

# 3909 N. ORACLE ROAD

TUCSON, AZ 85705



WE ARE  
THE CENTER  
OF RETAIL

For Lease | Freestanding Retail With Yard



Greg Furrier / [gfurrier@picor.com](mailto:gfurrier@picor.com) / +1 520 546 2735  
Paul Hooker, SIOR / [phooker@picor.com](mailto:phooker@picor.com) / +1 520 546 2704  
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## BUILDING SIZE

9,876 SF

## LEASE RATE

\$8,000/mo NNN

## LOT SIZE

83,200 SF

## ZONING

C-2/I-1, City of Tucson

## TAX PARCEL NO.

106-05-002A, 106-05-007D

## COMMENTS

- Located at Oracle & Roger Roads
- Great Street Signage Visibly
- 1.91 Acre site
- Traffic counts on Oracle Road 54,284 VPD (2020)



## NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,982	\$46,478	9,646	\$133.46 M
3 Miles	6,845	\$56,565	60,833	\$1.04 B
5 Miles	235,408	\$67,335	144,505	\$2.61 B

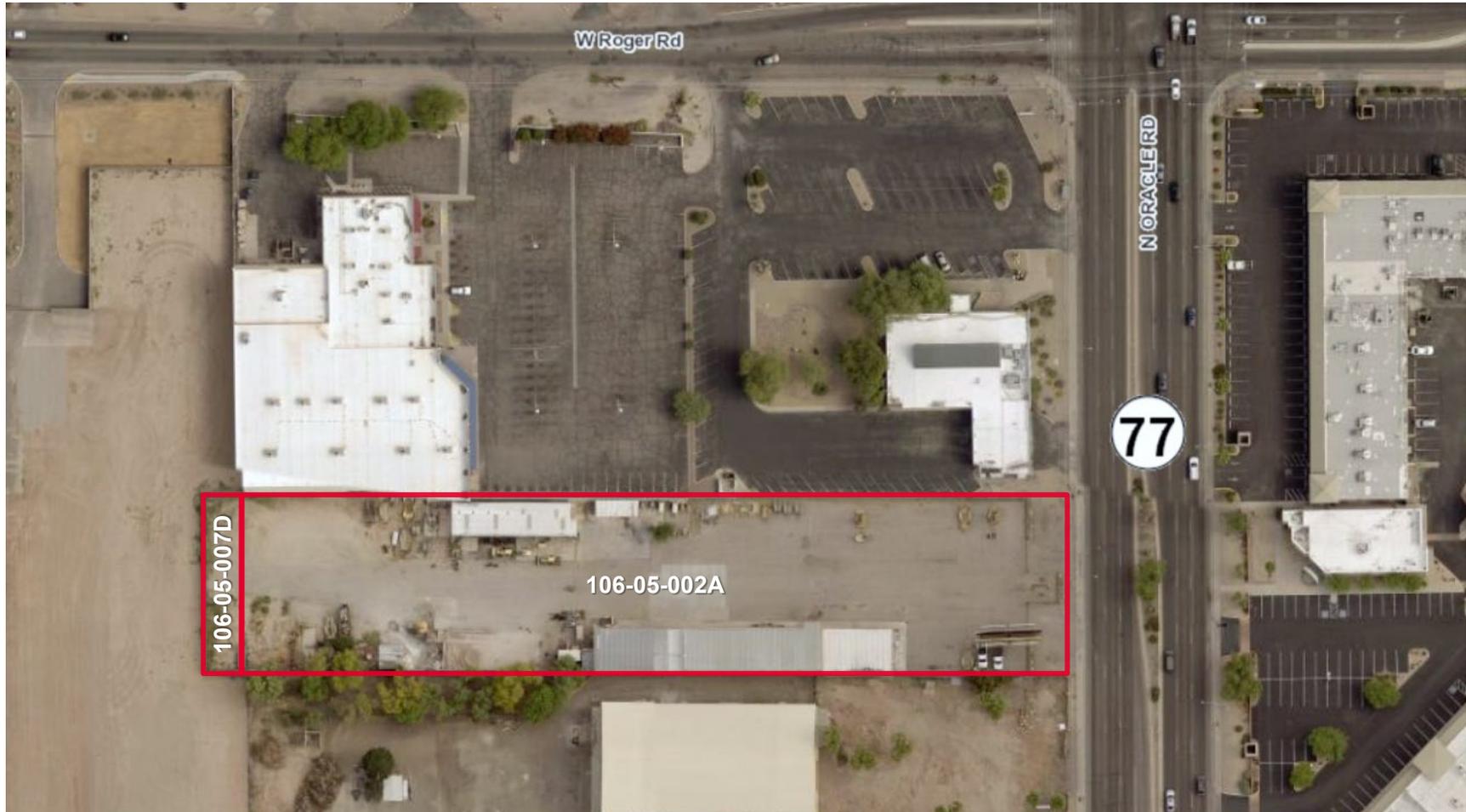
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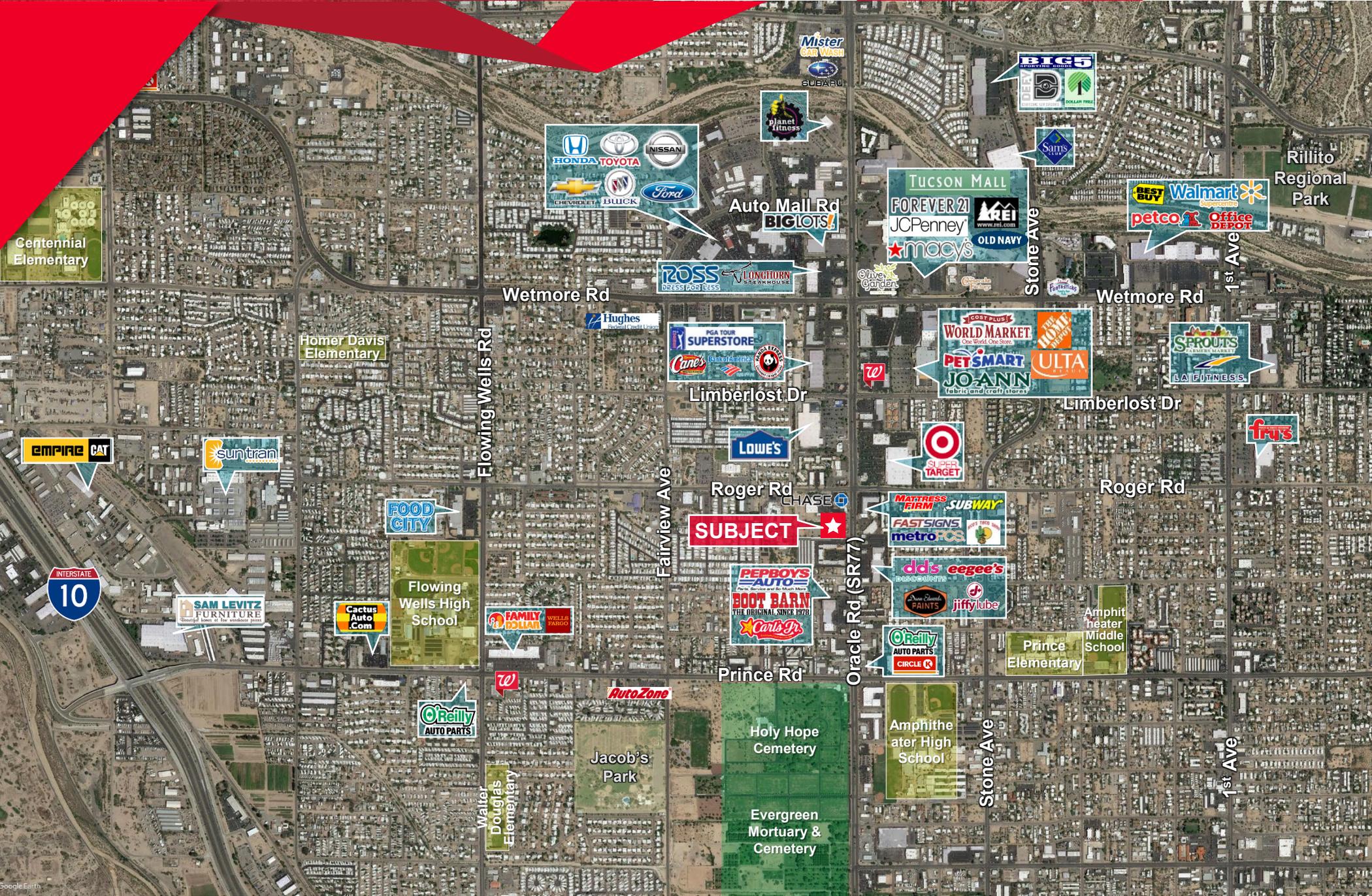
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AERIAL



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