

INVESTMENT OR OWNER/USER OPPORTUNITY

3700 N Oracle Road | Tucson, AZ 85705

CUSHMAN &
WAKEFIELD

PICOR

Abbinante & Co

FOR SALE & LEASE



INVESTMENT OR OWNER/USER OPPORTUNITY

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PROPERTY DETAILS

Available	Suite #1: 1,813 SF Suite #2: 1,572 SF Suite #3: 4,562 SF
Lease Rate	\$12.00/SF Modified Gross
Sale Price	\$750,000
Lot Size	32,585 SF
Zoning	City of Tucson C2

NEIGHBORING TENANTS

- Carl's Jr, Harbor Freight, O'Reilly Auto, Boot Barn, Pep Boys, Advance Auto, Discount Tire, & More

HIGHLIGHTS

- Owner User or Investment Property with Upside
- High Traffic/High Visibility
- Excellent Parking (approx. 50 spaces)
- Prominent Signage

TRAFFIC COUNTS

Oracle Rd & King Rd: 48,062 VPD (2022)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	18,925	\$49,484	6,910
3 Miles	111,426	\$68,120	55,500
5 Miles	238,130	\$86,238	128,600

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8/15/2024*

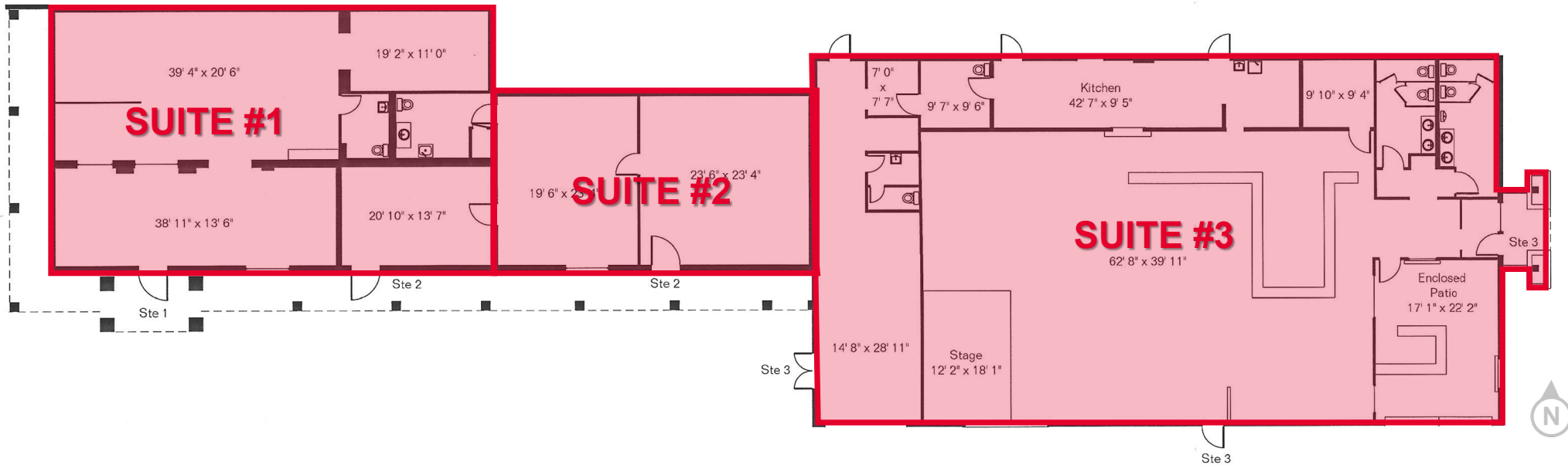
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Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757
Michael Abbinante / Abbinante & Co / +1 520 750 1132

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FLOOR PLAN



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AERIAL



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