

IMPROVED AUTOMOTIVE FACILITY FOR SALE

3656 N Oracle Rd | Tucson, AZ 85705

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE

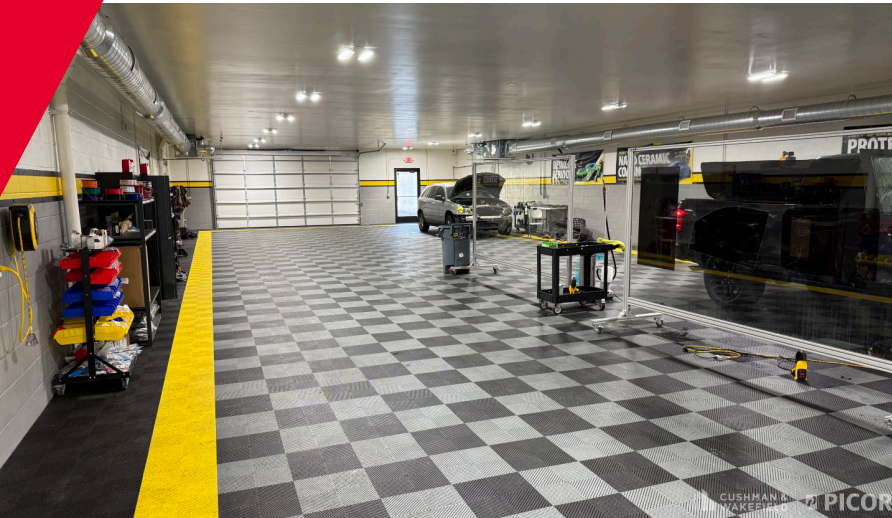


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PROPERTY DETAILS

Available	4,636 SF
Sale Price	\$799,000 (\$172/SF)
Lot Size	10,230 SF
Zoning	C2 (City of Tucson)
Tax Parcel #	106-02-253D

HIGHLIGHTS

- High traffic/high visibility
- Fully remodeled in 2024
- Heavy Commercial Zoning allows a wide variety of uses
- Built 1982 (Remodeled 2024)



TRAFFIC COUNTS

Oracle Rd	42,876 VPD (2023)
Prince Rd	20,067 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	19,042	\$46,875	6,811
3 Miles	112,447	\$64,624	56,410
5 Miles	238,102	\$81,482	128,472

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

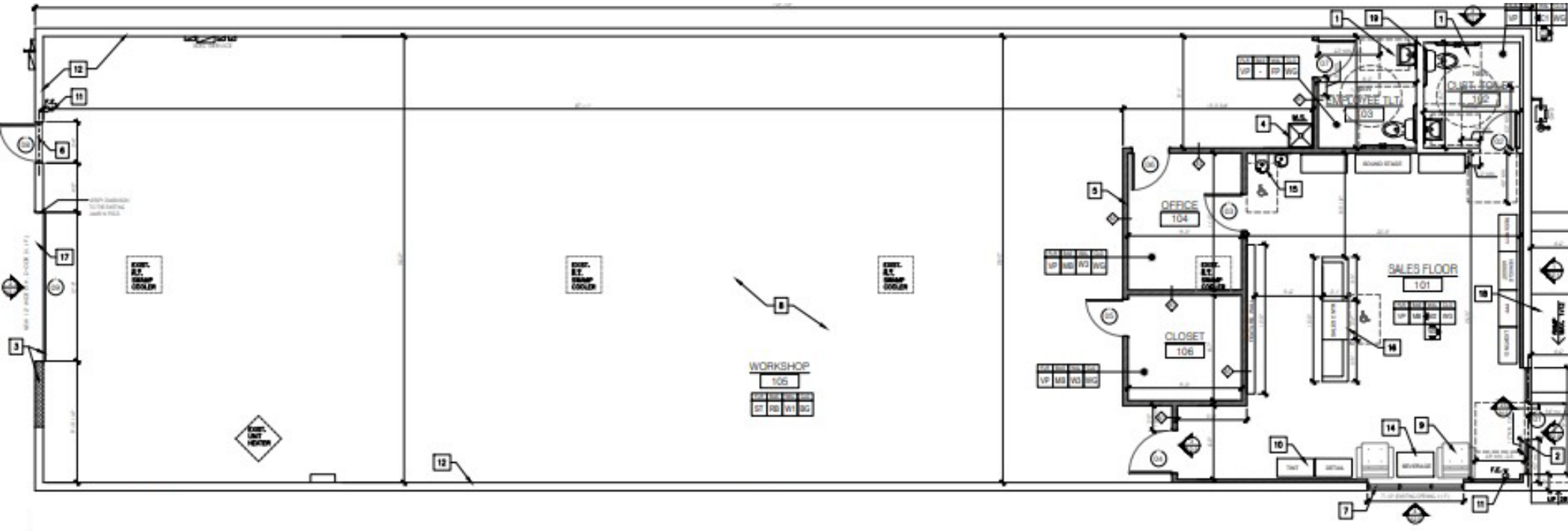
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FLOOR PLAN



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AERIAL



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