



Oracle Rd

■ Building
■ Parcel

2,268 SF RETAIL/OFFICE WITH SINGLE DRIVE-THRU



CUSHMAN & WAKEFIELD | PICOR

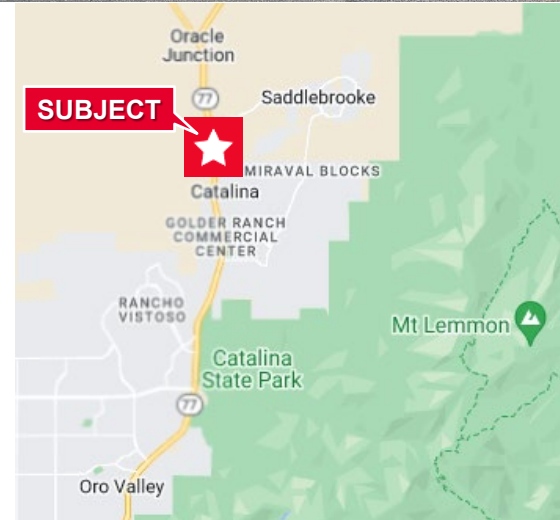
Retail / Office Building with Single Drive-Thru Lane
\$745,000 - 2,268 SF Modular Building & 48,000 SF Parcel

Modular Building & Site Available Separately:

- Parcel only: \$625,000 (\$13/SF)
- Modular only: \$170,000 (\$75/SF) *(Buyer to move modular)*

Property Highlights

- Available April 2024
- Tax parcel 222-16-111A with CB1 zoning
- Modular features highly improved interior & single drive-thru lane
- Fully sprinklered building + 17 parking spaces (including 2 handicap)
- On-site sewer field
- Deed restriction will disallow financial services use
- 18,565 Vehicle Count Per Day on Oracle Road



For more information, please contact:

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NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



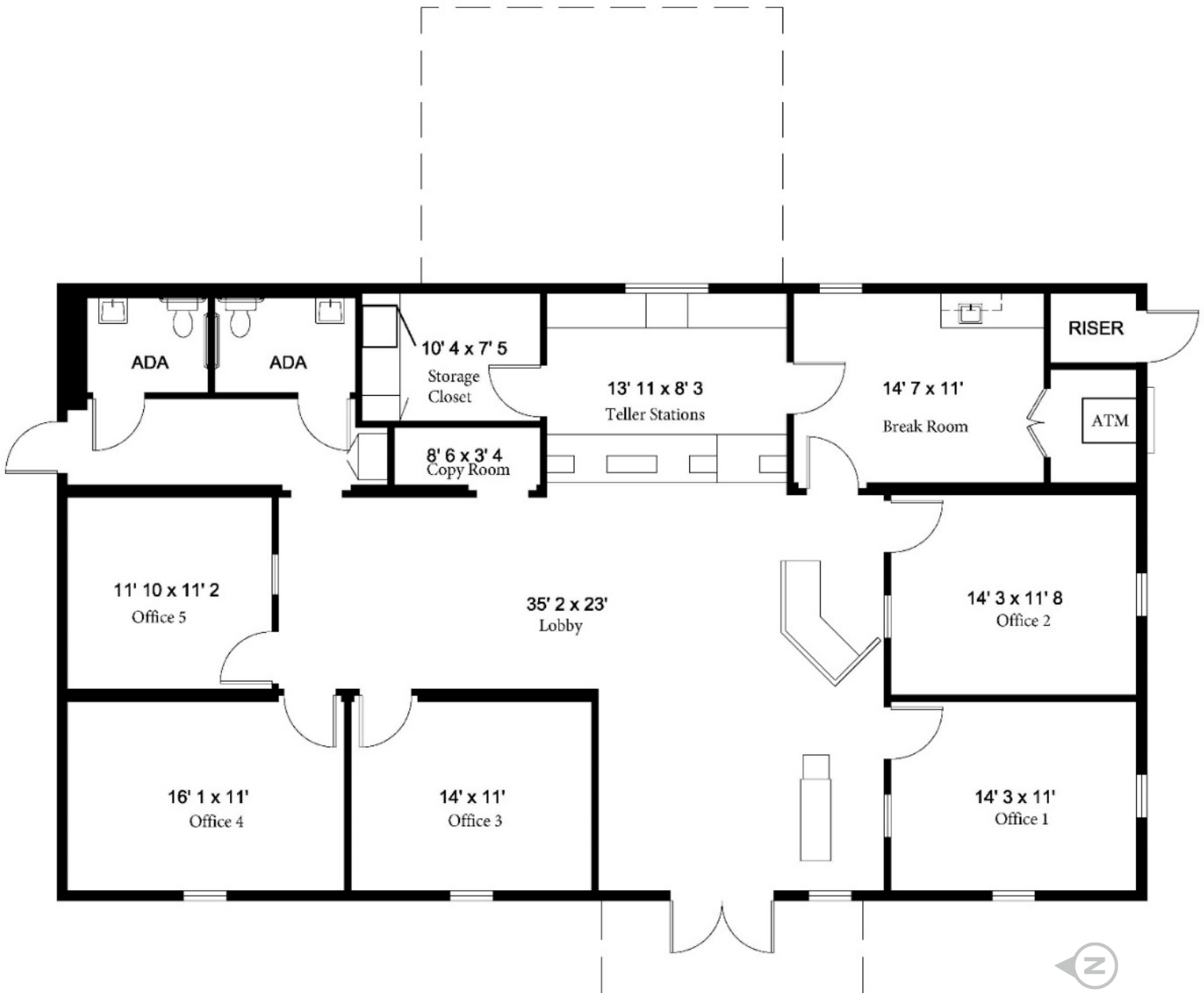
TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	2,718	\$68,466	569	\$29.37 M
3 Miles	15,095	\$96,105	2,188	\$227.07 M
5 Miles	27,424	\$103,056	3,585	\$455.69 M

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Floor Plan

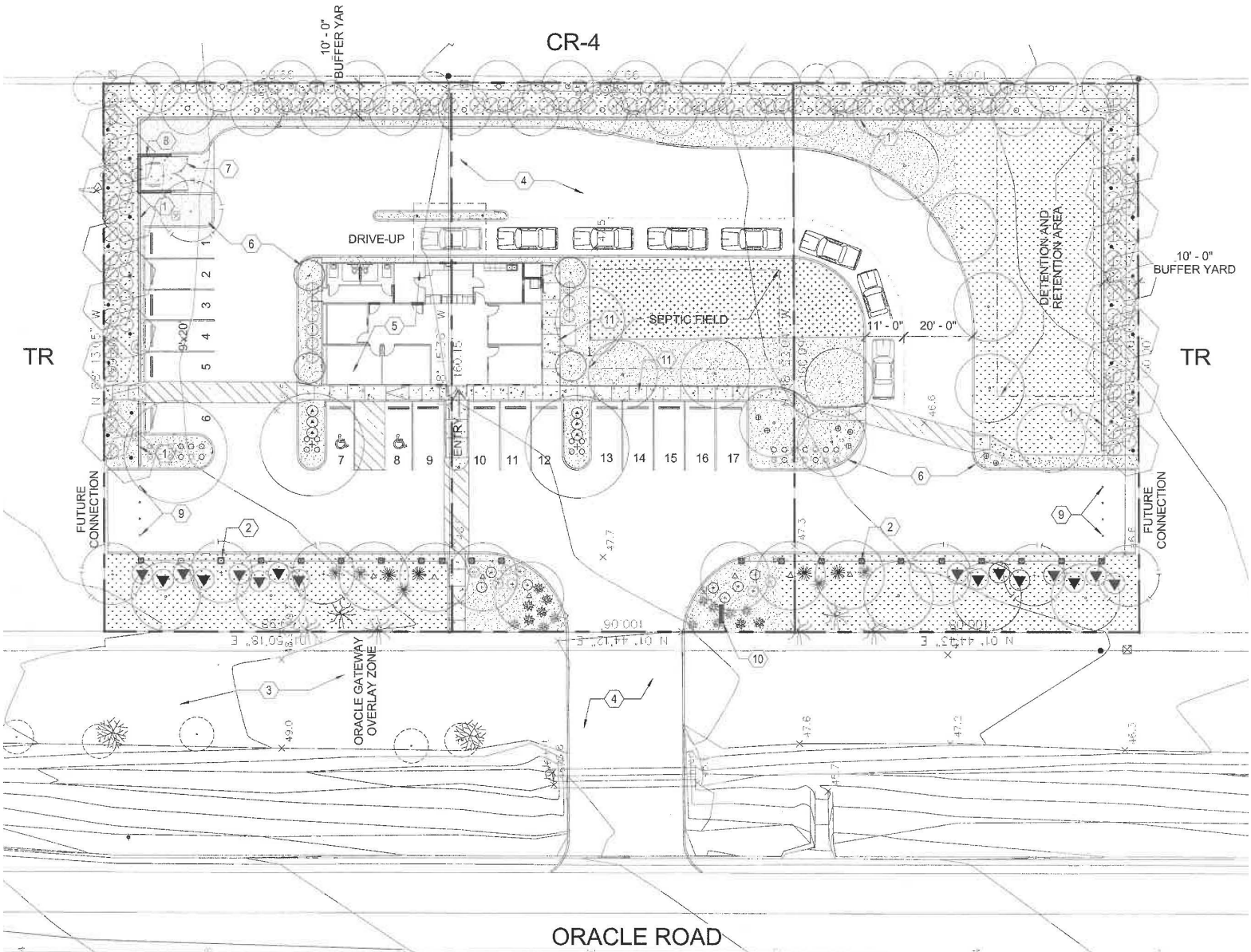
2,268 SF Retail / Office Building with customer lobby, 5 offices, break room, work areas, service area for customer lobby and drive-thru lane, and 2 ADA restrooms



**2,268 SF RETAIL/OFFICE
WITH SINGLE DRIVE-THRU**

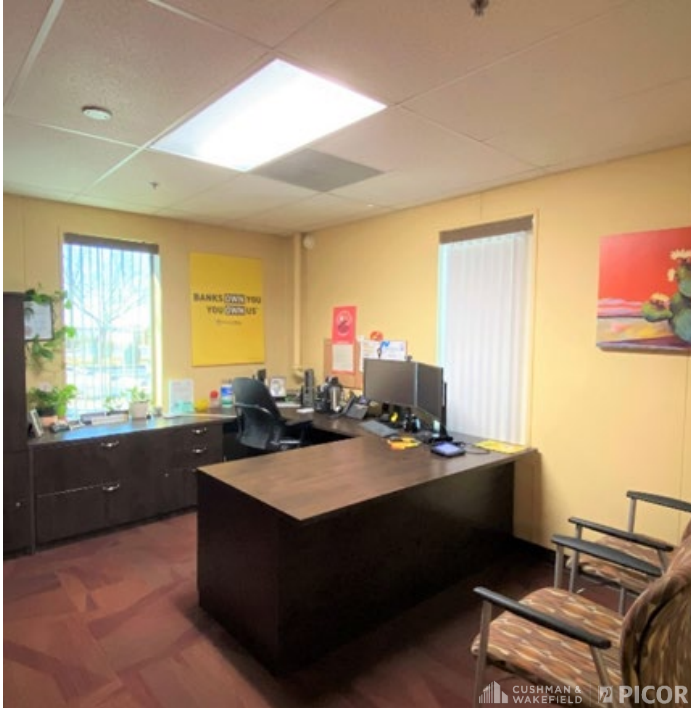
Site Plan

48,000 SF site zoned CB-1 - Tax Parcel 222-16-111A



Property Photos

2,268 SF RETAIL/OFFICE WITH SINGLE DRIVE-THRU



Office 1



Office 2



Office 3



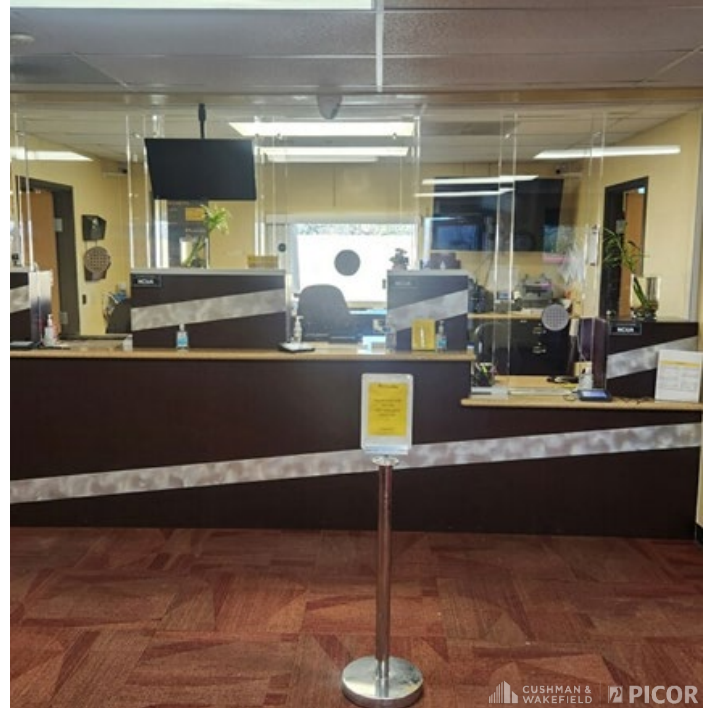
Office 4

Property Photos

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Office 5



Teller Station



Lobby



Lobby

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1/17/2024

Property Photos

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Signage



Drive-Thru



Drive-Thru, North

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1/17/2024

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Town of Catalina



- 5.6 Miles / 8 Minute drive to Oracle & Tangerine Rd
- 12.5 Miles / 17 Minute drive to Oracle & Ina Rd

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