



RETAIL PROPERTY FOR LEASE

# ORACLE GATEWAY

3802-3850 & 3872-3896 N Oracle Rd Tucson, AZ 85075

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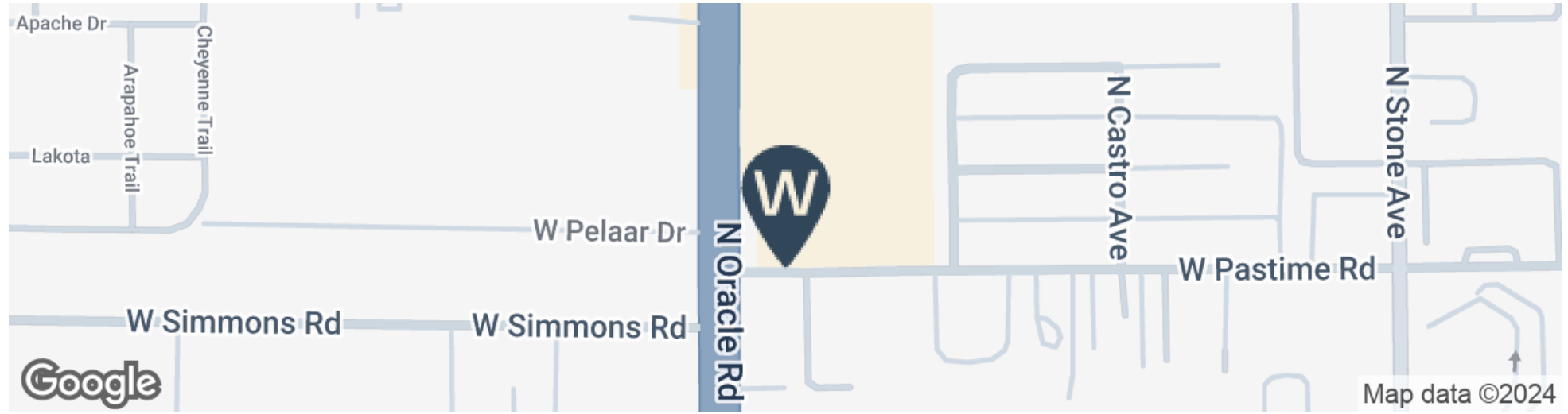
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### LOCATION DESCRIPTION

S SEC Oracle Rd & Roger Rd

### PROPERTY HIGHLIGHTS

- TWO SPACES AVAILABLE - 1,460 SF & 2,001 SF
- High visibility and accessibility from N Oracle Rd
- Over 51,000 cars on Oracle at the property
- Located down the street from Tucson Mall
- Abundant parking with 478 parking spaces

### AREA CO-TENANTS

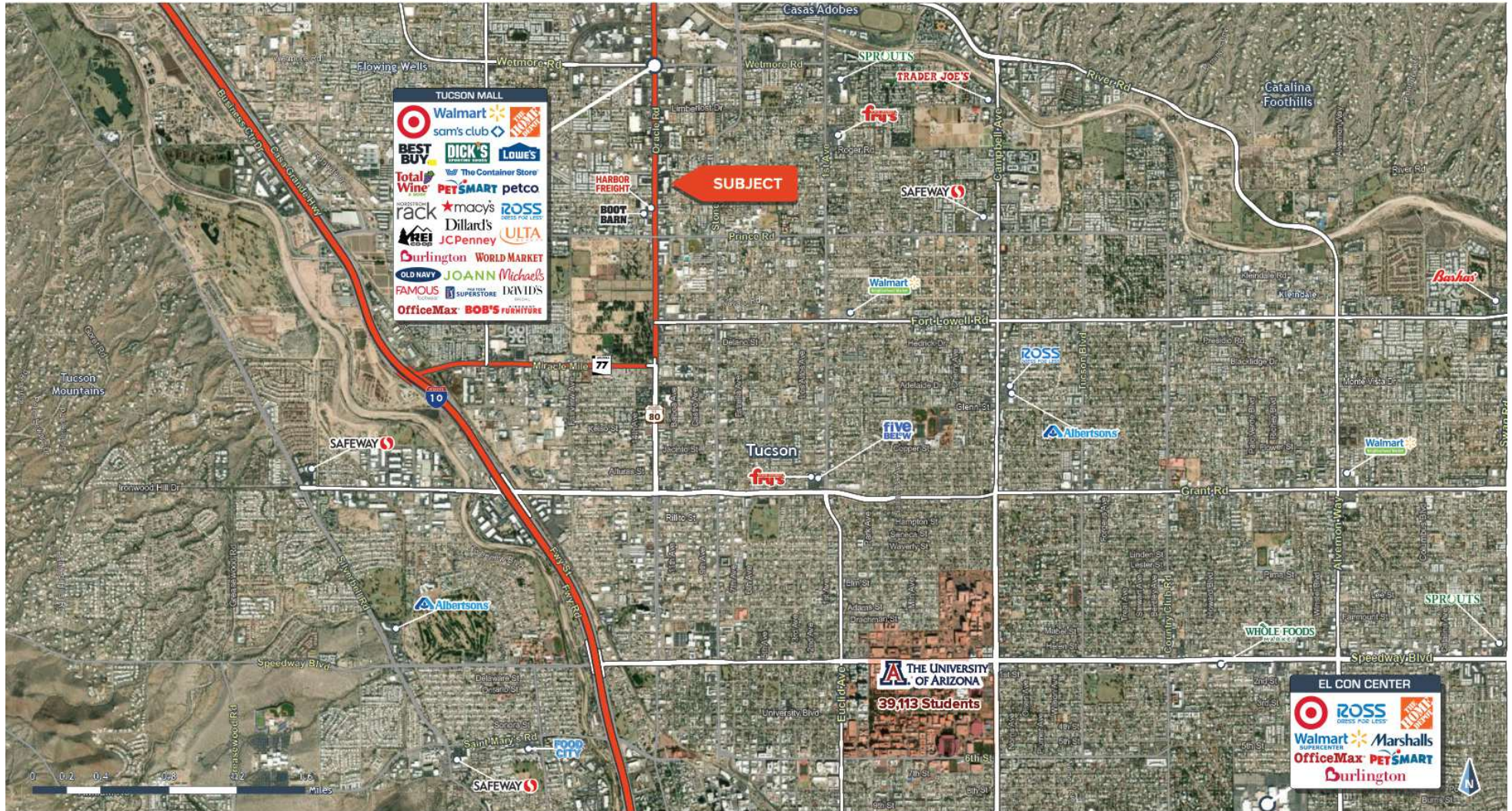


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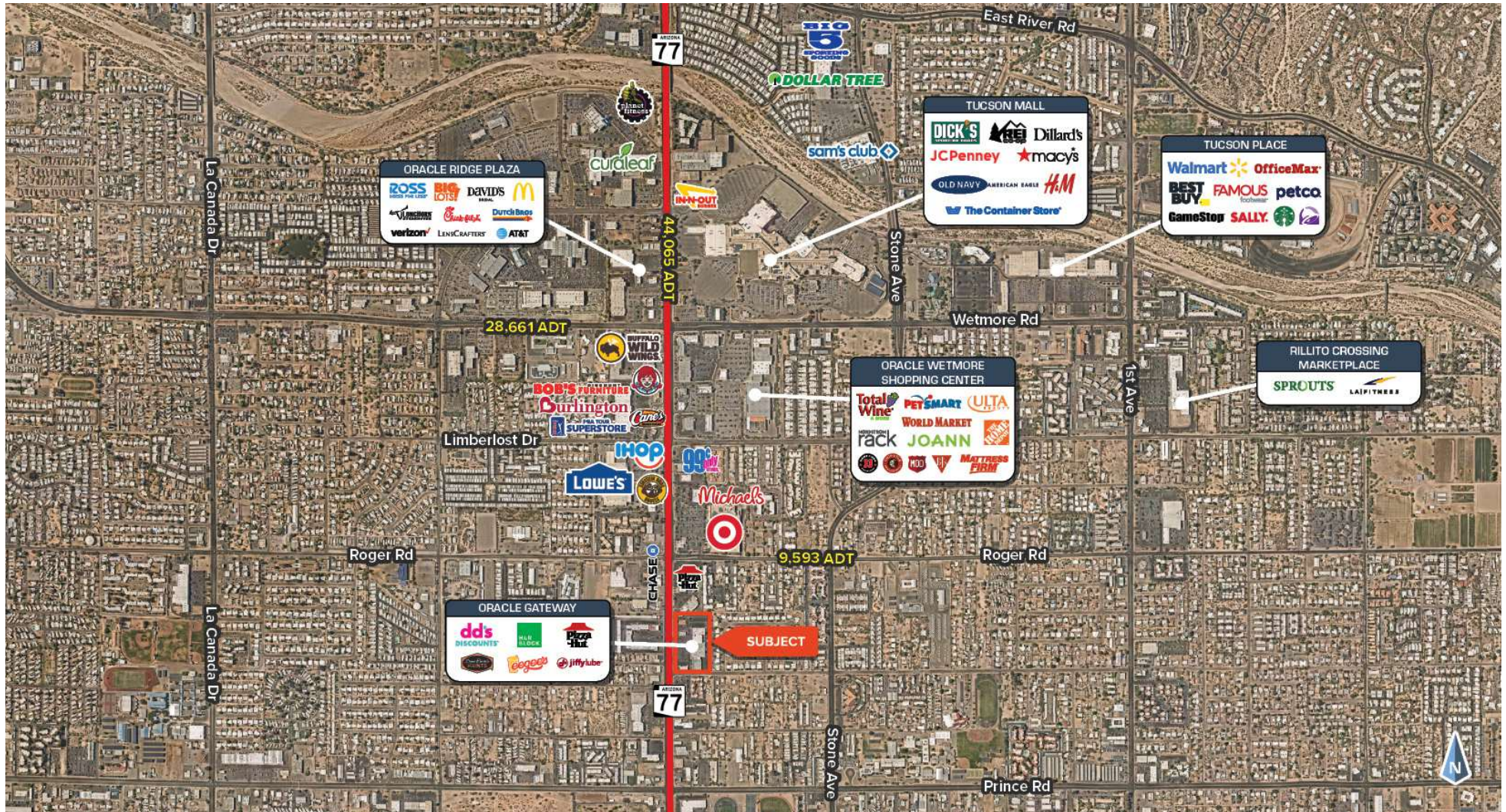


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### LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,460 - 2,001 SF	Lease Rate:	Negotiable

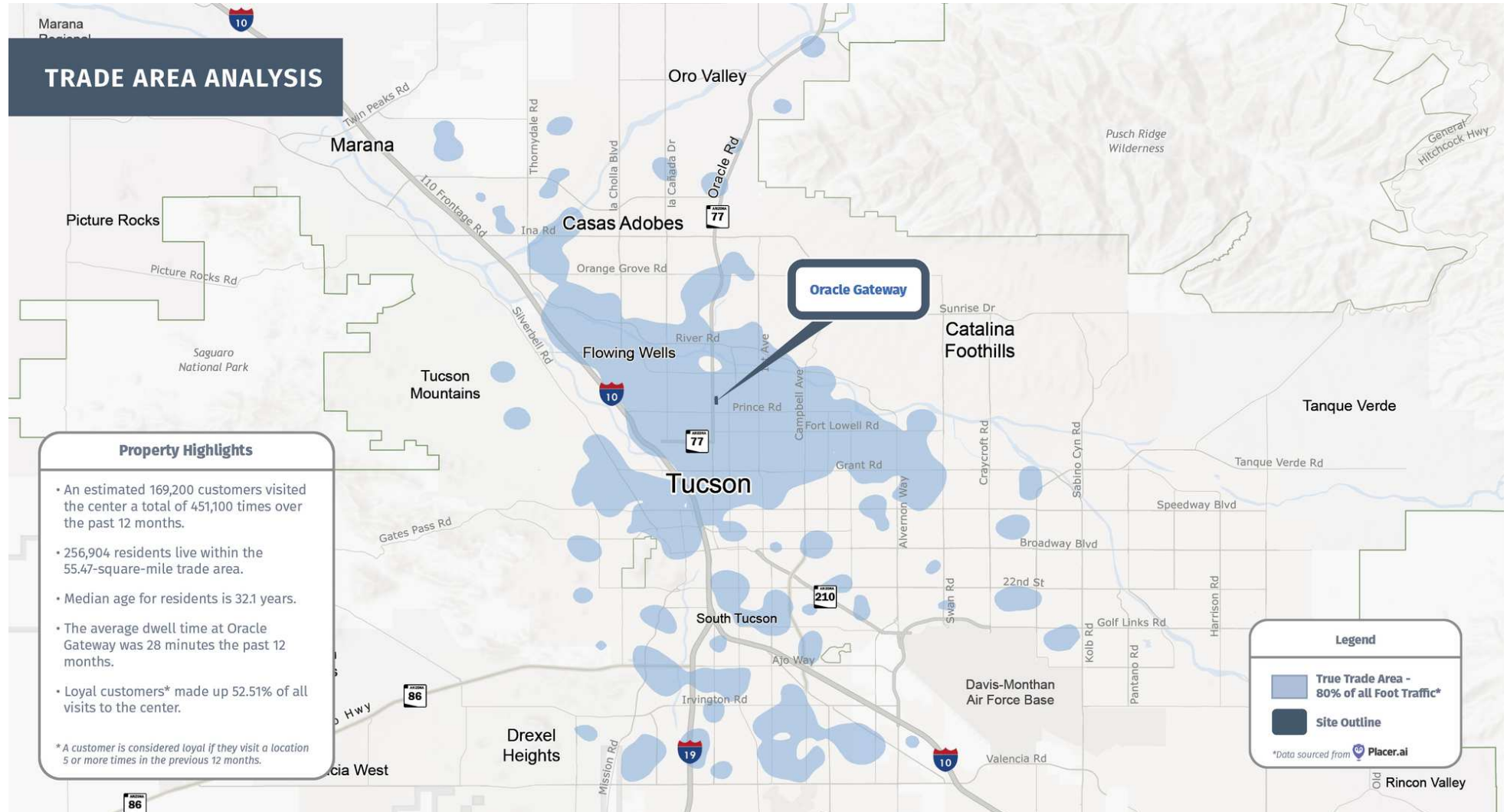
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3802	CASH TIME LOANS	1,800 SF	NNN	-	-
3806	Available	1,460 SF	NNN	CALL FOR PRICING	-
3810	ENVISION SOLAR	1,300 SF	NNN	-	-
3820	OAK STREET HEALTH	12,116 SF	NNN	-	-
3830	Available	2,001 SF	NNN	CALL FOR PRICING	-
3838	DD'S DISCOUNT	24,799 SF	NNN	-	-
3850	DUNN EDWARDS	7,950 SF	NNN	-	-
3872	EEGEE'S	2,488 SF	NNN	-	-
3894	SALSA VERDE	2,888 SF	NNN	-	-
3896	JIFFY LUBE	1,900 SF	NNN	-	-

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<div> <b>POPULATION</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>16,899</td><td>105,708</td><td>234,210</td></tr><tr><td>Median Age</td><td>37.2</td><td>35.6</td><td>36.7</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	16,899	105,708	234,210	Median Age	37.2	35.6	36.7	<div><div></div> <b>HOUSEHOLD INCOME</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$33,526</td><td>\$43,745</td><td>\$51,819</td></tr><tr><td>Average</td><td>\$48,708</td><td>\$67,731</td><td>\$81,004</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$33,526	\$43,745	\$51,819	Average	\$48,708	\$67,731	\$81,004	<div><div></div> <b>DAYTIME WORKFORCE</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>793</td><td>5,092</td><td>11,934</td></tr><tr><td>Employees</td><td>10,717</td><td>68,196</td><td>172,933</td></tr><tr><td>Daytime Population</td><td>19,517</td><td>116,940</td><td>291,998</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	793	5,092	11,934	Employees	10,717	68,196	172,933	Daytime Population	19,517	116,940	291,998
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\* 2024 Demographic data derived from ESRI

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