEAST



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5/19/2025

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AERIAL FACING WEST

Tucson Mountain  
Park

Saguaro National  
Park



Academy Del Sol  
±85 Students

**LOWE'S**

**ihop**

ORACLE ROAD

Peter Piper  
Wine & Spirits

Little Caesars

**Boriken**

**CAVENDER'S**

**JARED**  
The Galleria Of Jewelry

**SportClips**

**Van's**  
GOLF STOPS

**THE TACOSPOT**

**NextCare**  
URGENT CARE

**5star**

**THE HOME  
DEPOT**

(NAP)

**ULTA  
BEAUTY**

**Bassett**  
HOME FURNISHINGS

**NORDSTROM  
rack**

**Wendy's**

**B's**  
BOUTIQUE

**BOB'S**  
FURNITURE

**Burlington**

**PGA TOUR  
SUPERSTORE**

**Bank of America**

**Cane's**

**KIA**

**BMW**

**VW**

**HONDA**

**TOYOTA**

**GMC**

**Jeep**

**INFINITI**

**Ford**

**COMFORT  
SUITES**

**DAVID'S BRIDAL**

**BIG  
LOTS!**

**ROSS**  
DRESS FOR LESS

**MATTRESS  
FIRM**

**CVS  
pharmacy**

**T-Mobile**

**sleep number**

**verizon**

**LONGHORN  
STEAKHOUSE**

**McDonald's**

**AT&T**

**Olive  
Garden**

**Firestone**  
COMPLETE AUTO CARE

**Tucson Mall**  
±170 Stores & Restaurants

**AVAILABLE  
3,150 SF**

**COST PLUS  
WORLD MARKET**

**PET SMART**

**AVAILABLE  
16,056 SF**

**jamba**  
See's CANDIES

**NATIONWIDE  
VISION**  
ORACLE  
MODERN DENTISTRY AND ORTHODONTICS  
**SportClips**  
HAIRCUTS  
**MOD**

WETMORE ROAD

LIMBERLOST DRIVE





# ORACLE WETMORE SHOPPING CENTER

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**THE UNIVERSITY OF ARIZONA**

Downtown Tucson

AERIAL FACING SOUTH

Sentinel Peak Park

Amphitheater High School  
±1,210 Students

dds  
DISCOUNTS  
eegee's DISCOUNT  
TIRE

HARBOR FREIGHT  
BOAT BARN

**TARGET**

CHASE

Michael's

**THE HOME DEPOT**

Beriken  
Van's

Peter Piper

Little Caesars

**LOWE'S**

ihop

Bank of America

PGA TOUR  
SUPERSTORE

Burlington

LIMBERLOST DRIVE

(NAP)

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MATTRESS FIRM

ORACLE ROAD

Total Wine  
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MOUNTAIN MIKE'S

WETMORE ROAD

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HAIRCUTS

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NATIONWIDE  
VISION

jamba

See's  
CANDIES

Firestone  
COMPLETE AUTO CARE

Olive Garden

CVS  
pharmacy

BUFFALO WILD WINGS



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## VISITATION DATA

May 2024 – April 2025



**663.9K**

Est. # of Customers



**2.8M**

Est. # of Visits



**53,603**

Avg Weekly Visits



**4.27**

Avg Visits/Customer



### LENGTH OF STAY

**Average:** 37 Minutes

**Median:** 24 Minutes



### MOST FREQUENTED

**Hour:** 12:00 – 1:00 PM

**Day of Week:** Saturday



### CUSTOMER PERSONA

**Ethnicity:** White

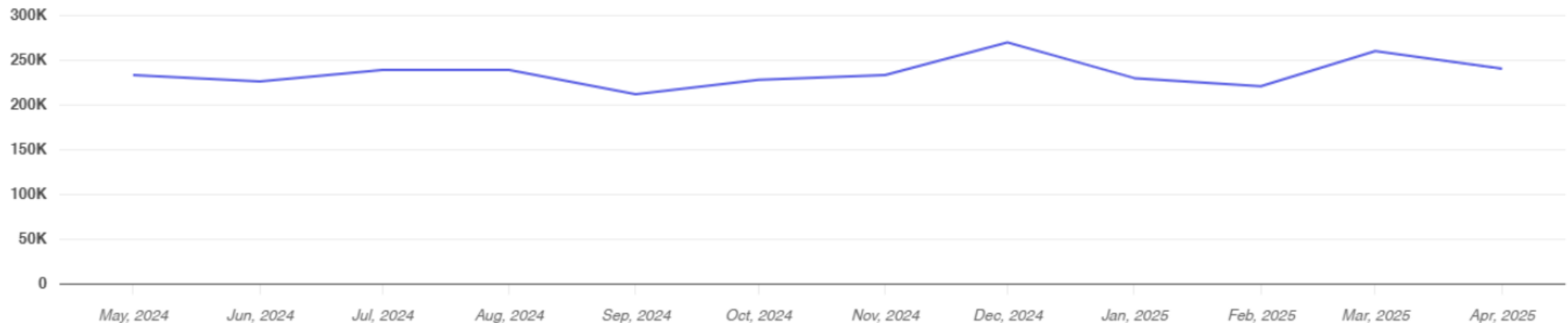
**Income:** \$57.5K

## Visits Trend

Metric: Aggregation: Annual Summary:

Visits

Monthly



Monthly | Visits | May 2024 – April 2025

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))