

FORMER GAS STATION

16455 N Oracle Rd | Catalina, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



SUBJECT

Oracle Rd



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FORMER GAS STATION

16455 N Oracle Rd | Catalina, AZ



PROPERTY DETAILS

Building Size	1,742 SF
Land Size	1.12 Acres
Sale Price	\$395,000
Tax Parcel No.	222-11-018A
Zoning	CB-1
Year Built	1998
Address	16455 N Oracle Rd, Tucson AZ 85739

HIGHLIGHTS

- Located on Oracle corridor, on the “going to work” side of the street
- Located on high traffic corridor
- Nearby business including O'Reilly, Dollar General, Arby's, Dairy Queen, Tractor Supply, Circle K, McDonald's, & many more

TRAFFIC COUNTS

Oracle Rd	55,788 VPD (2022)
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DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	2,144	\$60,861	591
3 Miles	14,884	\$61,054	2,251
5 Miles	28,351	\$83,028	3,877

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SUBJECT

Jerry Bob's

SAMMY'S MEXICAN GRILL
CATALINA'S FRESH CHOICE

Vantage West
CREDIT UNION

DOLLAR GENERAL
O'Reilly
AUTO PARTS

Arby's

NORTHRIDGE
DENTAL

LICKS
ACE
Hardware

POTTERY
FIESTA

DO

BUBBE'S
GRUB

Golden Goose Thrift Shop

Kwik-Fill

CATALINA
FRESH CHOICE

McDonald's

TSC

U-HAUL

PRIDE
MECHANICAL

BURGER KING
Basha's
MIKE'S TACO SHOP
BRAKE MAX
CAR CARE CENTERS
CHASE
VALERO



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