

4,200 SF AVAILABLE
FORMER GYM

1,385 SF AVAILABLE
SALON BUILDOUT

1,882 SF AVAILABLE
OFFICE BUILDOUT

ACE
Hardware

ATHLETICO
PHYSICAL THERAPY

Edward Jones

**WELLS
FARGO**

goodwill



**ART
Nails**

LA HACIENDA
Family Mexican Restaurant

Walgreens



FOR LEASE | RETAIL

SHOPS AT PLACITA DE ORO

11901 - 11941 North 1st Avenue, Oro Valley, AZ 85737

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com

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PROPERTY DESCRIPTION

Now Available! A prime leasing opportunity at Shops at Placita de Oro. This modern and versatile space offers ample room for customization, making it ideal for a wide range of businesses. With its convenient location, impressive visibility, and ample parking, this property presents an excellent opportunity to establish a strong presence in a thriving area. The well-maintained and attractive exterior leads to a flexible interior, ready to accommodate various business needs.

SPACES	LEASE RATE	SPACE SIZE
11911 Ste 101	Call for Pricing	4,200 SF
11901 Ste 103	Call for Pricing	1,385 SF
11901 Ste 101	\$23.00 SF/yr	1,882 SF

AVAILABLE SPACES

Three suites available! One is a **4,200-SF fitness studio** available as a turnkey gym, or convert the open floor plan into a space that works for your business. The suite can be split into two 2,100-SF Suites. Another is available as a **turnkey salon** with a hair washing and coloring stations, spa and facial areas, and more! The last space is an office space with a conference room, spacious offices, restroom, and storage area.

Also available in this retail center is a .87-AC pad with the potential for a drive thru!

PROPERTY HIGHLIGHTS

- Three turnkey suites available as fitness studio, office, or salon
- Well-positioned neighborhood center surrounded by established residential communities and consistent local traffic
- Average HH income >\$136,000 within a 1-mile radius

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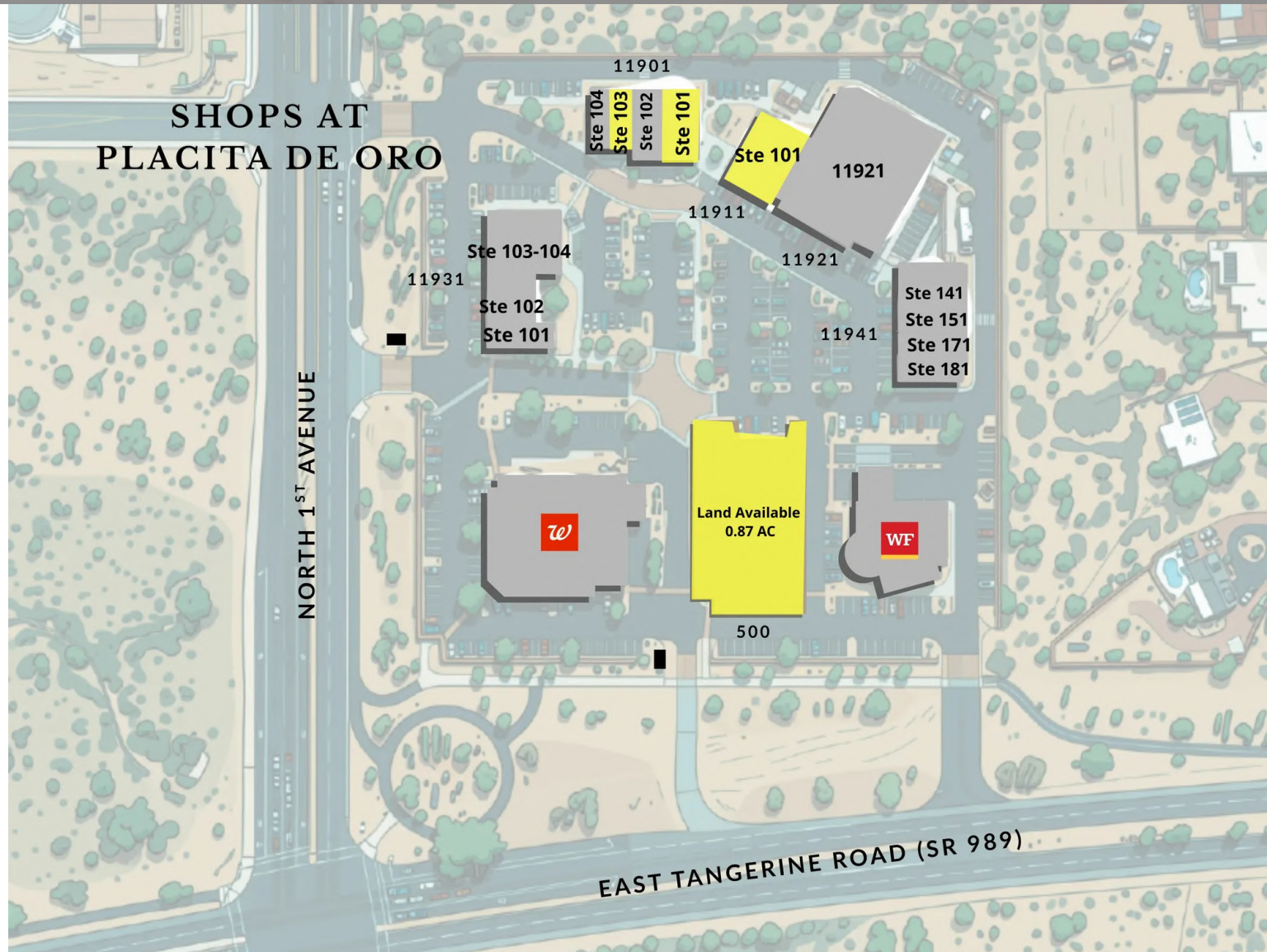
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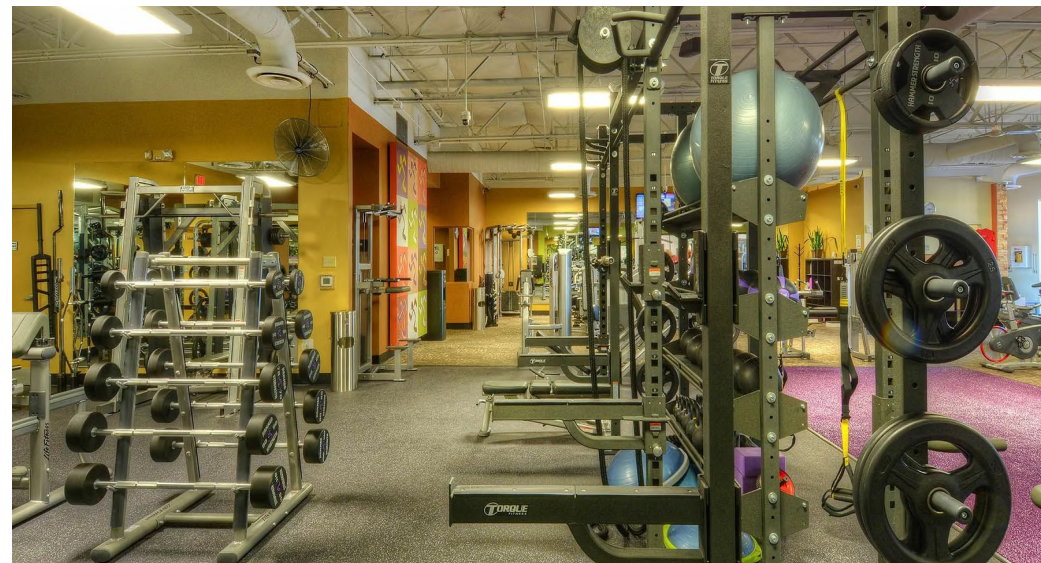
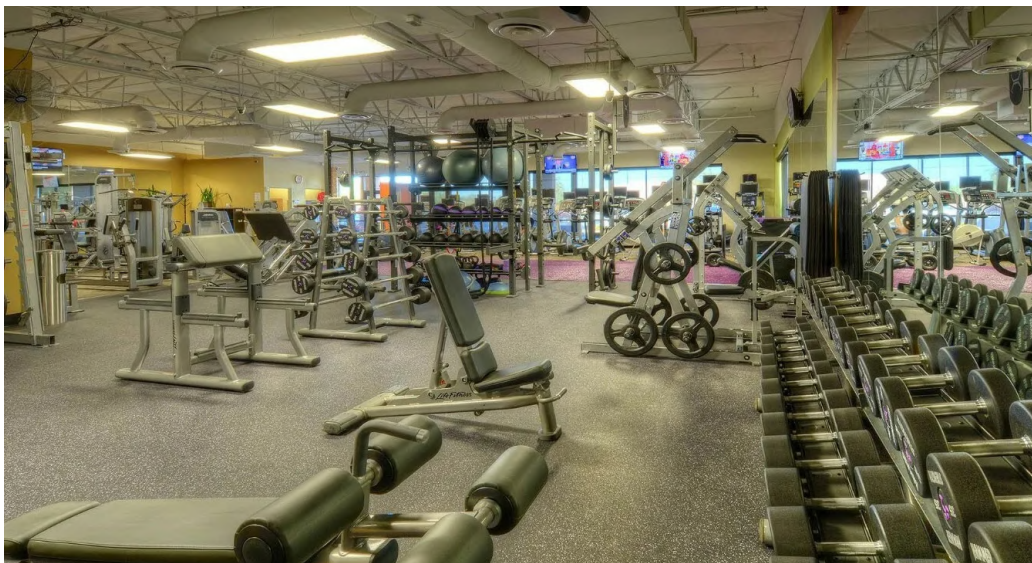
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Shops at Placita de Oro

Floor plan of Suite C-101, showing a large open area (4,200 SF) and several smaller rooms:

- UTILITY
- EXISTING UNISEX
- EXISTING UNISEX
- CLOSET
- MASSAGE
- OFFICE
- OFFICE
- RECEPTION
- LOBBY
- E

SUITE C-101

Architectural floor plan of the second floor, showing various rooms and their dimensions. The plan includes a Lobby (101, 302 SF), Office (103, 156 SF), Office (108, 263 SF), Design Room (107, 138 SF), Hall (102, 107 SF), Hall (110, 75 SF), Conference (104, 234 SF), Storage (109, 389 SF), and a Restroom (106, 30 SF). The plan also includes a Fire Riser Room, Electrical Room, and a Utility Room. Dimensions are provided for various areas, and callouts indicate doors, windows, and other features.

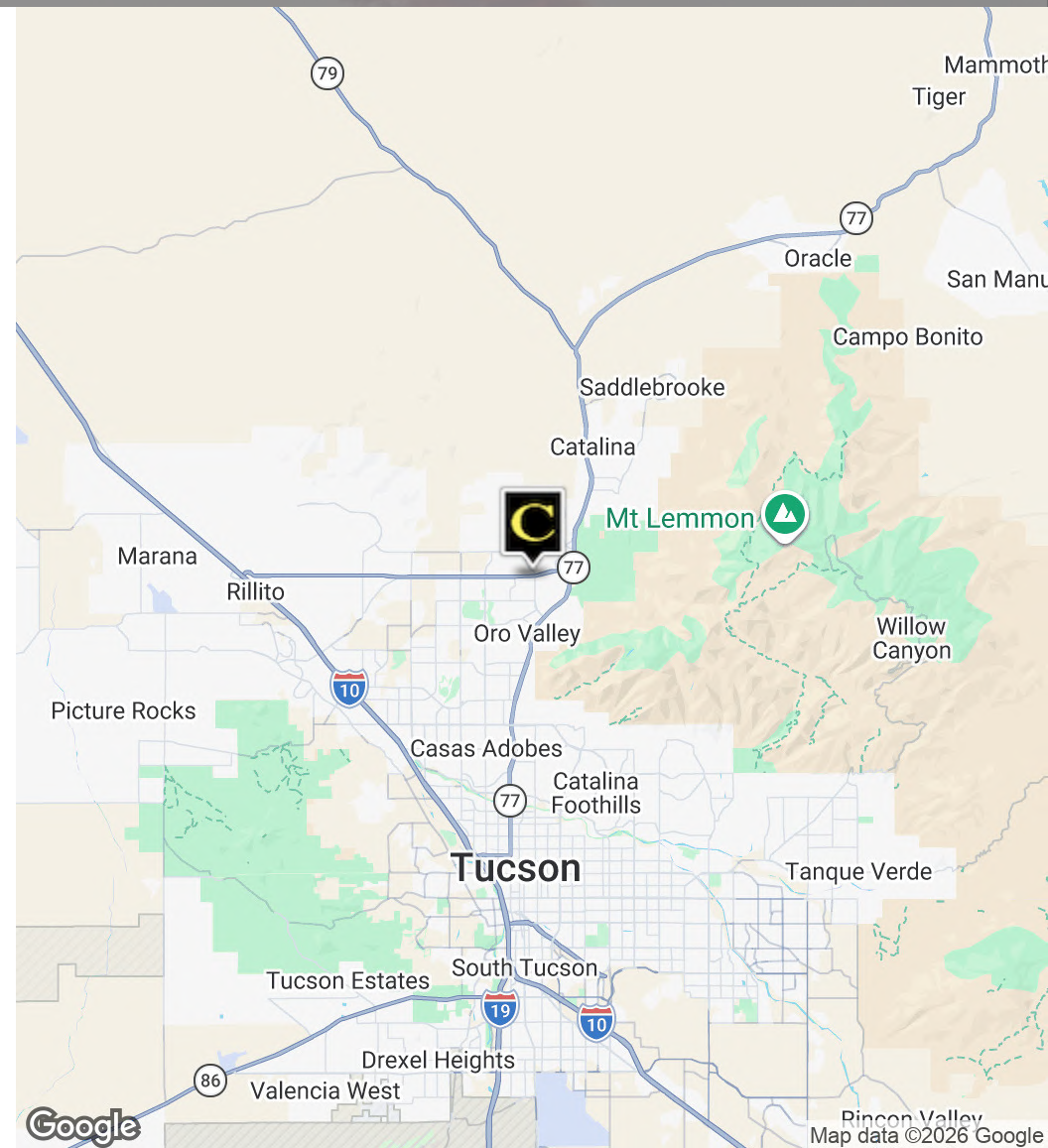


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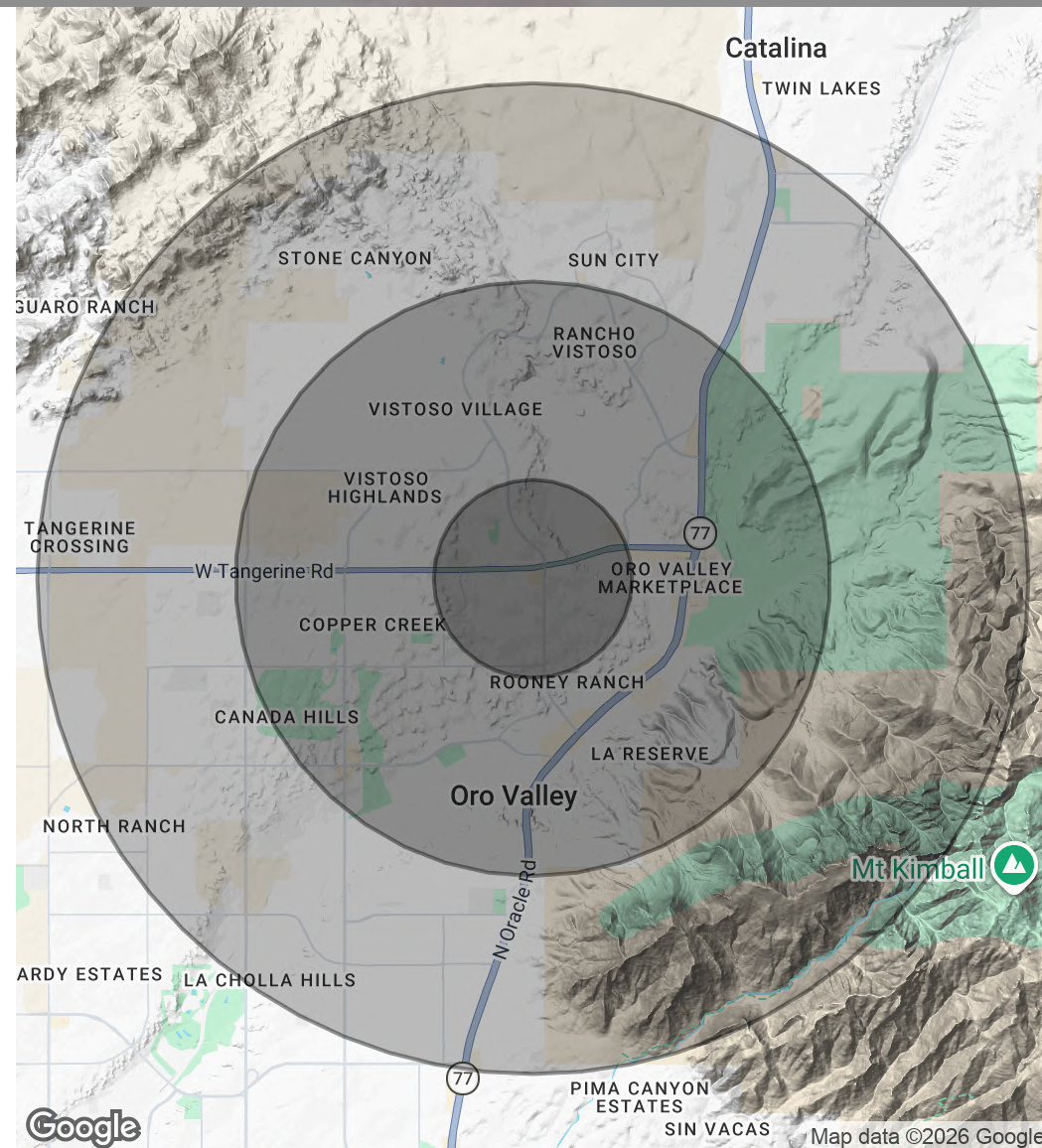
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,630	37,095	58,776
Average Age	53.9	51.4	51.4
Average Age (Male)	53.5	52.4	51.6
Average Age (Female)	54.0	50.3	50.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,050	15,890	25,761
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$134,275	\$134,866	\$131,126
Average House Value	\$481,950	\$489,628	\$476,240

2023 American Community Survey (ACS)



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