

3959 N. ORACLE RD

TUCSON, AZ



For Lease | Retail Box Near Tucson Mall

WE ARE
THE CENTER
OF RETAIL



Roger Road 9,593 VPD (2021)

SITE

Oracle Road 54,284 VPD (2020)



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PICOR.COM

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RETAIL SPACE

*22,273 SF –

Showroom/Warehouse



*4,235 SF – Restaurant



*1,300 SF – Retail



**Can be combined to ±27,808*

LEASE RATE

Contact Agent

NNN CHARGES

\$4.50

ZONING

I-1, & C-2, City of Tucson

NEIGHBORING TENANTS

Tucson Mall, Super Target, Michael's, Chase Bank, Dunn Edwards Paint, DD's Discounts, Lowe's & More

COMMENTS

- Located on Oracle Rd., the major north/south arterial, which is immediately adjacent to the Tucson Mall, falling within Tucson's top retail area
- Grade level loading and rollup door
- Building could convert to Industrial or Office Use
- Traffic counts on Oracle Rd 54,284 VPD (2020), Rodger Rd 9,593 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	14,033	\$48,057	9,205	\$129.16 M
3 Miles	103,472	\$56,716	62,435	\$1.05 B
5 Miles	235,318	\$67,002	152,546	\$2.61 B

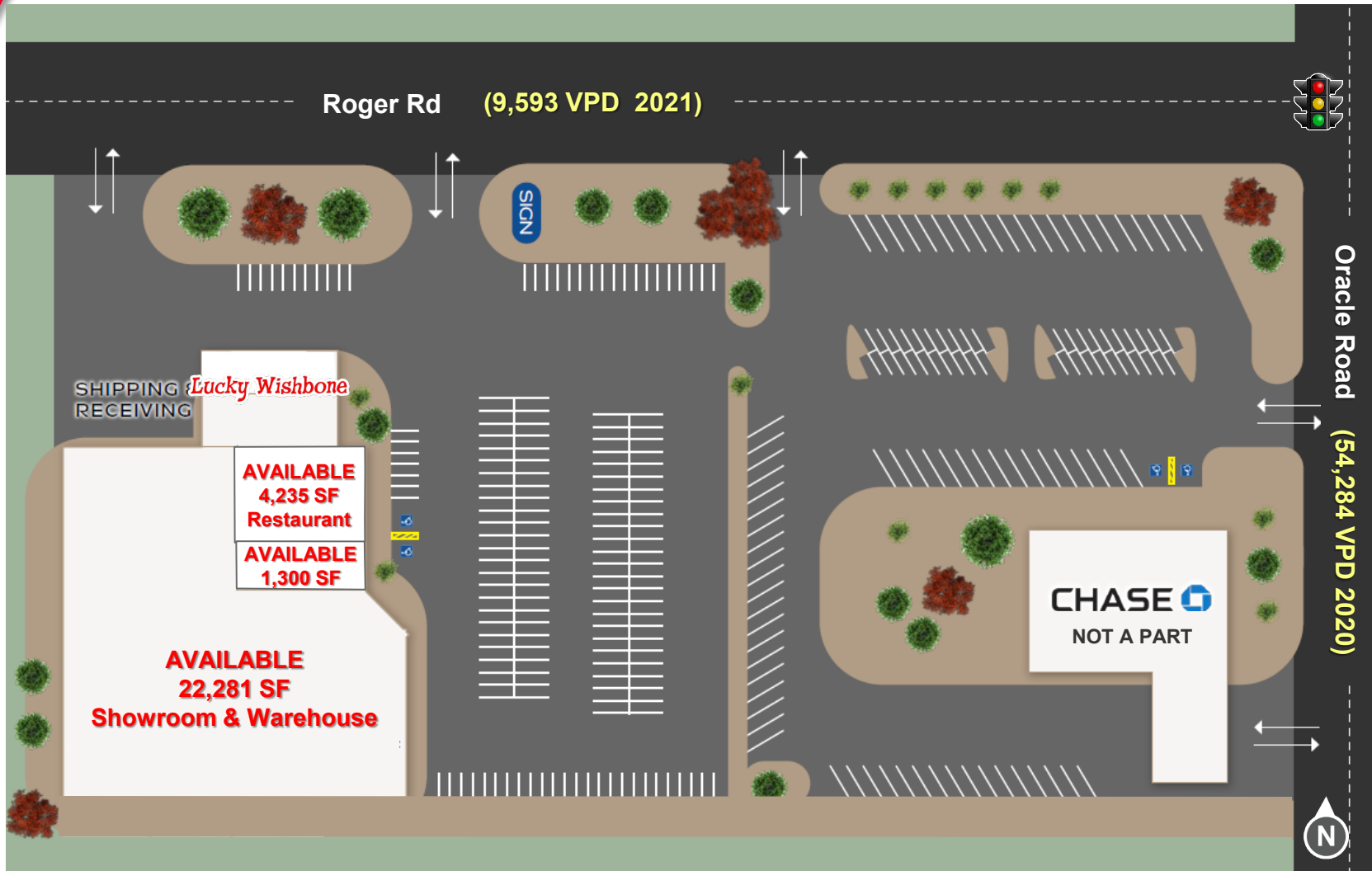
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SITE PLAN



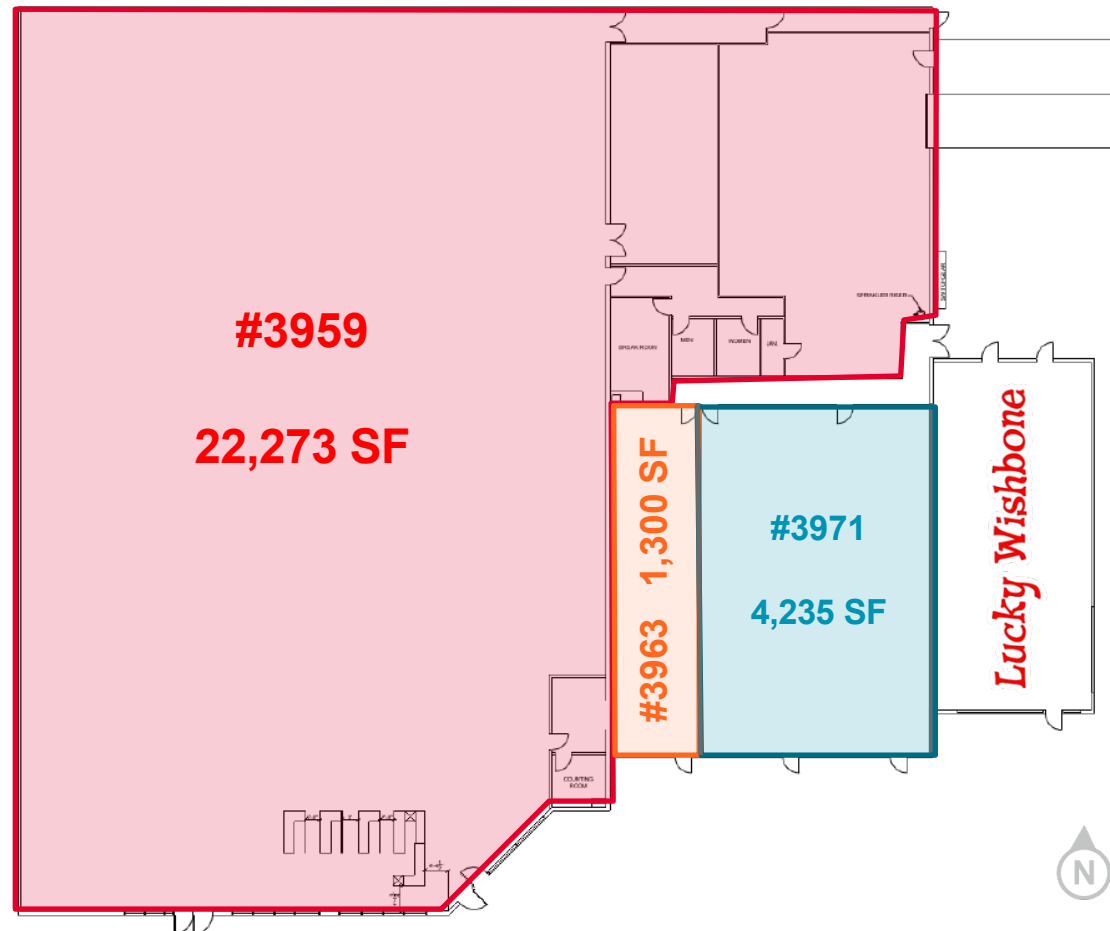
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FLOOR PLAN



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Michaels
Where Creativity Happens

Little Caesars

Roger Road 9,593 VPD (2021)

T Mobile



5.11



dd's DISCOUNTS

egeee's

Oracle Road 54,284 VPD (2020)

Roger Road

CHASE



SITE



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Rillito Regional Park

1st Ave

1st Ave



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