

FORMER WALGREENS AT ORACLE WETMORE SHOPPING CENTER

Oracle Road & Limberlost Drive | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



FORMER WALGREENS AT ORACLE WETMORE SHOPPING CENTER

Oracle Road & Limberlost Drive | Tucson, AZ



PROPERTY DETAILS

Available	14,875 SF
Sale Price	Contact Agent
Year Built	2005
Zoning	OCR-2
Address	4220 N Oracle Road Tucson AZ 85705

HIGHLIGHTS

- Walgreens currently on ground lease
- Ground lease rent: \$220,000/Yr NNN
- Ground lease expiration: August 31, 2025
- User or investor opportunity
- Well maintained
- Drive-thru
- Oracle digital monument signage
- Grade loading

TRAFFIC COUNTS

Oracle Road	52,403 VPD (2022)
Limberlost Drive	7,237 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	14,537	\$66,642	9,520
3 Miles	101,506	\$78,797	53,896
5 Miles	231,025	\$91,684	128,327

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

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5/9/2024

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SITE PLAN



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	Restaurant	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
ROD	AVAILABLE	14,875 SF
1	The Home Depot	102,732
2	Nordstrom Rack	33,704

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SUBJECT

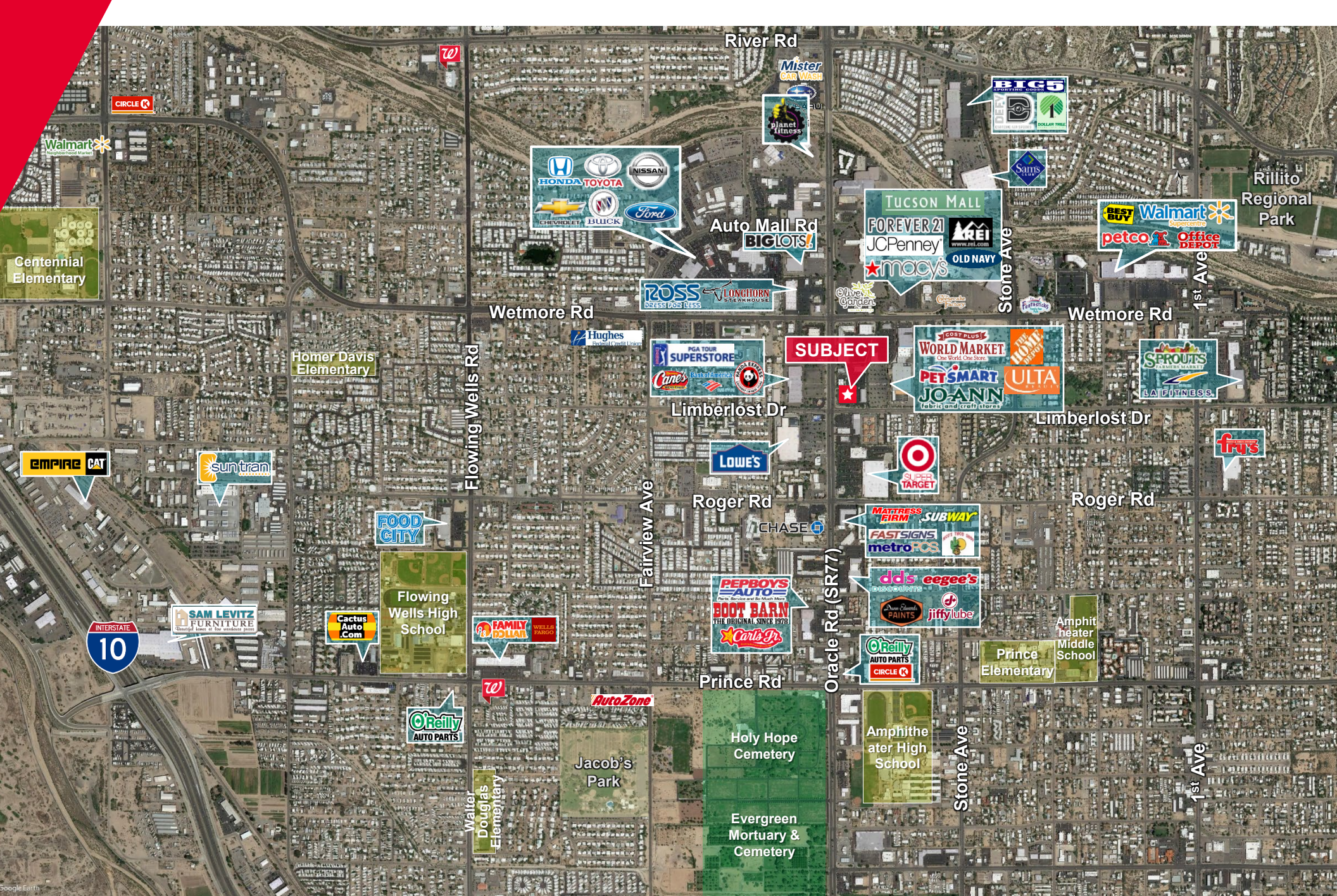
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VISITATION DATA – ORACLE WETMORE SHOPPING CENTER

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

