

PLAZA ESCONDIDO CORNER PAD

7980 N. Oracle Road | Oro Valley, AZ 85704

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE

Firestone

AVAILABLE

AVAILABLE

AVAILABLE

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PROPERTY DETAILS

Available	Suite 110: 1,500 SF (Do not disturb tenant) Suite 120: 2,000 SF
Lease Rate	Contact Agent
NNN Rate	Contact Agent
Lot Size	1 Acre
Zoning	C-2, Oro Valley

NEIGHBORING TENANTS

Panda Express, Ace Hardware, Auto Zone, Marshall's, Trader Joes and more.

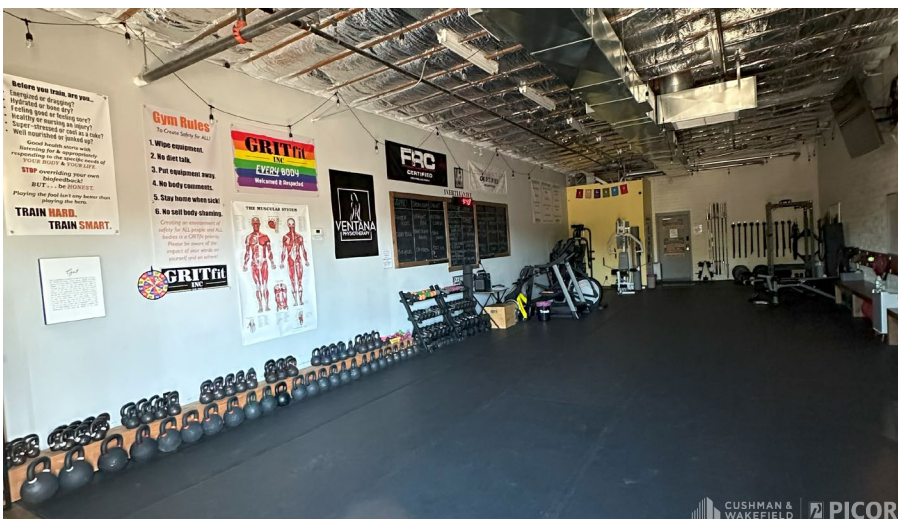
HIGHLIGHTS

- Upscale tenant-mix catering to the surrounding neighborhood demographic
- “Going-home” traffic into Oro Valley, Catalina, SaddleBrooke and Pinal County
- Signalized intersection with visibility for tenant signage

TRAFFIC COUNTS

Magee Rd	22,368 VPD (2022)
Oracle Rd	55,125 VPD (2022)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	5,397	\$144,250	3,560
3 Miles	40,184	\$144,963	16,903
5 Miles	143,785	\$125,710	55,325



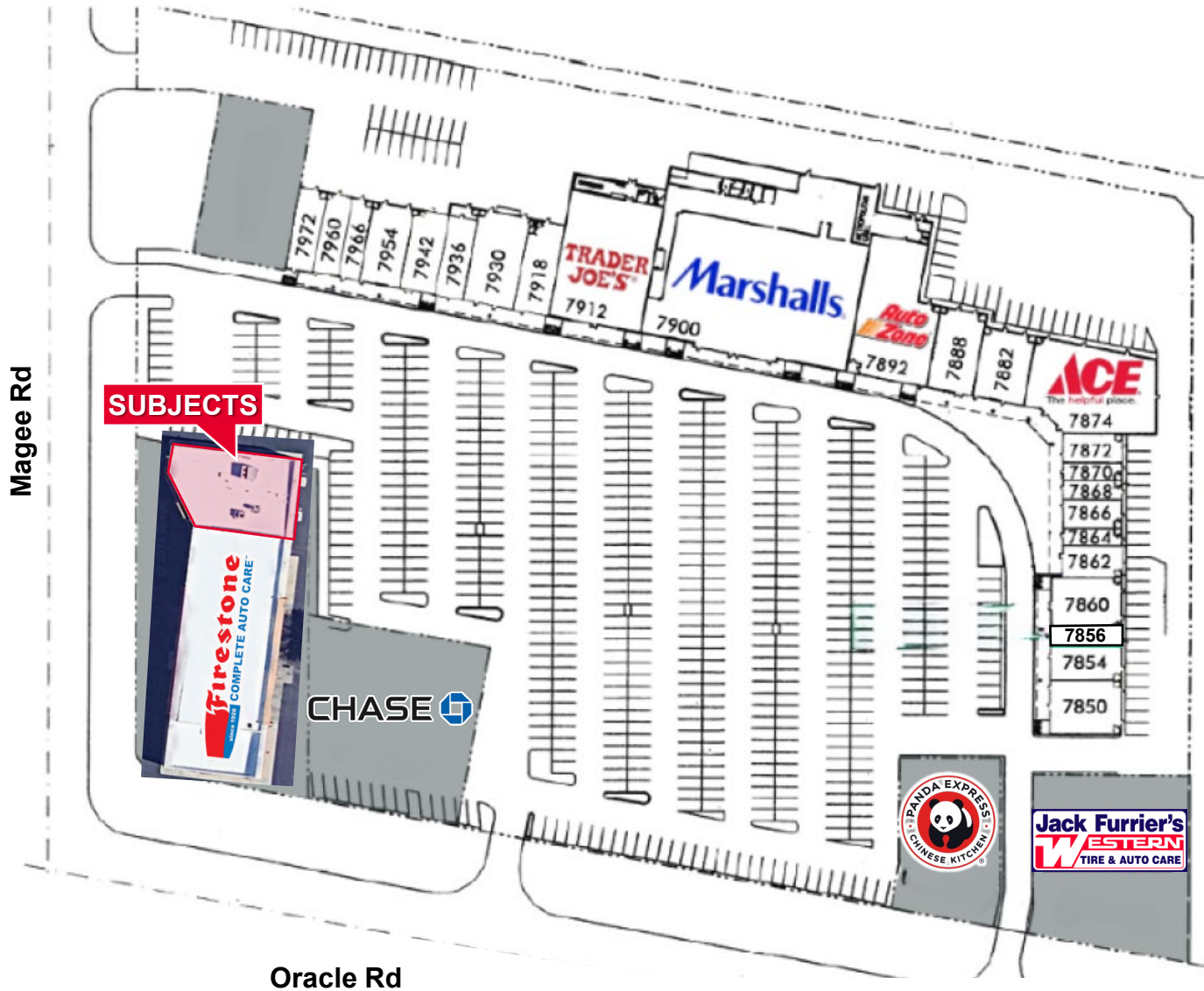
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*Not to Scale

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