

4646 N ORACLE ROAD

TUCSON, AZ 85705



For Sale or Lease | Free Standing Building | Tucson Mall Trade Area

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
Greg Furrier / gfurrier@picor.com / +1 520 909 6111
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BUILDING SIZE

23,550 SF

SALE PRICE

\$4,050,000

LEASE RATE

\$16/PSF, NNN

TAXES

\$33,438.04 (2022)

LOT SIZE

1.60 AC

ZONING

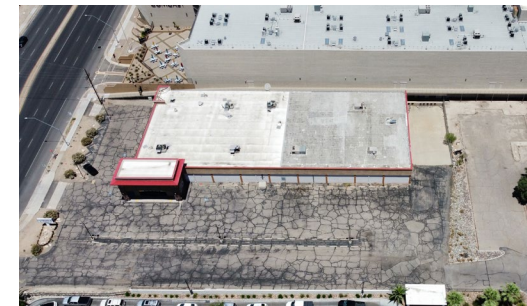
C-3, City of Tucson

TAX PARCEL NO.

105-11-0490

COMMENTS

- Exceptional location adjacent to Tucson Mall and major commercial corridor
- Excellent access from Oracle Road with great visibility
- Monument signage available
- Ample parking
- Traffic counts on Oracle Road 48,915 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	11,282	\$75,288	9,231	\$154.09 M
3 Miles	49,376	\$71,185	21,919	\$588.61 M
5 Miles	94,219	\$78,907	50,159	\$1.2 B

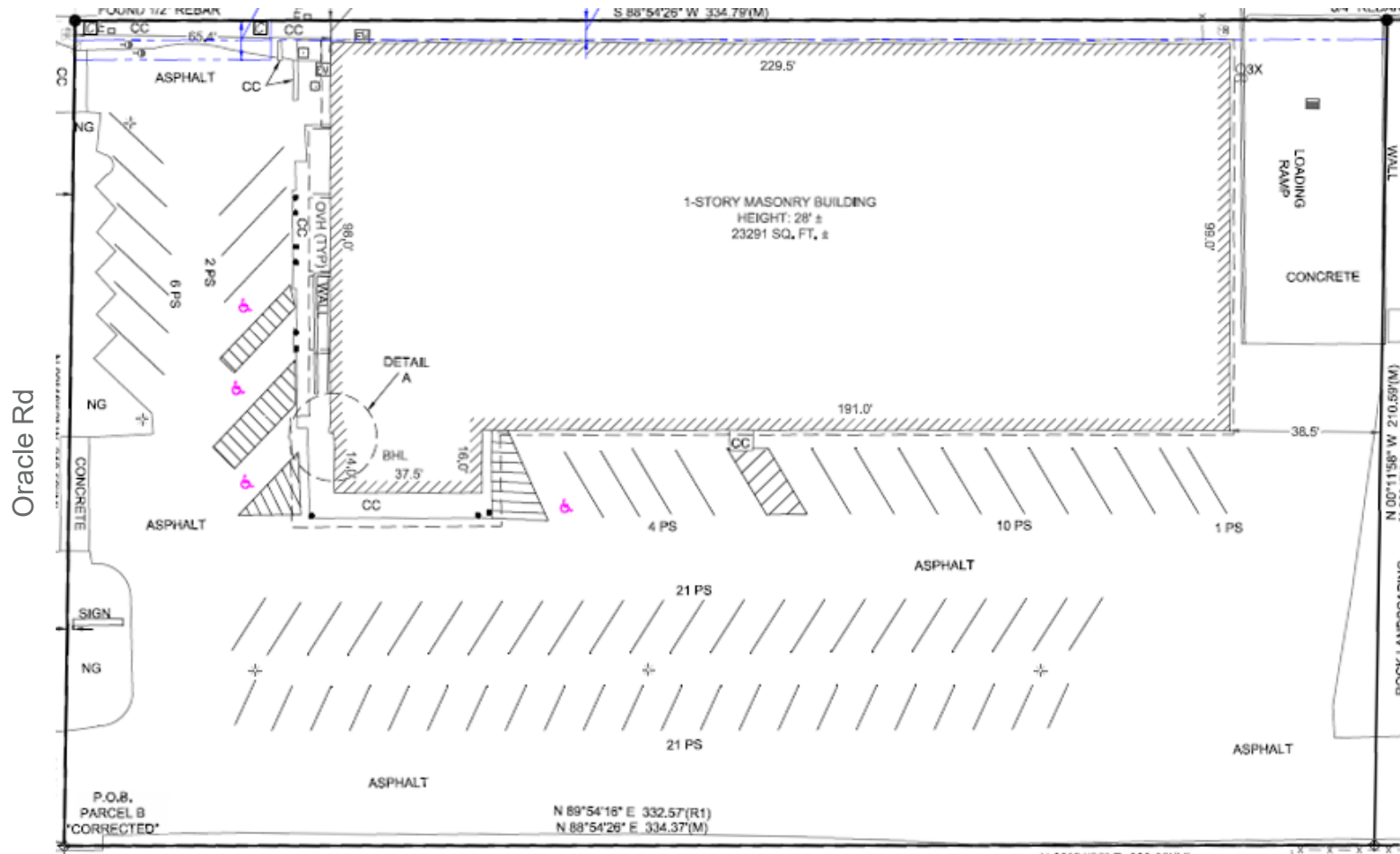
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SITE PLAN



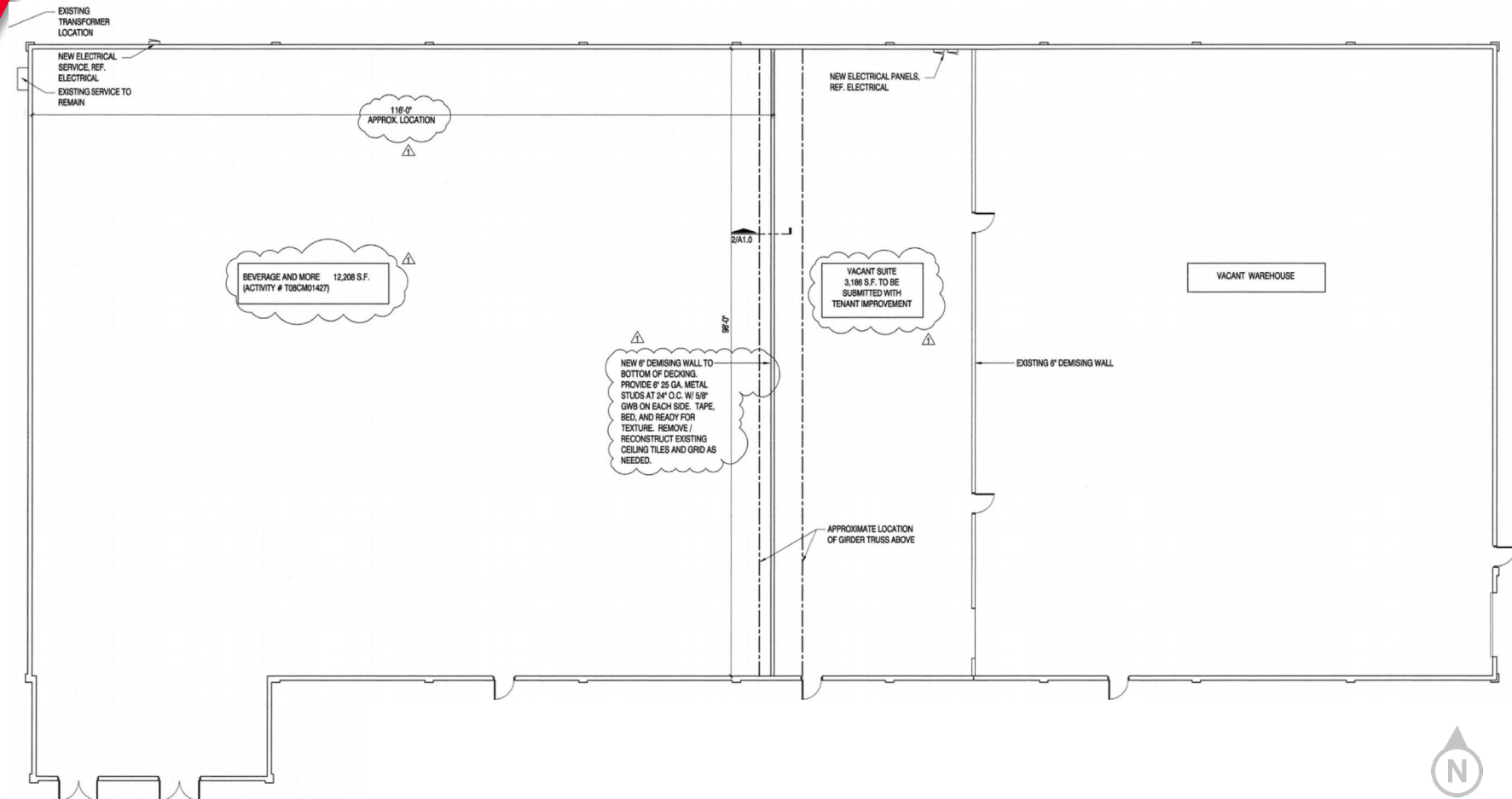
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FLOOR PLAN



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AERIAL



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NORTH FACING AERIAL



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SOUTH FACING AERIAL



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