

FORMER BANK WITH DRIVE-THRU

Oracle Road & Innovation Market Dr | Oro Valley, AZ

CUSHMAN &
WAKEFIELD

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FOR SUBLEASE

[CLICK TO VIEW
VIRTUAL TOUR](#)



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Oracle Road & Innovation Market Dr | Oro Valley, AZ



PROPERTY DETAILS

Availability	±4,000 SF CLICK TO VIEW VIRTUAL TOUR
Lease Rate	Contact Agents
Lease Expiration	10/31/2028
Lot Size	±1.10 AC
Year Built	2008
Zoning	C-2
Address	11625 N Oracle Road, Oro Valley AZ 85737

HIGHLIGHTS

- Oro Valley Power Center vacant bank branch
- Daytime population of over 58,000 within a 5-mile radius
- Strong household incomes of approximately \$148,000 in a 1-mile radius

TRAFFIC COUNTS

Tangerine Rd	17,855 VPD (2023)
Oracle Rd	26,345 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	2,669	\$148,913	3,315
3 Miles	20,060	\$133,470	7,004
5 Miles	52,335	\$130,606	11,981

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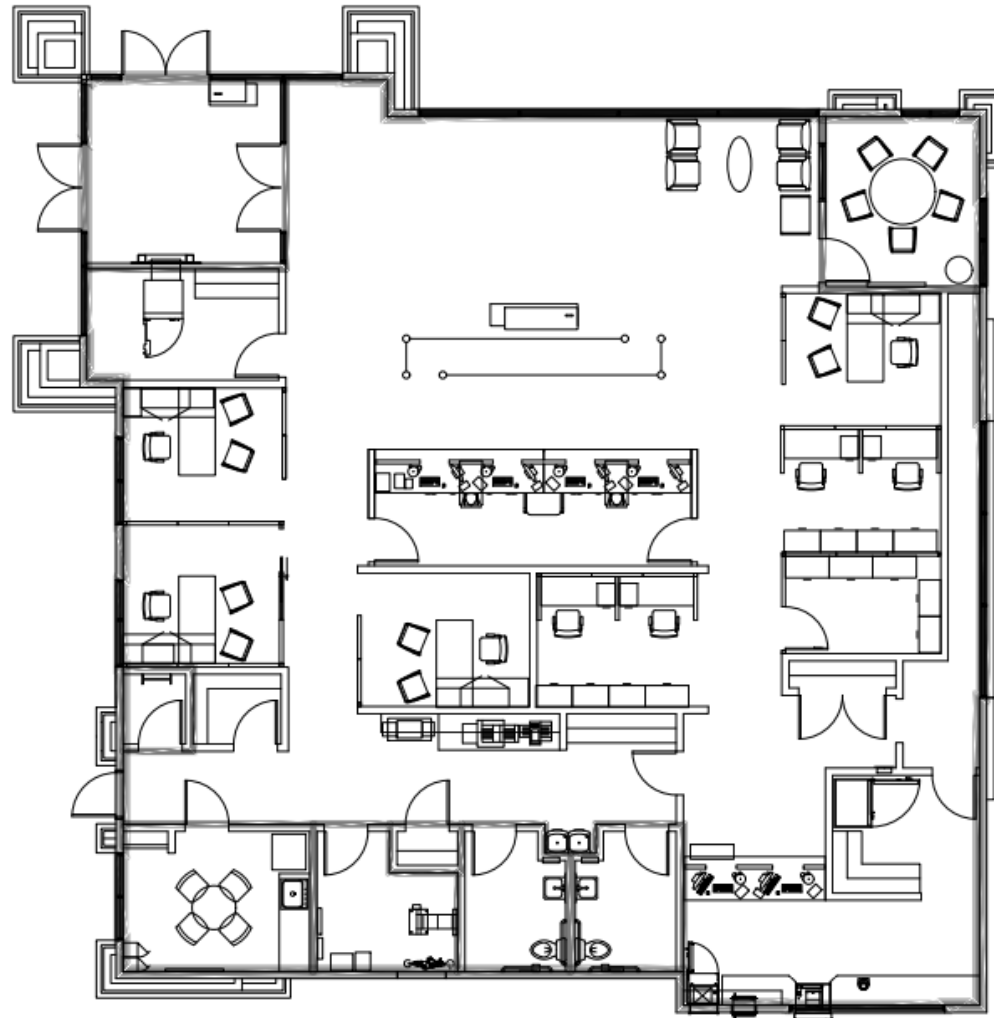
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2/28/2024*

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FLOOR PLAN



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SITE PLAN

SHOPS A

1	Carbon Health	3,150
2	Sangha Yoga	1,820
3	Chic Nail Boutique	1,260
4	State Farm	1,470
5	Timeless Play	2,730
6	Stacks Book Club	2,730
7	lewis + ivy salon	1,680
8	Sports Clips	1,260
9	Pacific Dental	3,500

SHOPS B

SB	Gracie Barra	3,999
1	3 Degrees Infrared Sauna Studio	1,977

SHOPS C

1	Block Fitness	3,471
3	H&R Block	1,480
4	Back Alley Chiropractic	2,295

SHOPS D

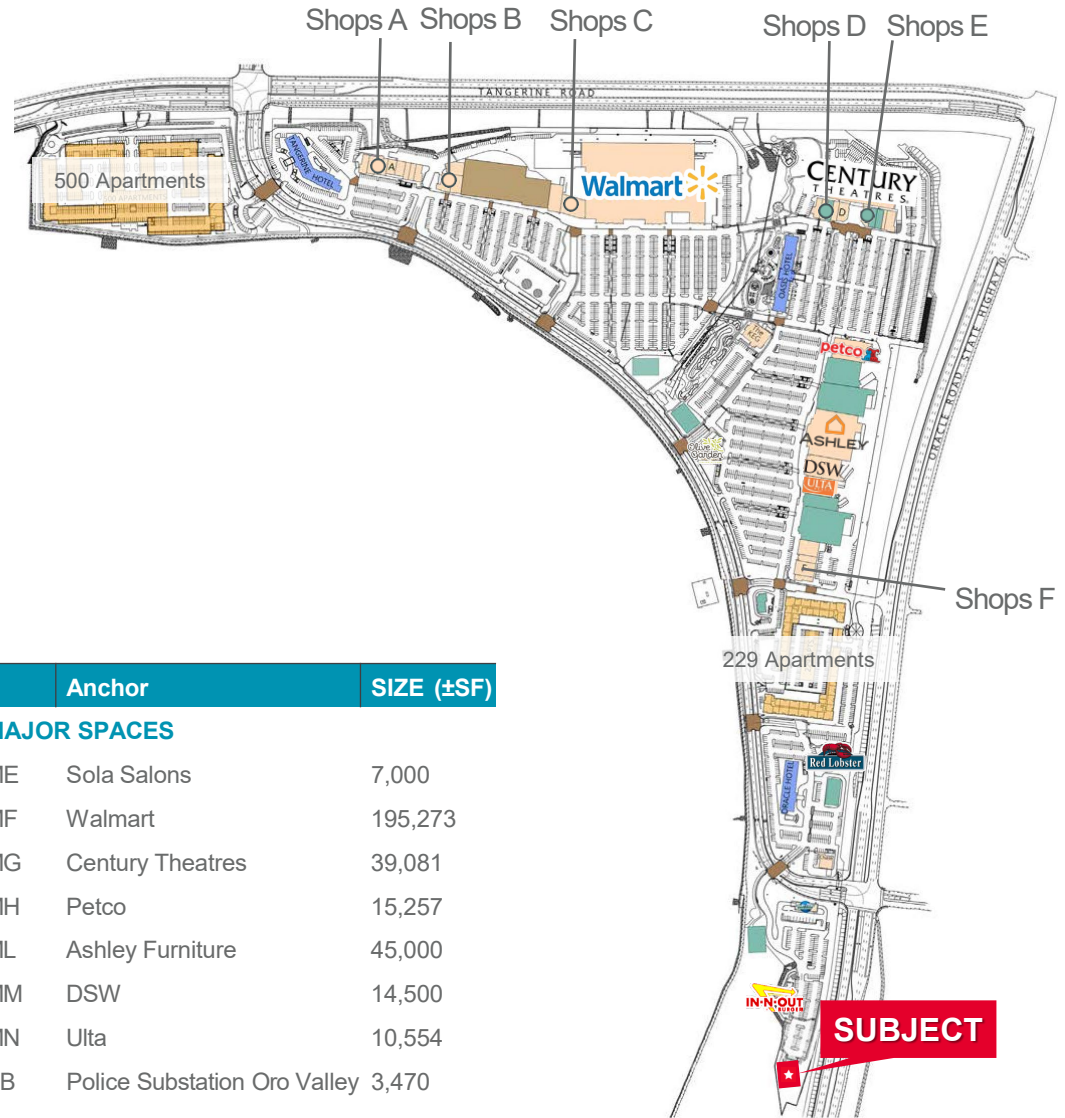
1	Tuk Tuk Thai	2,711
2	Hoppy Vine	1,888
4	Peachwave Yogurt	1,600
5	Charred Wood Fired Pizza	3,501

SHOPS E

1	NRG Wealth Management	2,619
3	Pima Heart	4,400

SHOPS F

1	Pedego Electric Bikes	2,640
6-7	Fork & Fire Smokehouse + Taproom	4,311



#	Anchor	SIZE (±SF)
MAJOR SPACES		
ME	Sola Salons	7,000
MF	Walmart	195,273
MG	Century Theatres	39,081
MH	Petco	15,257
ML	Ashley Furniture	45,000
MM	DSW	14,500
MN	Ulta	10,554
SB	Police Substation Oro Valley	3,470

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SAFeway ACE Hardware
Walgreens WELLS FARGO
COST CUTTERS HAIR SALON
SUBWAY beyond bread
ROSATI'S PIZZA
BANK OF AMERICA

ORO VALLEY HOSPITAL
NORTHWEST HEALTHCARE

Oro Valley Marketplace
Walmart Supercentre
DSW ULTA
petco CENTURY THEATRES
SportClips HAIRCUTS
CHARRED PIZZA
State Farm
Olive Garden ITALIAN KITCHEN
IN-N-OUT BURGER

SUBJECT

THE HOME DEPOT
McDonald's TACO BELL
GOOD YEAR
SALLY BEAUTY SUPPLY
MATTRESS FIRM
DOLLAR TREE
PAPA JOHN'S PIZZA
BANK OF AMERICA

BASIS Cho Valley
H Hospitality Express
savaya coffee market
Freddy's STEAKBURGERS
Papa John's

Honeywell

CVS
Panera Bread
MOD PASTA
Chipotle MEXICAN GRILL

Marcos PIZZA
ATI PHYSICAL THERAPY
fray's CHASE
SUBWAY
Walgreens goodwill

WELLS FARGO
TARGET STARBUCKS Planet Fitness
BRAKE MAINTENANCE
fray's ROSS DRESS FOR LESS
ups FIVE BELT PET SMART
FirstWatch
Great Clips
OfficeMax

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