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**WESTERN RETAIL ADVISORS**

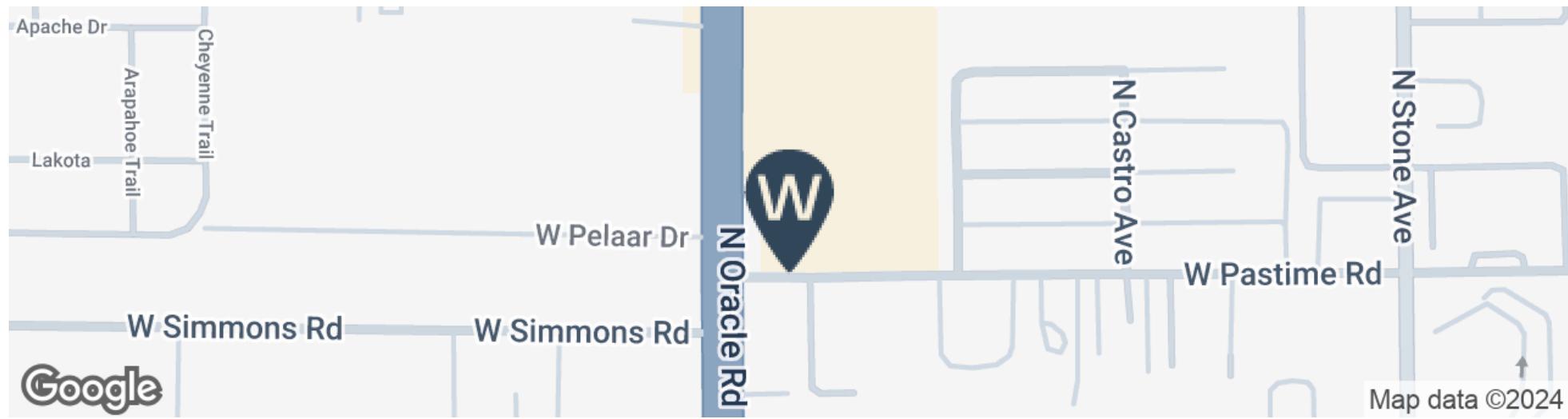
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## ORACLE GATEWAY

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



### 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

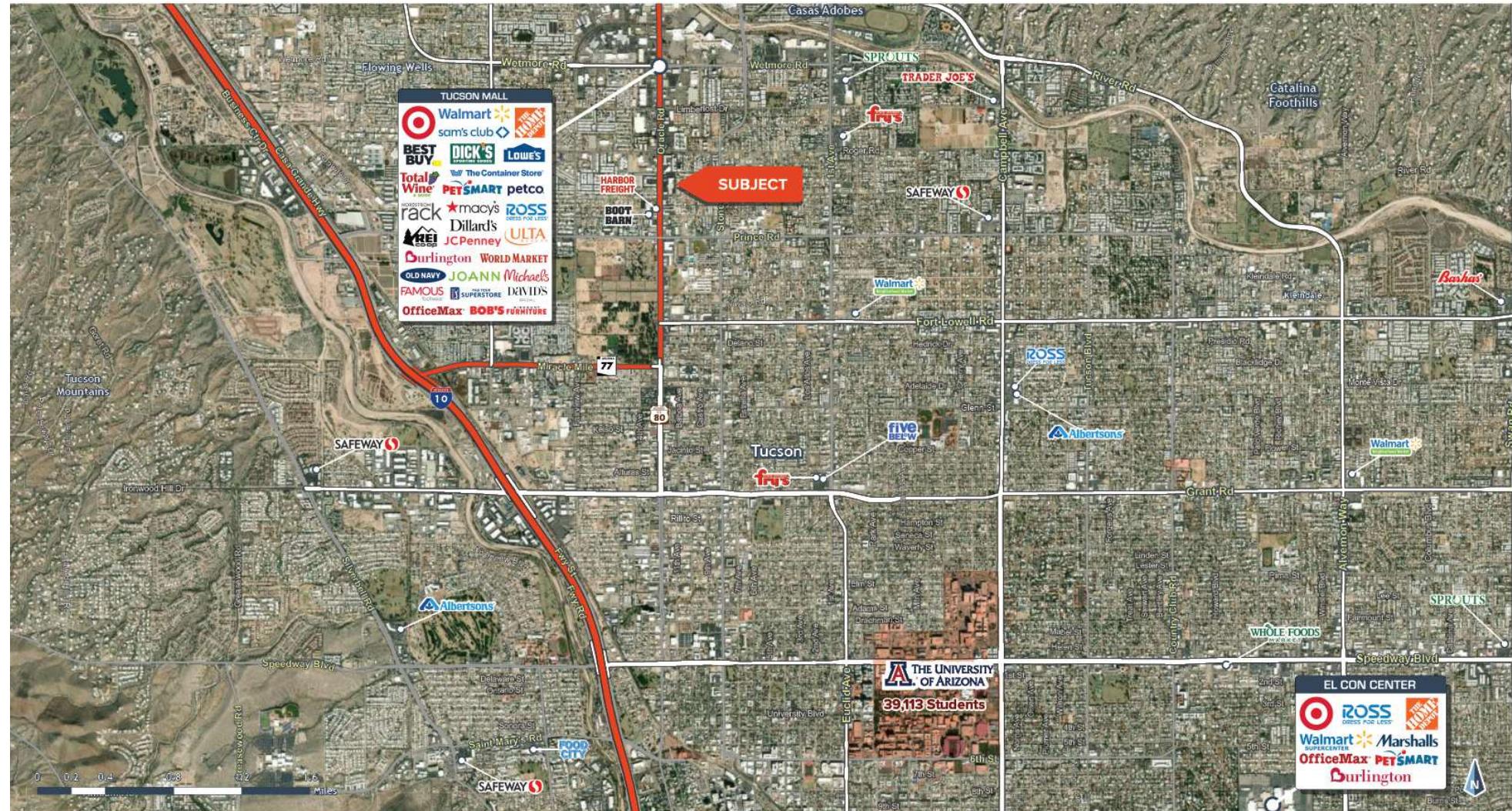
### AREA CO-TENANTS



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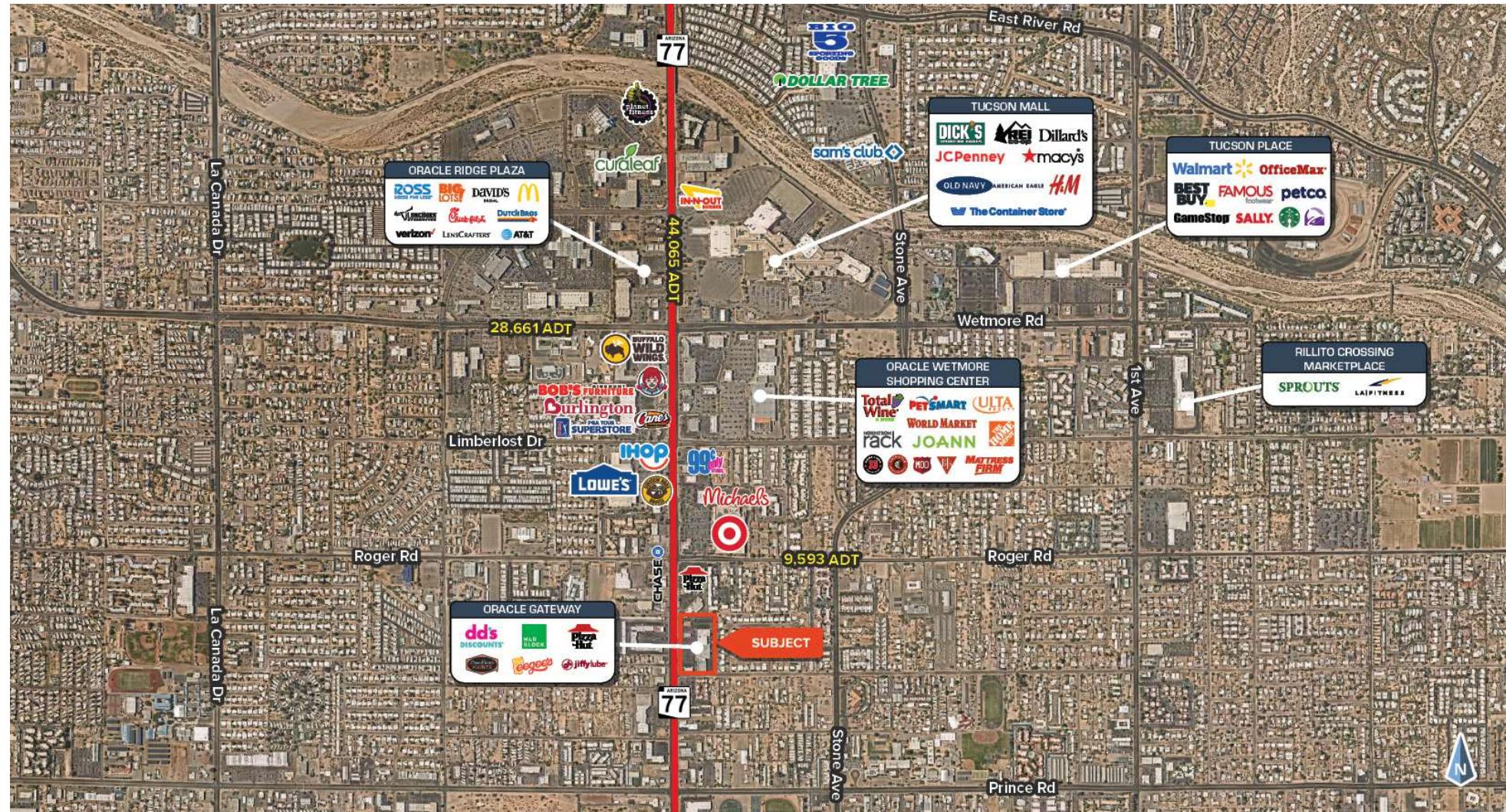
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RETAIL PROPERTY FOR LEASE

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### LEGEND

Available

Unavailable

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## RETAIL PROPERTY FOR LEASE

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### LEASE INFORMATION

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

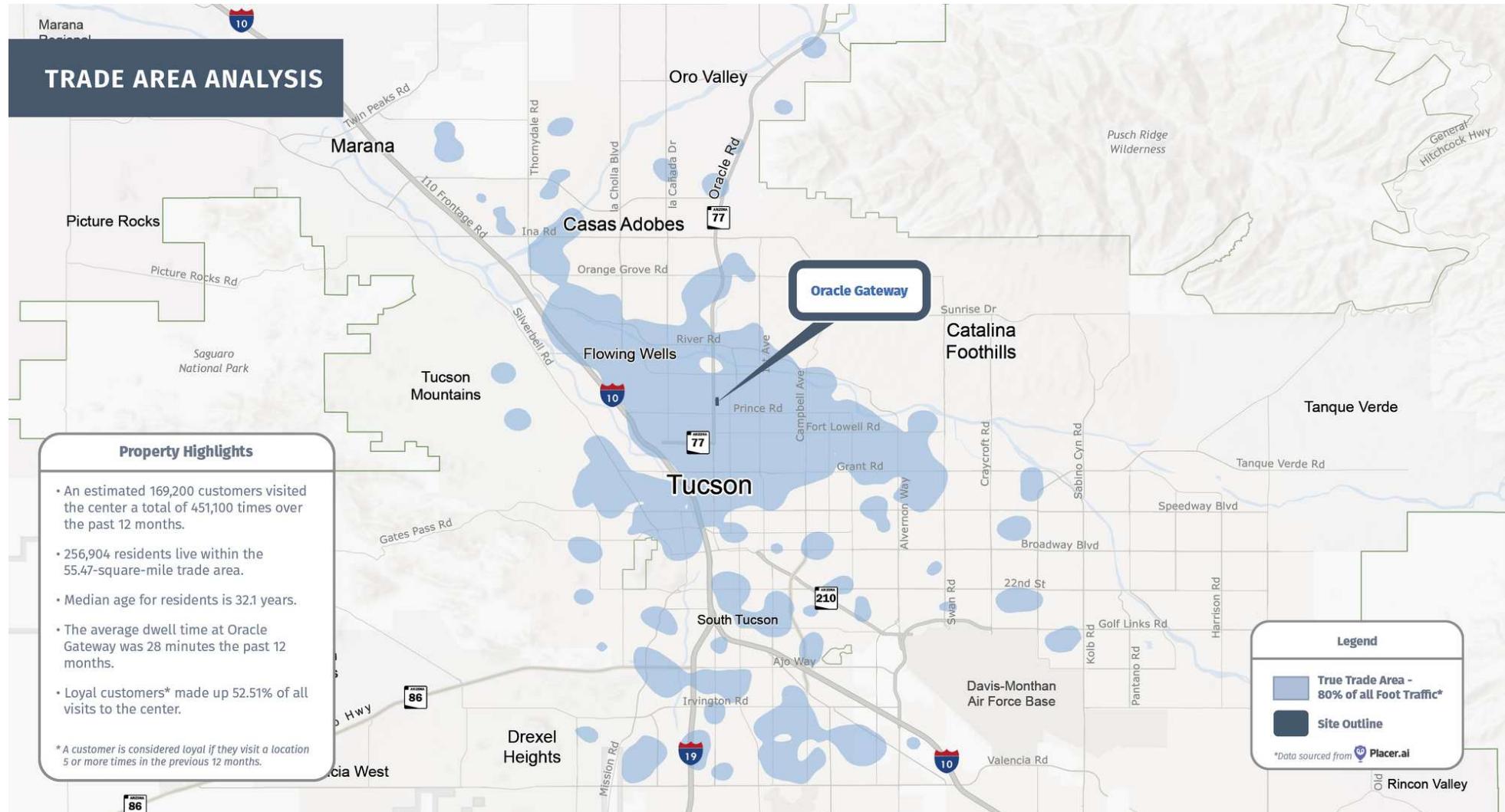
### AVAILABLE SPACES

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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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Area Total	16,899	105,708	234,210	Median	\$33,526	\$43,745	\$51,819	Total Businesses
Median Age	37.2	35.6	36.7	Average	\$48,708	\$67,731	\$81,004	Employees
								Daytime Population
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Percentage with Degrees	30.7%	44.5%	50%	White Collar	42.8%	58.6%	63.0%	Households
				Services	31.2%	24.6%	22.3%	Median Home Value
				Blue Collar	26.0%	16.8%	14.6%	

\* 2024 Demographic data derived from ESRI

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