SEC of Oracle Rd & Limberlost Dr | Tucson, AZ





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Available	Suite 4140 – 4,497 SF Suite 4130 – 1,206 SF
Lease Rate	Contact Agent
NNN Cost	\$4.30 / PSF
Zoning	C-2, City of Tucson

HIGHLIGHTS

- The center offers prime corner visibility at Oracle Rd and Limberlost Dr, with over 42,000 vehicles passing daily
- Property is surrounded by dense residential neighborhoods and major employers, providing a strong daytime population
- The property features ample parking, easy access from multiple entry points, and a strong existing tenant mix that draws steady traffic



TRAFFIC COUNTS

Oracle Rd	42,876 VPD (2024)
Limberlost Dr	6,526 VPD (2024)

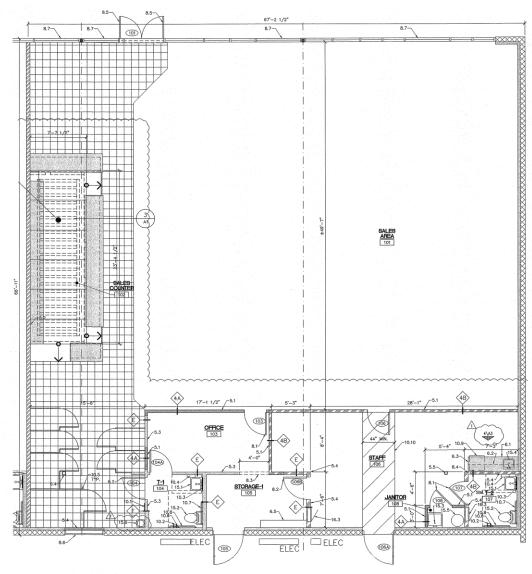
DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,570	\$55,555	9,065
3 Miles	102,282	\$70,741	51,955
5 Miles	237,451	\$85,448	127,445

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FLOOR PLAN - 4140 N ORACLE RD - 4,497 SF



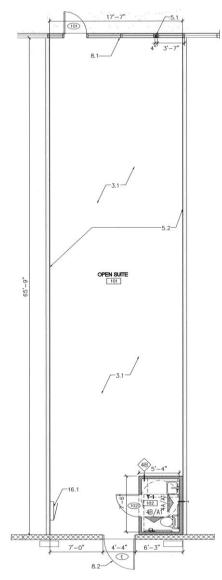




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FLOOR PLAN - 4130 N ORACLE RD - 1,206 SF





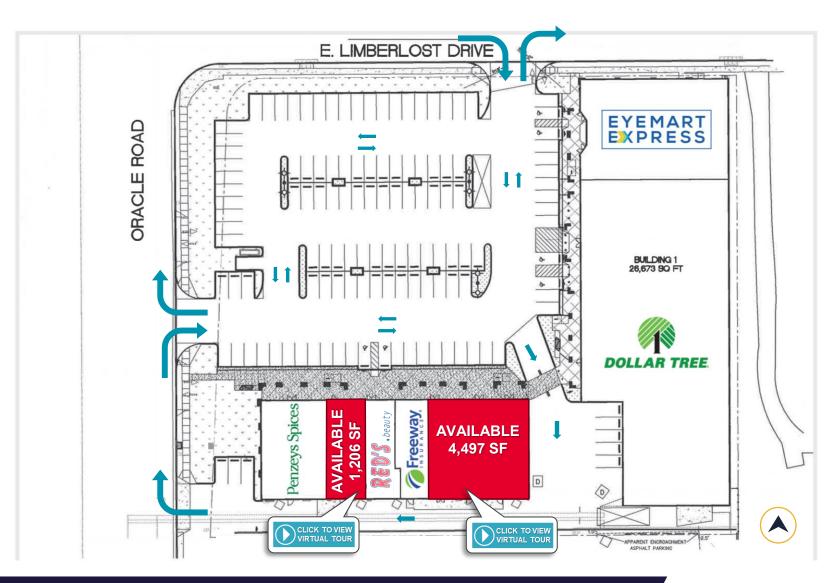


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SITE PLAN



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