

SECOND GENERATION RESTAURANT

Oracle Wetmore Shopping Center | Tucson Mall Trade Area

CUSHMAN & WAKEFIELD

PICOR



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FOR LEASE

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PROPERTY DETAILS

Restaurant Space	Suite BOD: 1,304 SF	CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agent	
NNN Rate	±\$8.15 SF	
Address	4280 N. Oracle Road #120 Tucson AZ 85705	

SUITE BOD HIGHLIGHTS

- One new 4-ton HVAC unit (2022). Two units total
- New 9' type 1 hood/ansul (2022)
- Walk-in fridge/freezer
- 2-compartment sink, 3- compartment sink, prep sink
- Handwashing sinks (2)
- Water heater
- 2-ADA Restrooms

TRAFFIC COUNTS

Oracle Road	41,674 VPD (2022)
Wetmore Road	20,160 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,483	\$52,397	12,268
3 Miles	101,061	\$61,347	57,965
5 Miles	237,039	\$68,646	156,633

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

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3/28/2024*

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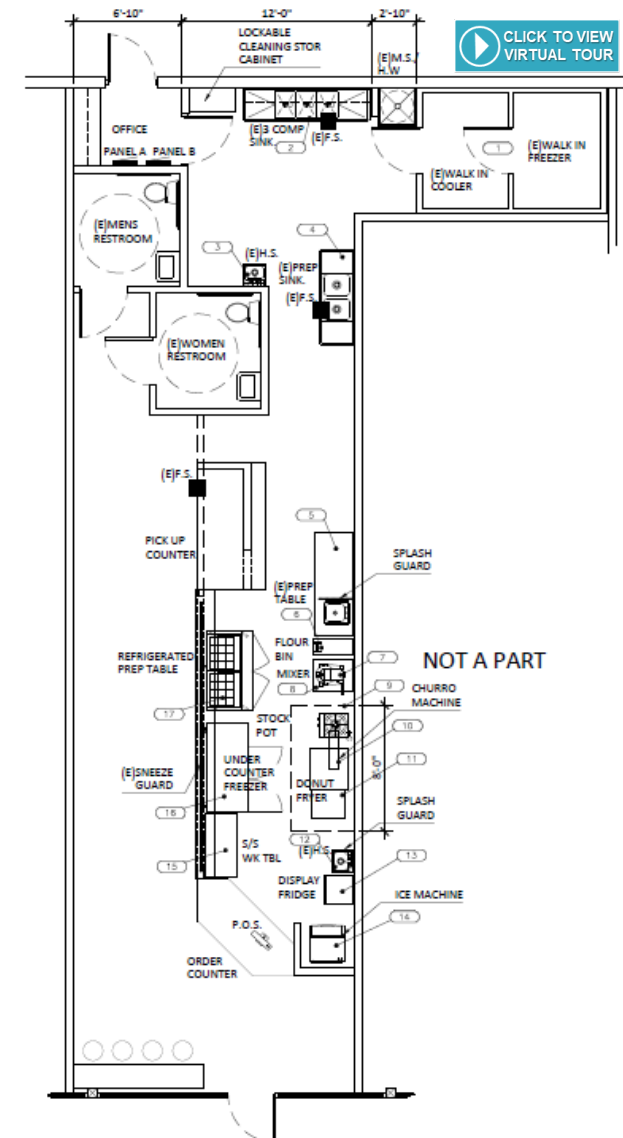


Space	Tenant	Size (SF)
AOA	Boriken	2,265 SF
AOD	Sport Clips	1,932 SF
AOR	Van's Golf Shop	8,000 SF
BOA	NextCare Urgent Care	3,526 SF
BOD	AVAILABLE	1,304 SF
BOE	L.A. Nails	880 SF
BOF	Milan Laser	1,904 SF
BOH	IOU Sushi	2,027 SF
COA	Chipotle Mexican Grill	2,637 SF
COC	Jamba Juice	1,211 SF
COE	See's Candies	1,269 SF
DOA	Nationwide Vision	2,484 SF
DOE	MOD Pizza	3,000 SF
DOG	Mail Center	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	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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Tucson Mountain Park

Saguaro National Park

AERIAL FACING WEST



Academy Del Sol
#85 Students

LOWE'S

IHOP

ORACLE ROAD

LIMBERLOST DRIVE



SportClips
Van's
Boriken

Garden Center

THE HOME DEPOT

(NAP)

NextCare

JARED
The Galleria Of Jewelry

BOD
1,304 SF

Bassett
HOME FURNISHINGS

The Corner (NAP)

ULTA
BEAUTY

PETSMART

WORLD MARKET

JO-ANN

CVS

MATTRESS FIRM
T Mobile
MOUNTAIN MIKES

ROSS
DRESS FOR LESS

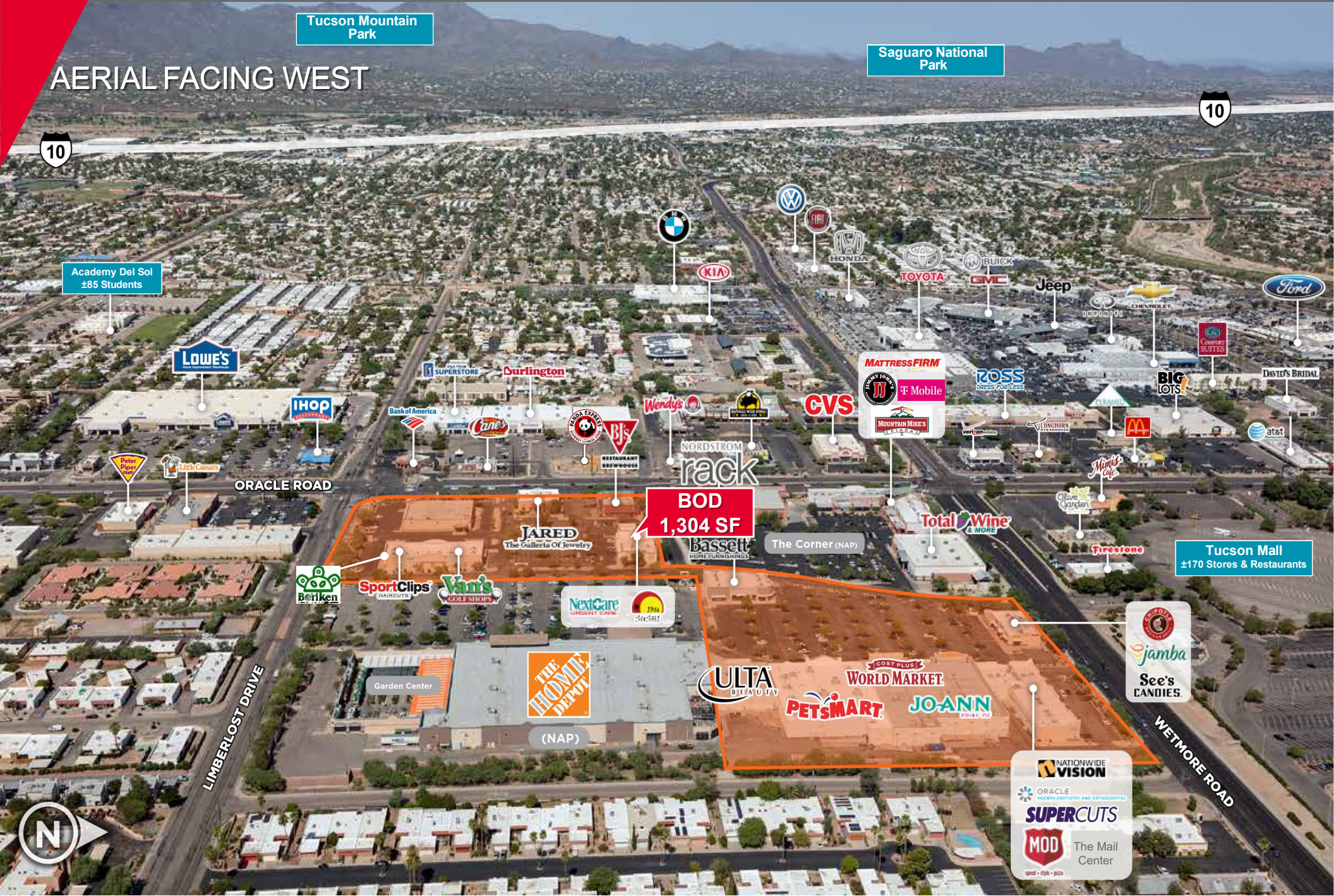
Total Wine
& MORE

Firestone

Jamba
See's CANDIES

NATIONWIDE VISION
ORACLE
MODERN EDUCATION AND SERVICENTERS
SUPERCUTS
MOD
The Mail Center

Tucson Mall
±170 Stores & Restaurants



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CUSHMAN & WAKEFIELD

PICOR

THE UNIVERSITY OF ARIZONA

Downtown Tucson

AERIAL FACING SOUTH

Sentinel Peak Park



Amphitheater High School
±1,210 Students



OTARGET

CHASE



LOWE'S

LIMBERLOST DRIVE

(NAP)



JARED
The Galleria Of Jewelry

IHOP

Bank of America

FOXA SUPERSTORE

Burlington

BOB'S DISCOUNT FURNITURE

ULTA BEAUTY

Bassett HOME FURNISHINGS

BOD
1,304 SF

NORDSTROM rack

Wendy's

MATTRESS FIRM

PETSMART
COST PLUS
WORLD MARKET
JO-ANN

The Corner (NAP)

CVS

Total Wine & MORE

sleep number

T Mobile

MOUNTAIN MIKE'S

WETMORE ROAD

ORACLE SUPERCUTS

MOD

The Mail Center

NATIONWIDE VISION

See's CANDIES

Jamba

Firestone

Firestone

Olive Garden



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VISITATION DATA

March 2023 - February 2024



621.2K
Est. # of Customers



2.2M
Est. # of Visits



41,226
Avg Weekly Visits



3.47
Avg Visits/Customer



LENGTH OF STAY
Average: 55 Minutes
Median: 34 Minutes



MOST FREQUENTED
Hour: 12:00 – 1:00 PM
Day of Week: Saturday



CUSTOMER PERSONA
Ethnicity: Hispanic or Latino
Income: \$47.6K

Visits Trend

● Oracle Wetmore Shopping Ce...
N Oracle Rd, Tucson, AZ

