



**LEASING INCENTIVE**

50% off the first 6 months on a 5-year deal signed between April and June of 2026.

# 6760 NORTH ORACLE ROAD

TUCSON, ARIZONA 85704

- 3,890 Square Feet Available, Suite 200
- Lease Rate: \$20.00 PSF, Modified Gross
- North Oracle Professional Offices
- Located in North Tucson/Oro Valley Submarket
- Building and Monument Signage Available
- Covered Parking Available
- Close Proximity to Major Retailers (Natural Grocers, TJ Maxx, Dollar Tree, Hobby Lobby, CVS and More)
- Less than 1 Mile South of Ina Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	41	44.5	40.2
POPULATION:	7,076	51,881	164,977
AVERAGE HH INCOME:	\$107,474	\$106,453	\$85,564

TRAFFIC COUNTS	VPD
N ORACLE ROAD:	38,218
W ORANGE GROVE RD:	16,289

YEAR BUILT	1999
LOT SIZE	1.11 AC
ZONING	CB-1, County
PARCEL NUMBER	102-03-150G

**Matt Harper, CCIM**

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SUITE	TENANT	SF
120A	MAXWELL & MORGAN, PC	1,935
120B	TITLE SECURITY/FIRST AMERICAN TITLE	2,734
130-150	REGUS	6,962
<b>200</b>	<b>VACANT</b>	<b>3,890</b>
250	ARCHWAY ENTERPRISES	2,876

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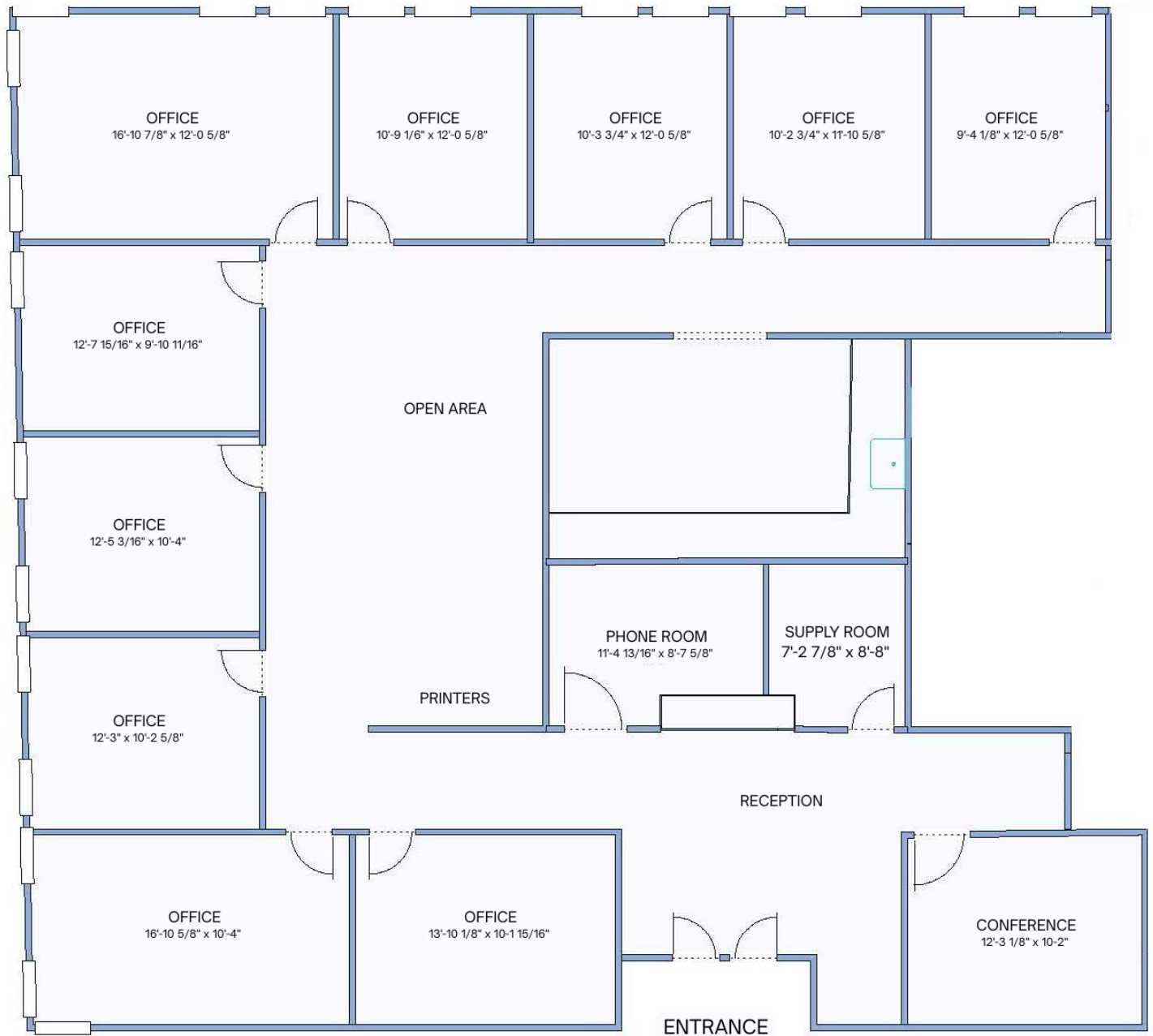
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**SUITE 200 | 3,890 SF**



NOT TO SCALE

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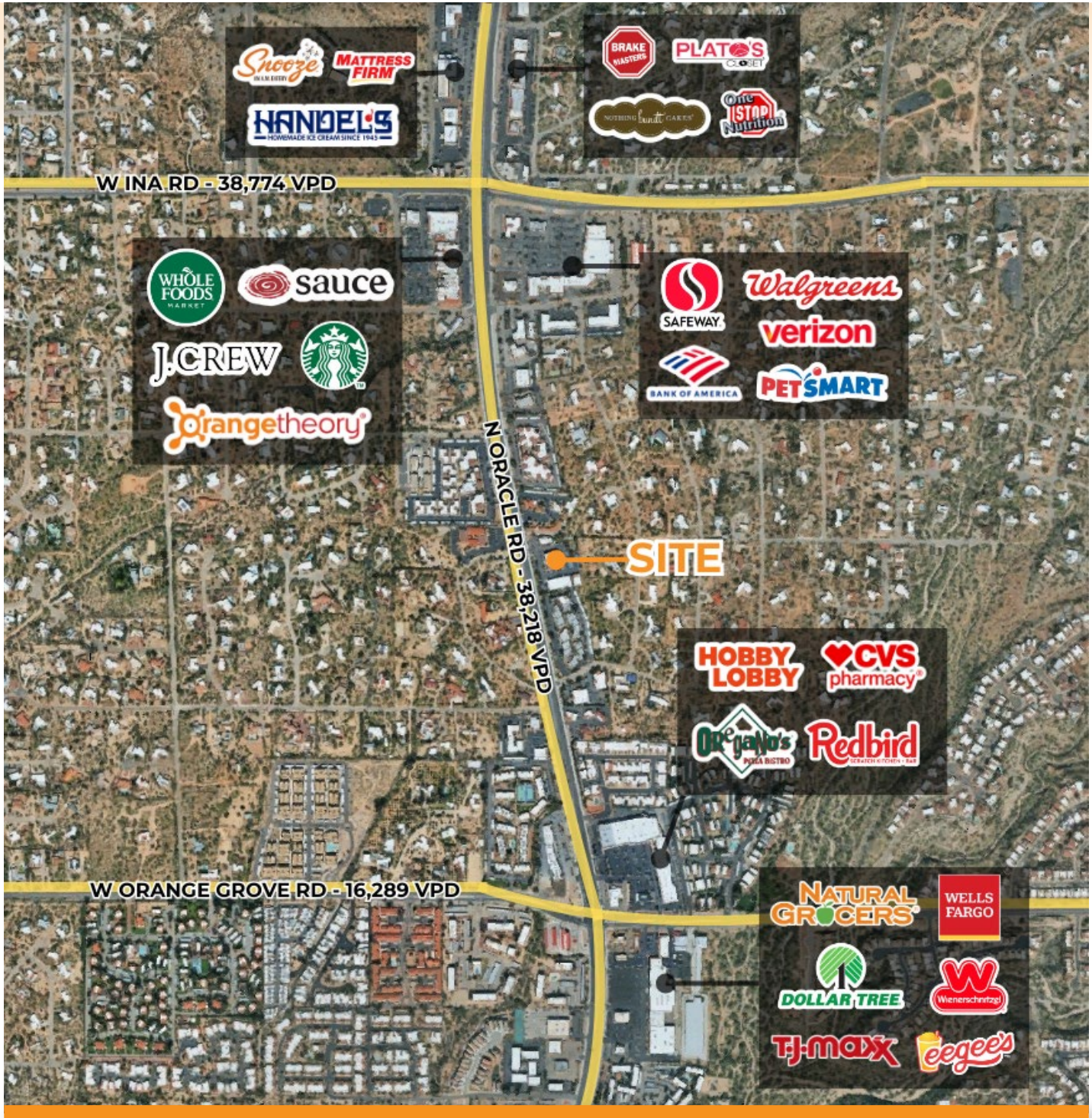
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