

# 151 W. ORANGE GROVE RD

TUCSON, AZ 85704



CUSHMAN &  
WAKEFIELD



PICOR

For Sale or Lease | Office / Daycare / School

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THE CENTER  
OF RETAIL



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## BUILDING SIZE

8,351 SF

## SALE PRICE

\$1,200,000

## LEASE RATE

\$12.50 / SF, NNN

## LOT SIZE

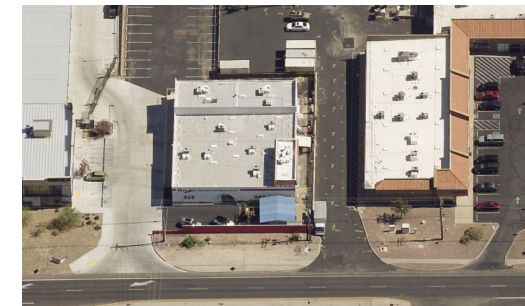
34,524 SF (0.79 acres)

## TAX PARCEL NO.

102-20-2440

## COMMENTS

- Former daycare/education facility including playground area
- Located in dense trade area
- Convenient Northwest location just off Oracle Road
- Zoning CB-1, Pima County
- Electrical service 800 amp 240V 3-Phase
- Traffic counts on Orange Grove Road 15,938 VPD (2020); Oracle Road 46,016 VPD (2020)



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	6,901	\$97,423	3,845	\$117.66 M
3 Miles	60,633	\$94,486	37,832	\$872.24 M
5 Miles	169,937	\$79,673	85,297	\$2.15 B

**Rob Tomlinson / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 546 2757**

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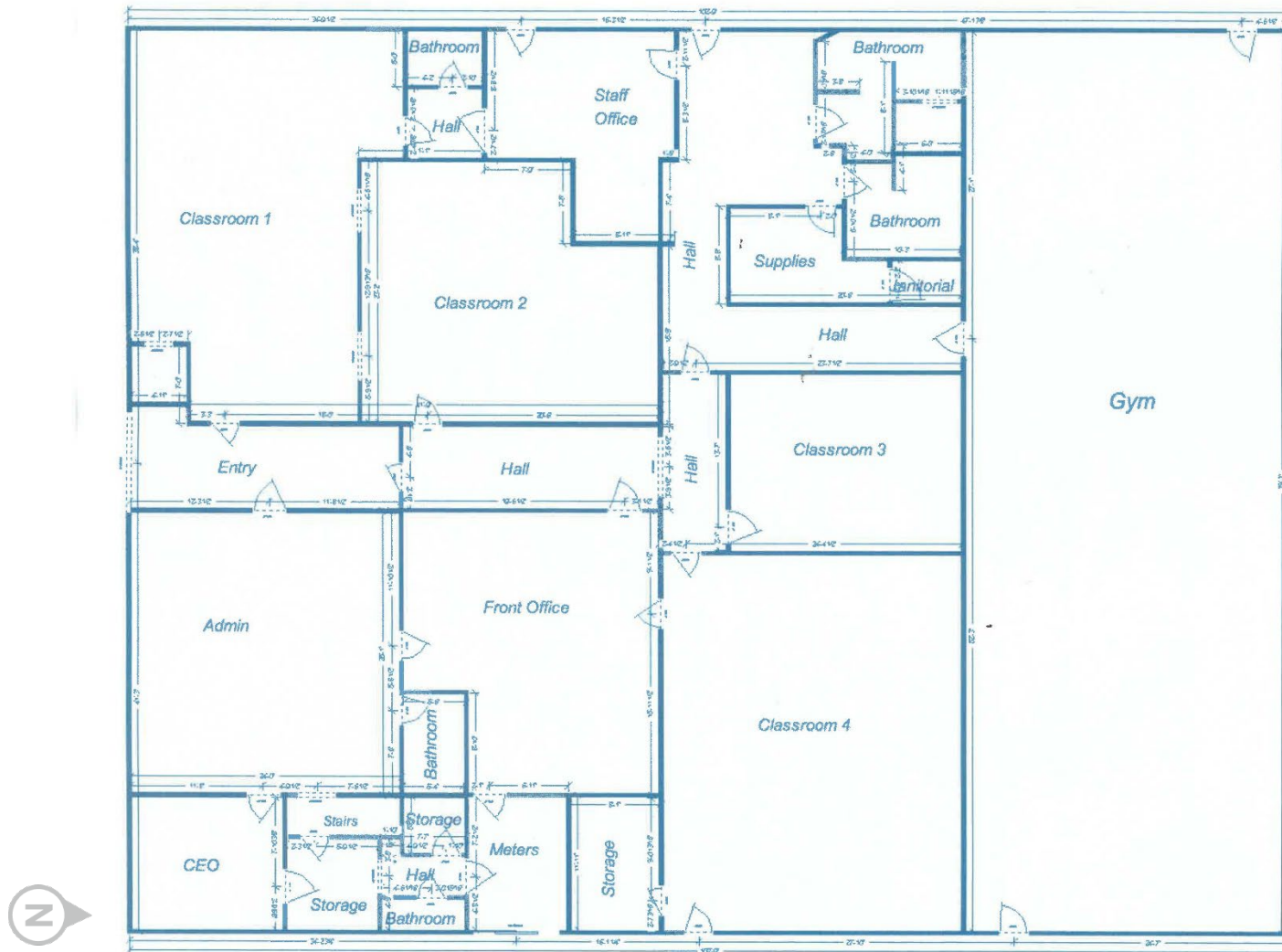
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## SITE PLAN



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