



COMMERCIAL

DRIVE-THRU RESTAURANT FOR LEASE

±4055 Rentable SF

9660 NORTH ORACLE ROAD, TUCSON, AZ 85737



Exclusively Represented By:

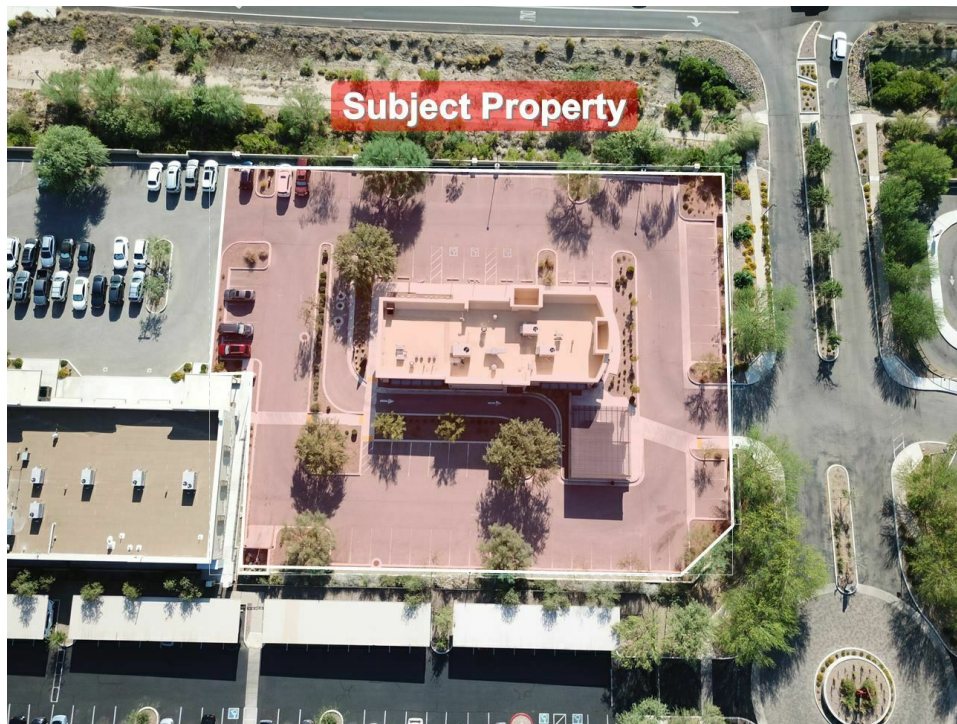
BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	4,055 SF
Lot Size:	1.13 Acres
Year Built:	2016
Renovated:	2016
Market:	Tucson
Submarket:	Oro Valley Submarket

PROPERTY OVERVIEW

Beautiful 4055 +/- sf building with drive through and outdoor seating built new for Kneaders located at the base of Pusch Ridge of the Catalina Mountains, Oro Valley in quality retail complex. Stunning views, excellent opportunity for 2nd generation restaurant. 7 +/- year remaining term with Kneaders allows for Sub-Lease or create a New Lease with ownership.

PROPERTY HIGHLIGHTS

- Beautiful 4055 +/- sf Building Built New for Kneaders Bakery in 2016
- Hard to find Drive Through Service Window
- Located in Oro Valley at the base of Pusch Ridge, Catalina Mountains
- 62 Parking Spaces
- 1.1 +/- Acre Site
- Strong Neighborhood Demographics on high volume traffic Oracle Rd.
- Clean Neighborhood Center
- High demand for quality restaurant locaton



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PROPERTY PHOTO



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PROPERTY PHOTO



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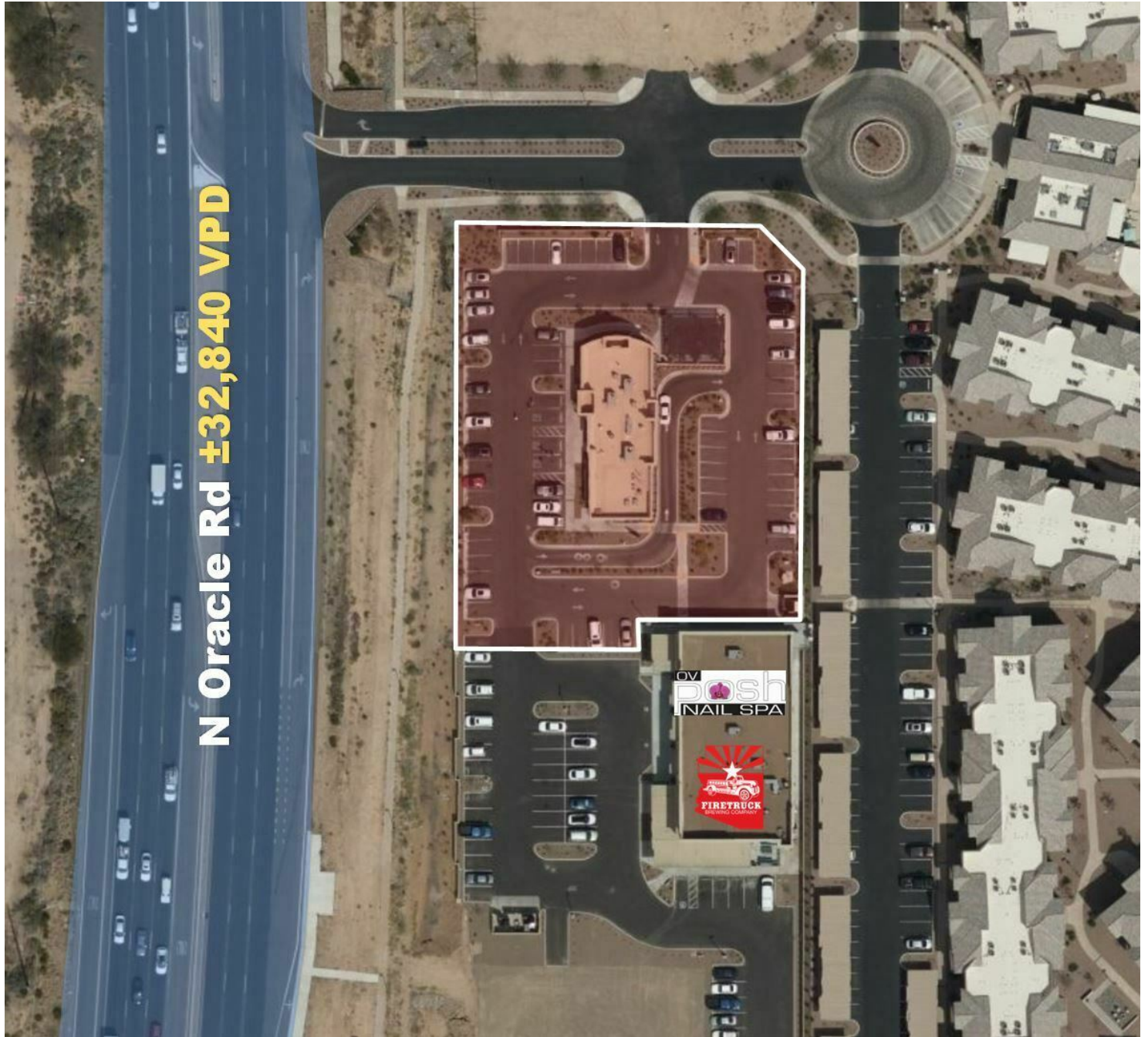
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RETAIL MAP



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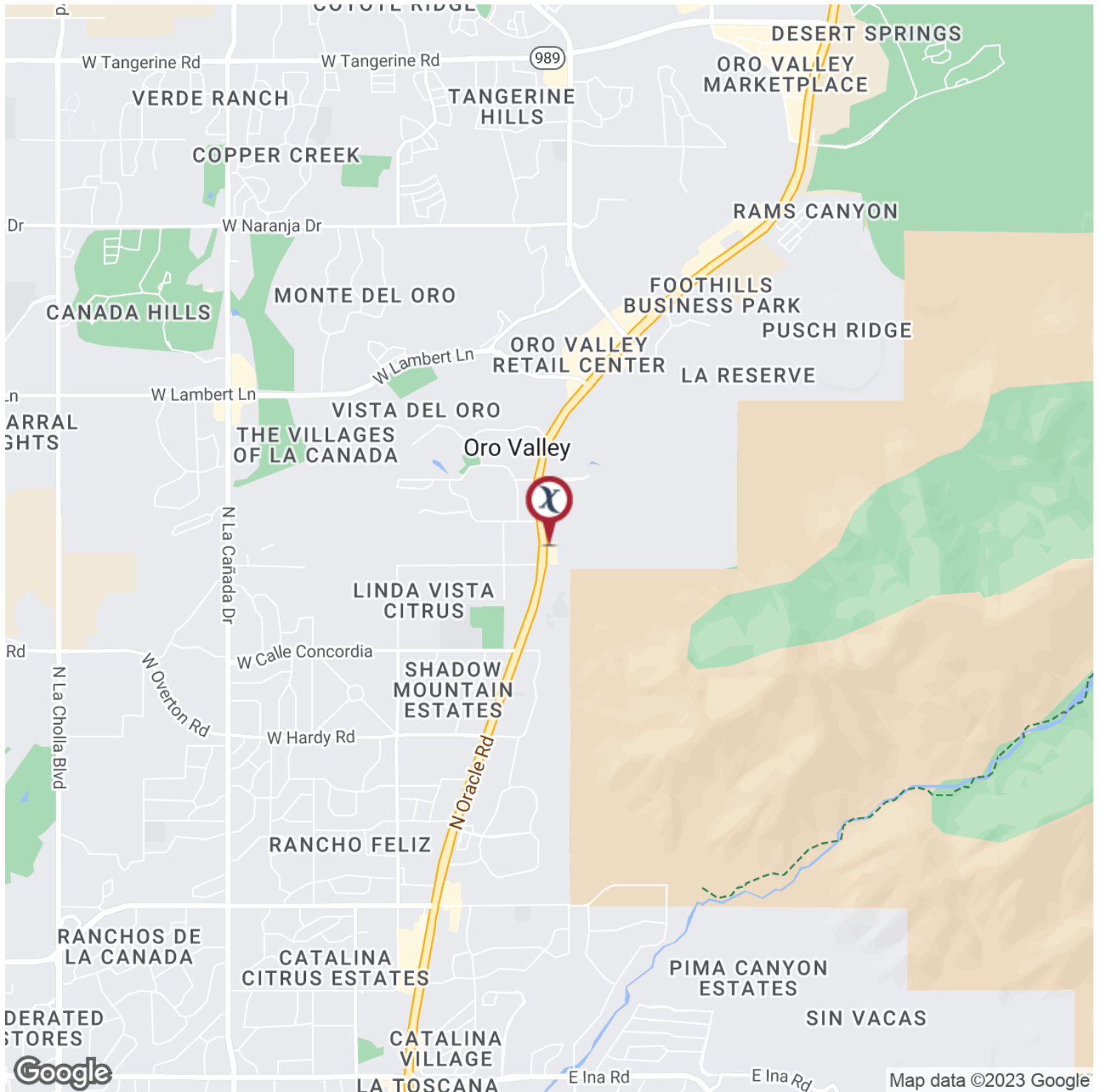
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LOCATION MAP



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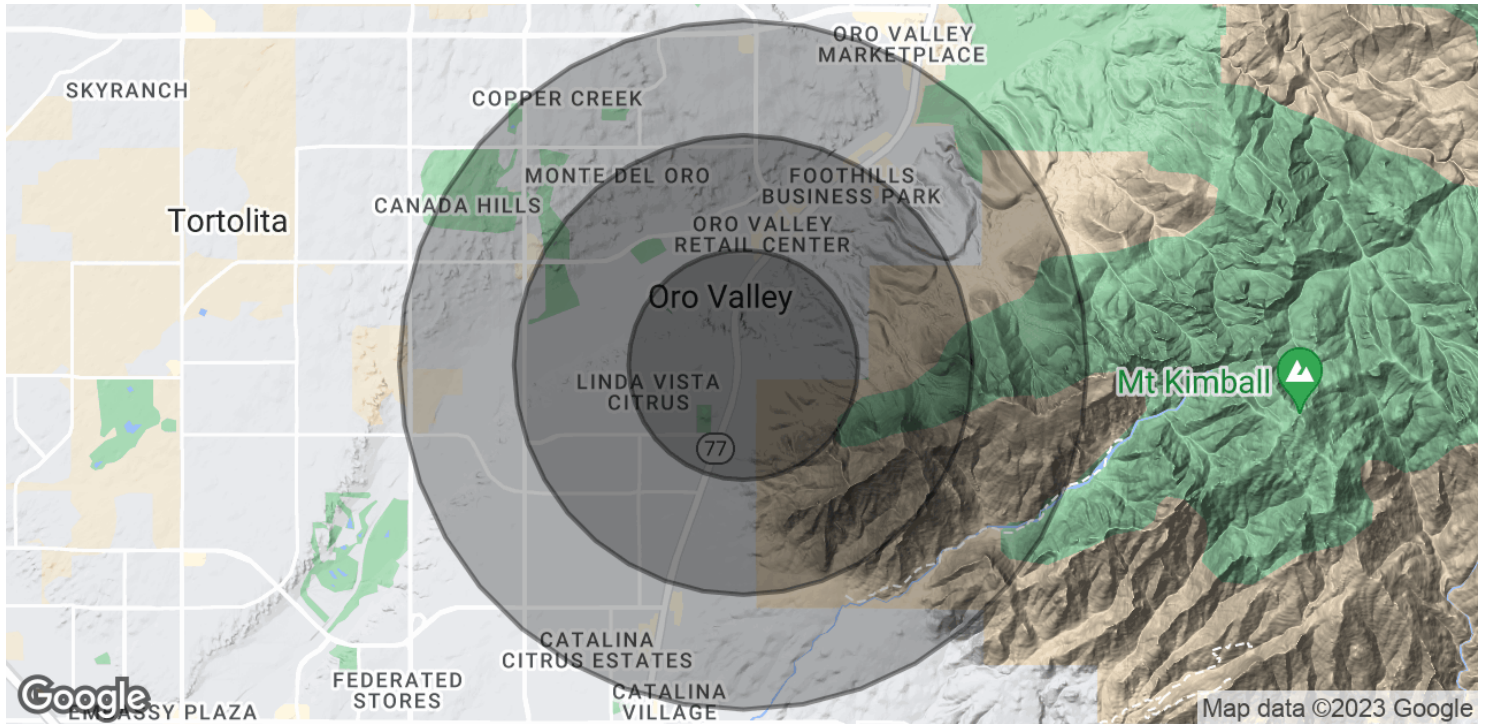
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,690	12,968	28,963
Average Age	54.0	51.3	52.1
Average Age (Male)	55.0	50.7	50.1
Average Age (Female)	48.4	50.7	52.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,229	6,986	14,673
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$98,426	\$89,831	\$92,597
Average House Value	\$288,276	\$264,847	\$314,483

* Demographic data derived from 2020 ACS - US Census



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