



OFFERING MEMORANDUM

Investment Property

6953-6993 N Oracle Road

Tucson, Arizona 85704



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INVESTMENT SUMMARY

Casas Adobes Professional Plaza
6953-6993 N Oracle Road
Tucson, AZ 85704

Cushman & Wakefield | PICOR is pleased to present a rare opportunity to acquire a timeless Tucson property. Built in 1962, this charming office/retail building showcases a classic red brick façade complemented by vine-covered arched walkways, offering a distinctive aesthetic and welcoming ambiance.

The property consists of seven suites ranging from 429 SF to 2,273 SF, accommodating a diverse tenant mix, including medical, healthcare, self-improvement, and salon services. Also included is a vacant 0.86-acre land parcel to the west.

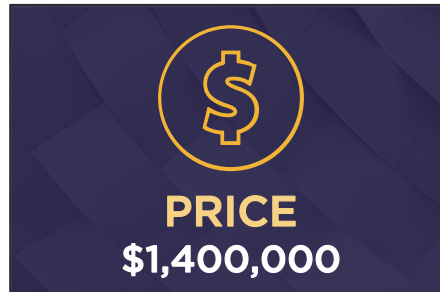
Strategically positioned adjacent to Casas Adobes Plaza, the property benefits from high visibility and strong foot traffic driven by notable retailers such as Whole Foods Market, Park Avenue Jewelers, and Chico's, as well as nearby medical offices and spas. Situated within the high-traffic Oracle Road corridor, tenants and visitors enjoy convenient access to a variety of dining options, from quick-service restaurants to full-service establishments. With 91% occupancy, the property offers both stability and value-add potential. While it has been well maintained by its current owners, there is an opportunity for modernization and strategic upgrades to further enhance its appeal and long-term value.

















PROPERTY INFORMATION

Casas Adobes Professional Plaza

6953-6993 N Oracle Road
Tucson, AZ 85704



	LOCATION: 6953-6993 N Oracle Road Tucson, Arizona 85704		YEAR BUILT: 1962
	PROPERTY TYPE: Office/Retail		CONSTRUCTION: Brick/Masonry
	TOTAL GLA: 7,990 SF (Does not include SF of subterranean storage space).		ROOF: Flat, Built Up
	SITE AREA SIZE: 1.95 Acres (Includes office building and vacant land to the west).		OCCUPANCY: 91%
	ASSESSOR PARCEL NO: 102-04-0220 & 102-03-137F		UTILITIES: Electricity: TEP Water: City of Tucson Water Sewer: Pima County Natural Gas: Southwest Gas Corp. Telephone: Century Link
	PROPERTY TAXES: \$18,356.18 (2024)		DISCLOSURES: Approximately 1,500 SF in SE Corner owned by Pima County Water Improvement
	ZONING: TR - Pima County		
	PARKING: 35 Spaces		

INVESTMENT HIGHLIGHTS

Casas Adobes Professional Plaza

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- Prime location along the high-traffic Oracle Road corridor
- Adjacent to Casas Adobes Plaza, benefiting from strong retail synergy
- Value-add investment with potential to increase rental rates
- Adjacent 0.86-acre vacant lot zoned TR, offering additional development potential
- Secure subterranean storage area for added tenant convenience or additional revenue generation
- Prominent signage along Oracle Road ensures excellent visibility
- Mature tree-lined streets provide natural shade and an inviting atmosphere
- 7,990 SF office/retail building featuring seven suites



AERIAL VIEW

Casas Adobes Professional Plaza

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Tucson, AZ 85704



Giaconda Wy

0.86 Acre Parcel

Oracle Rd

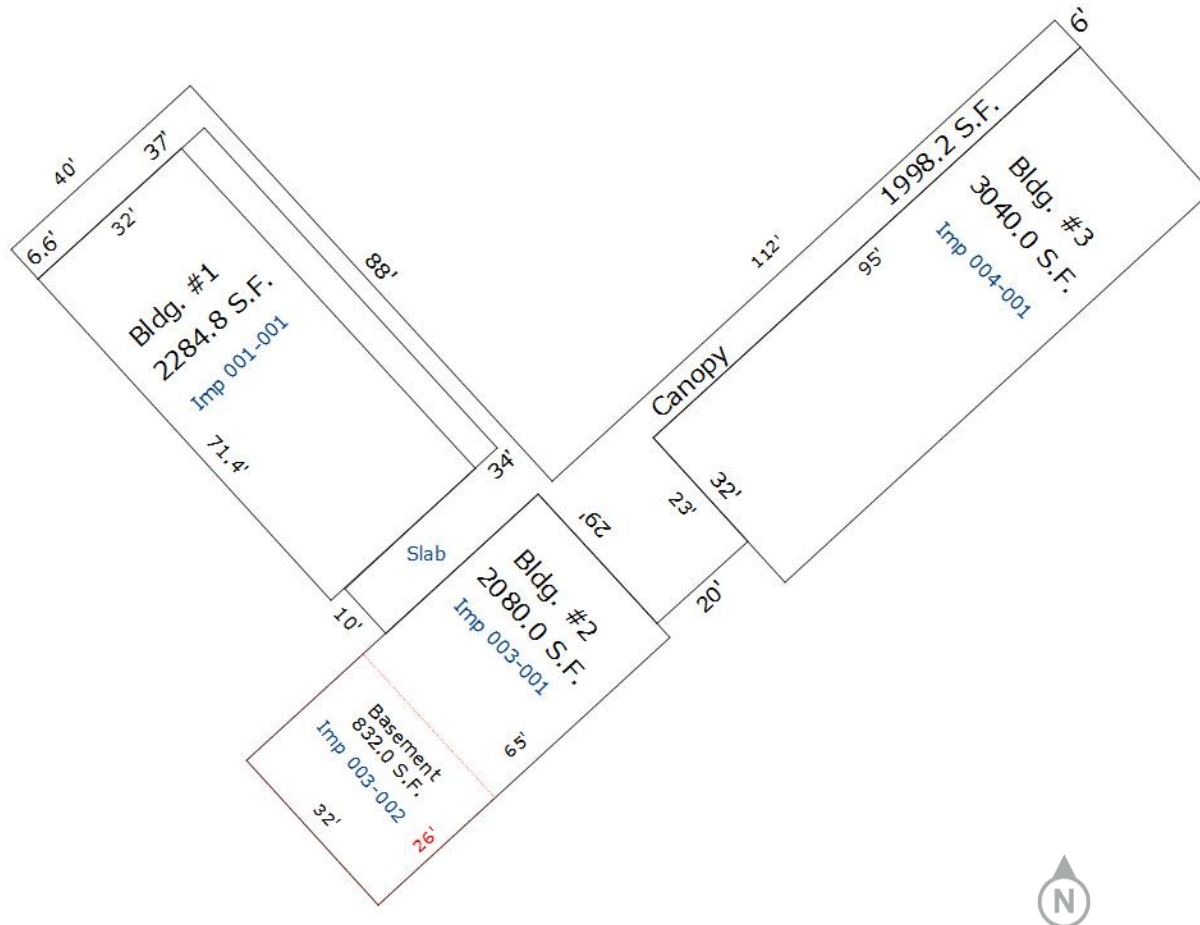


SITE PLAN & TENANT ROSTER

Casas Adobes Professional Plaza

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SUITE	TENANT	SIZE
6887	AEG Optical	2,273 SF
6953	Tucson Naturopathic	741 SF (Est.)
6955	Balance Body Therapeutics	2,200 SF (Est.)
6965	Mach 1 Pilates	742 SF (Est.)
6975	Maverick by Nature Hair Salon	878 SF
6985	Brenda Soto Coaching	429 SF
6993	Vacant	727 SF
TOTAL OCCUPIED		7,263 SF
TOTAL AVAILABLE		727 SF
PROJECT TOTAL		7,990 SF

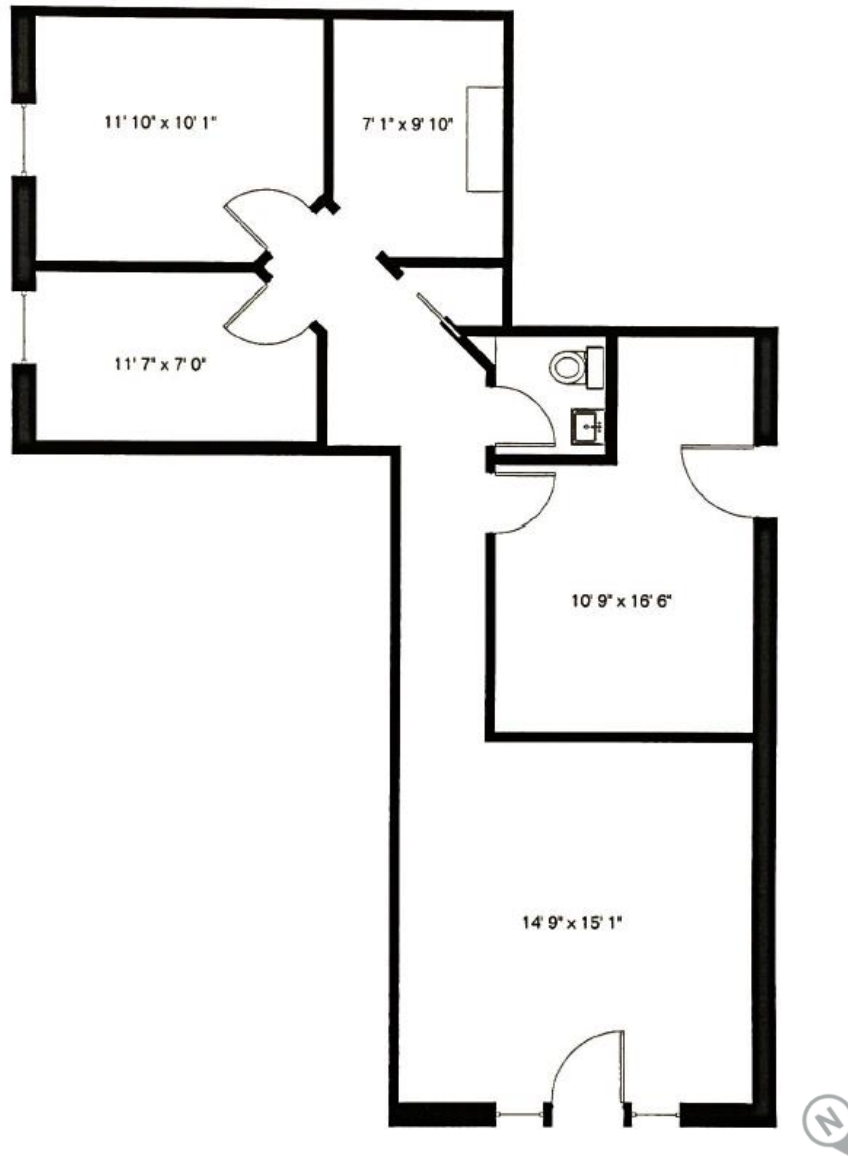
FLOOR PLAN

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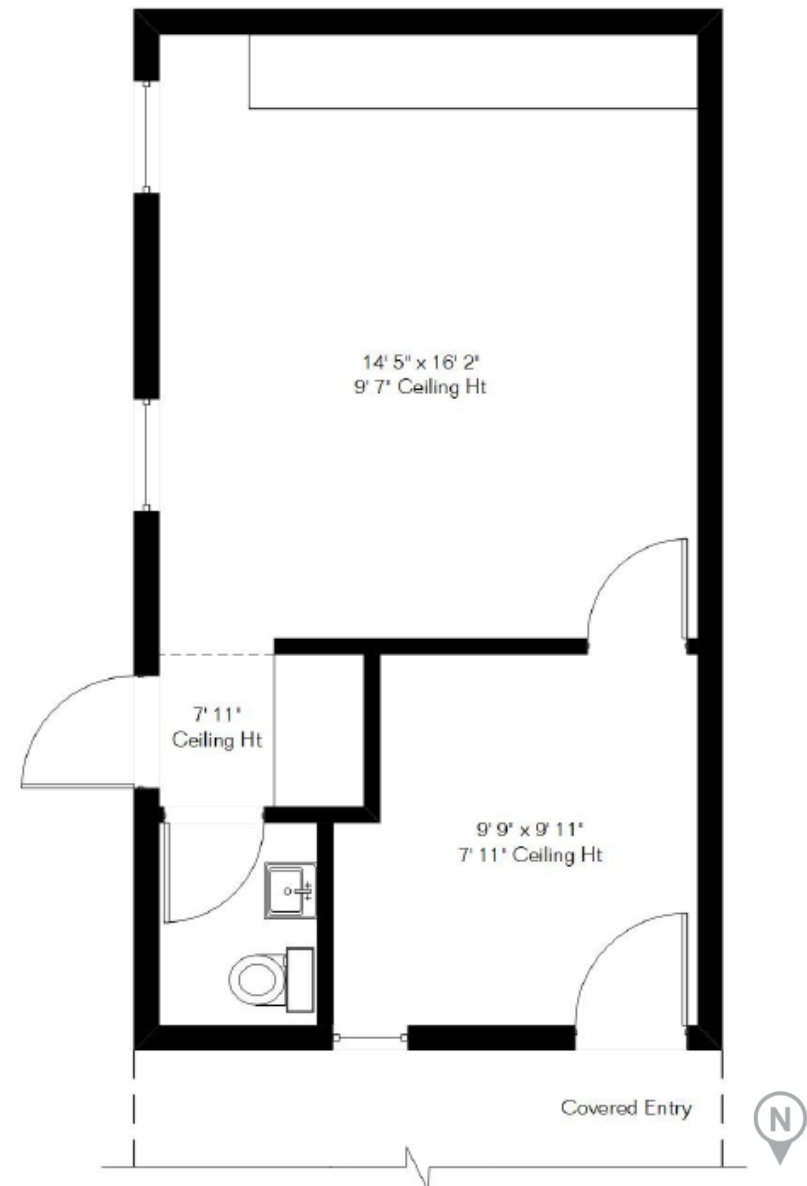
6975 N Oracle Rd

878 SF



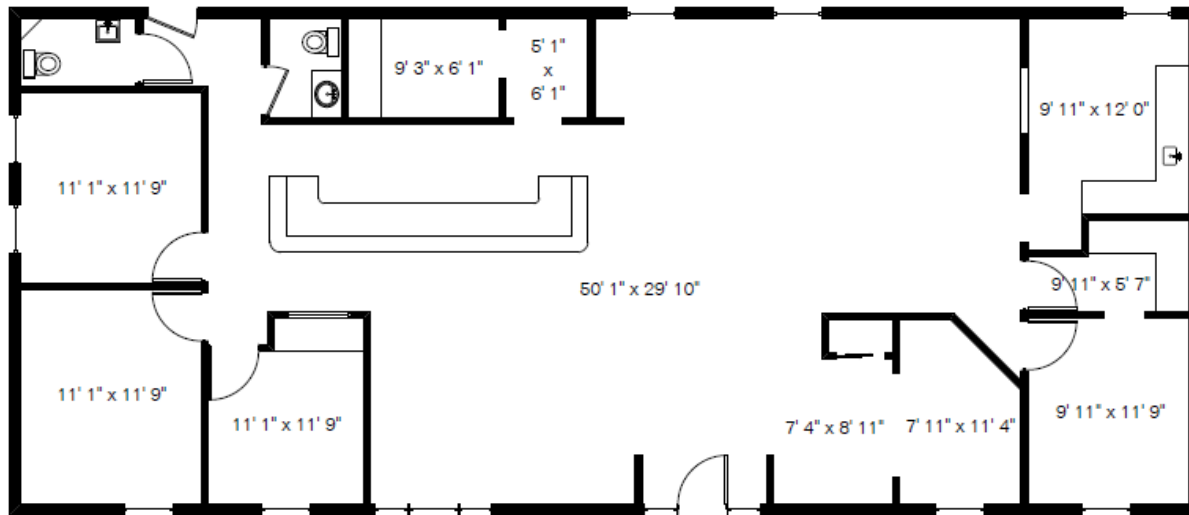
6985 N Oracle Rd

429 SF



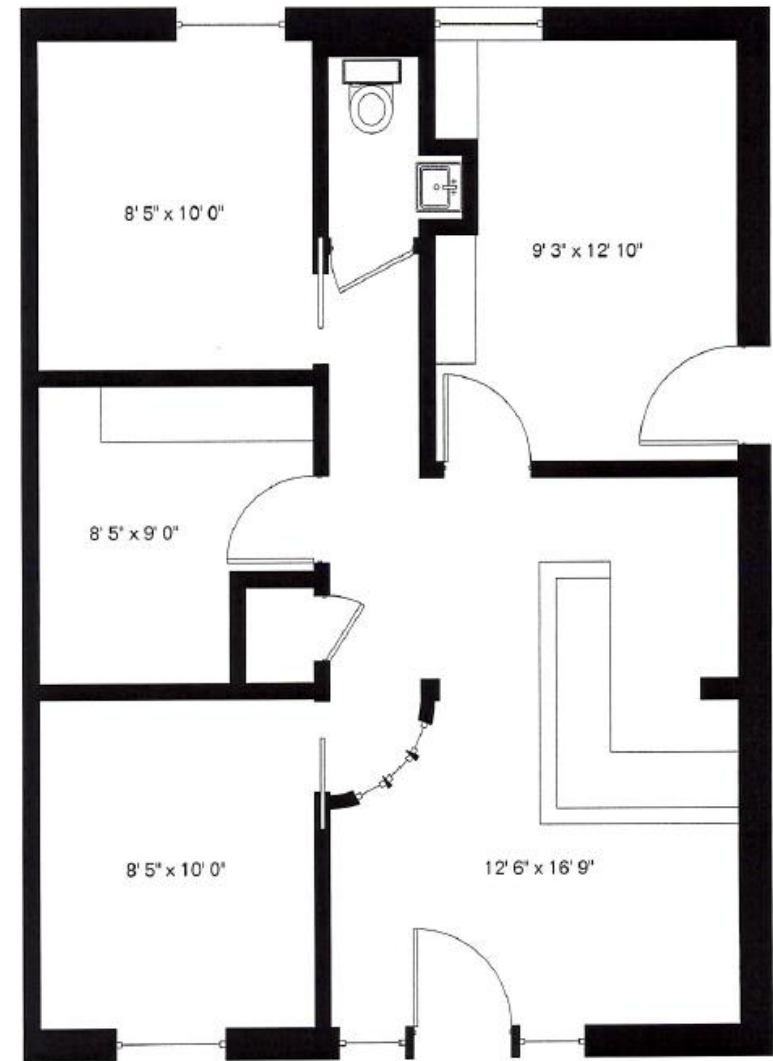
6987 N Oracle Rd

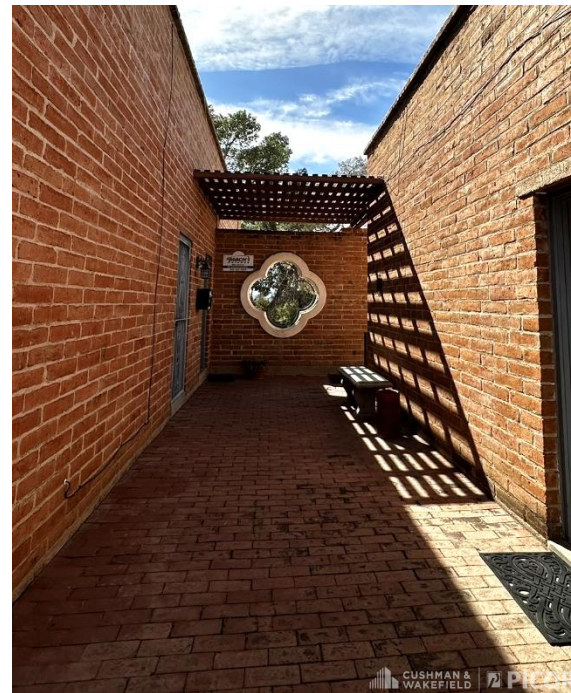
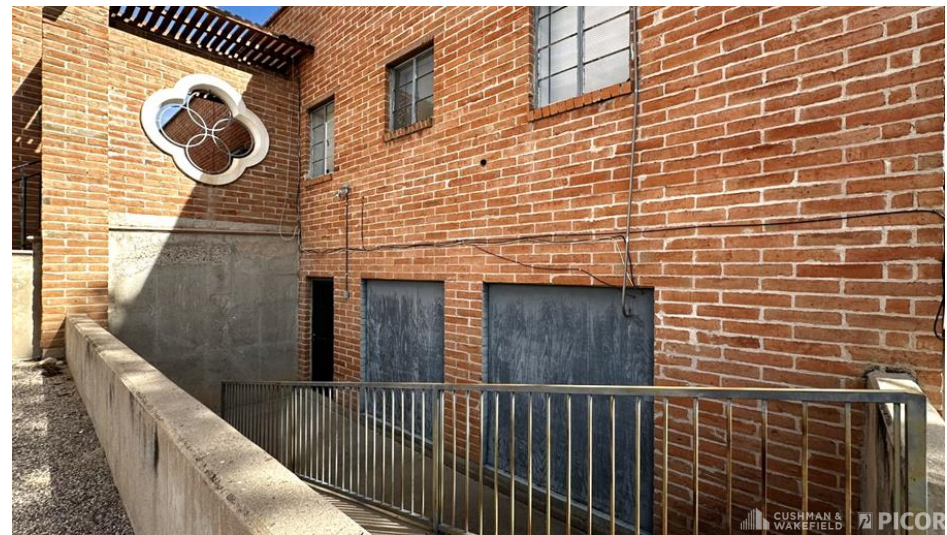
2,273 SF



6985 N Oracle Rd

727 SF



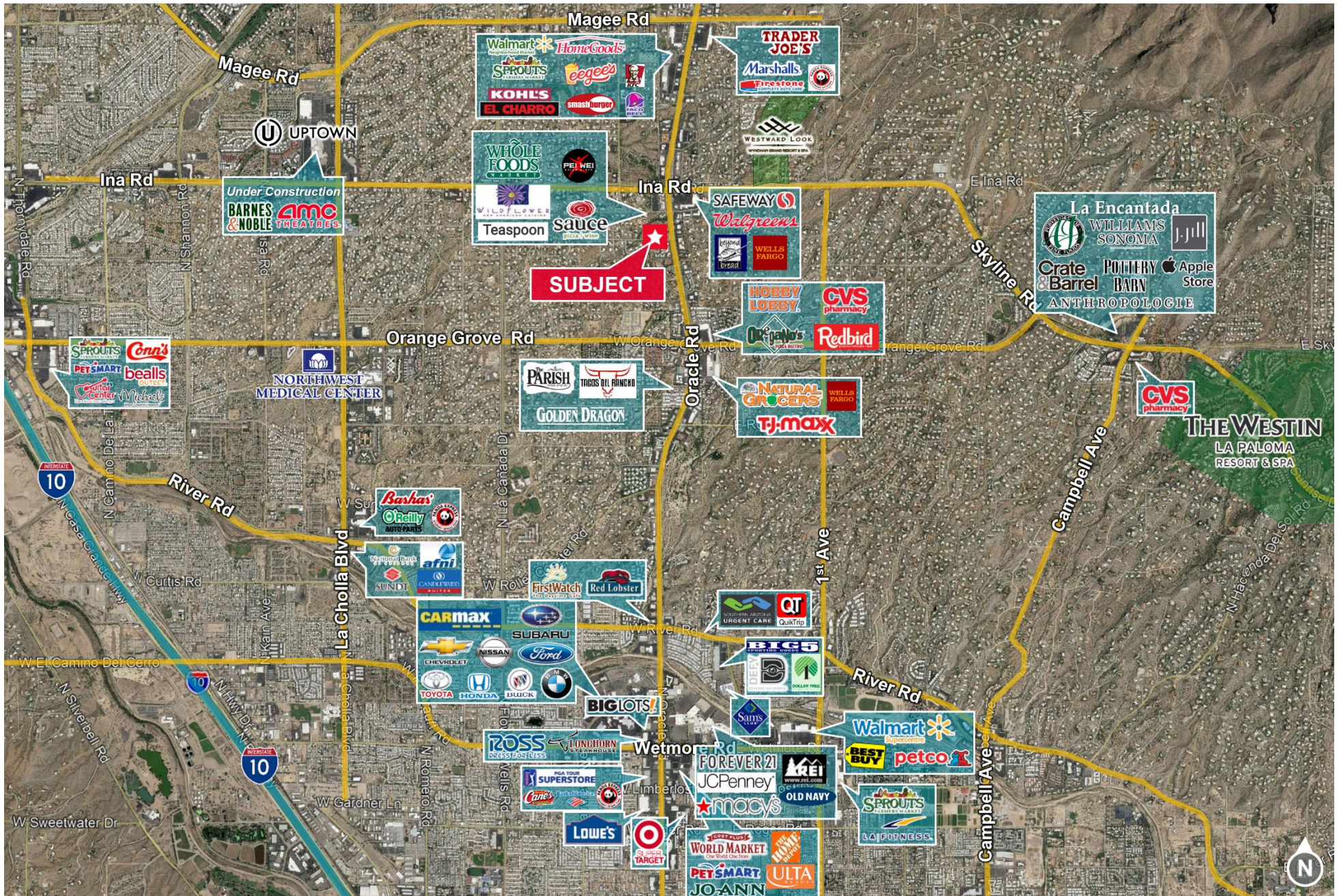


TRADE MAP

Casas Adobes Professional Plaza

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Tucson, AZ 85704





People

1 MILE	5,597
2 MILES	49,825
5 MILES	162,041



Households

1 MILE	2,650
2 MILES	22,664
5 MILES	72,403



Income

1 MILE	\$128,503
2 MILES	\$126,837
5 MILES	\$103,778



Daytime Population

1 MILE	4,529
2 MILES	23,187
5 MILES	68,103



Retail Expenditure

1 MILE	\$138.61 M
2 MILES	\$1.16 B
5 MILES	\$3.45 B



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