

THE SHOPPES AT ORACLE ROAD

Office/Retail for Lease

8500 N. Oracle Road, Tucson, AZ



Leasing Information

Property Info

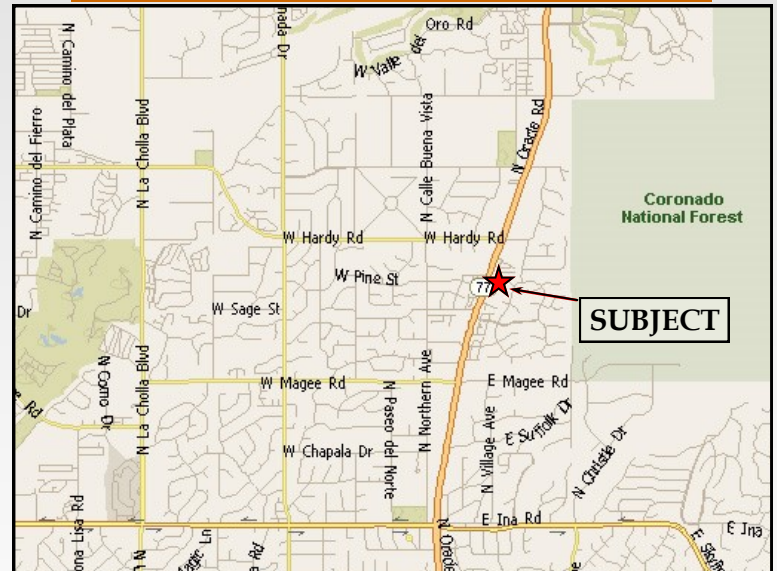
- **Space Available:** Building 3
- 1,307 SF w/Office Buildout - \$24.00/SF
- **Project Size:** Approx. 52,000 SF
- **Lease Type:** NNN
- **NNN Amount:** Approx. \$2.70/SF
- **Zoning:** C-1, Oro Valley

Comments

- Monument Signage
- Located on Oracle Road approx. 1/2 mile North of Magee Road in Oro Valley
- Great visibility and easy access with +/- 800 FT of Frontage on Oracle Road
- Oracle Road (SR 77) is a main corridor between downtown Tucson, and the affluent Foothills/NW Tucson to Oro Valley, AZ
- Traffic approx. *53,000 VPD

*Pima County Assessors Site

Location Map



Exclusively Represented by:

Robert Nolan
(c) 520-465-5946

rnolan@oxfordrealtvadvisors.com



6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtvadvisors.com

Aerial Site Plan



- Very High Profile Architecturally.
- High arching design attracts attention of all who pass by and makes the businesses located within stand out.
- Ideal midpoint location for retail, office and restaurants who would like to set themselves apart.
- All spaces are single story with high ceilings. 5 to 1 parking.



Exclusively Represented by:

Robert Nolan

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

Aerial Location Map



DEMOGRAPHICS SUMMARY

	<u>1 Mile</u>	<u>3Miles</u>	<u>5 miles</u>
Total Population:	5,192	33,791	110,216
AVG Household Income:	\$62,297	\$80,854	\$80,389
Traffic Counts:	N. Oracle Road : ± 53,000 Vehicles per day		

Exclusively Represented by:

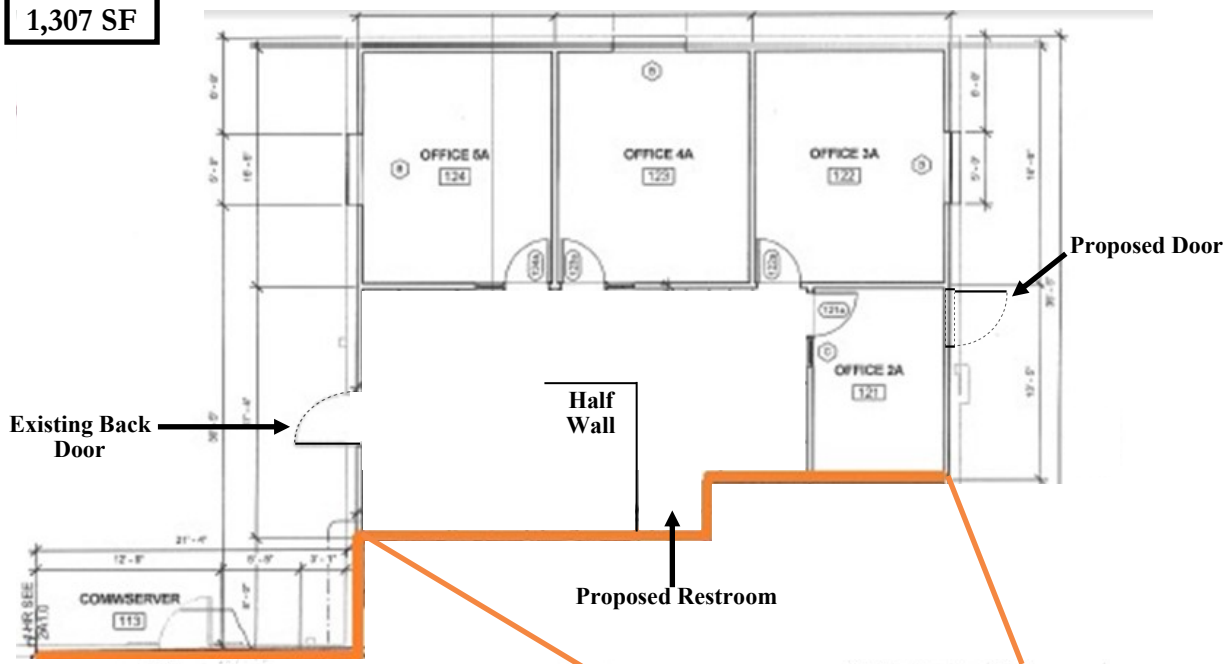
Robert Nolan

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

Building Footprints

1,307 SF



Available
1,307 SF

Oro Valley
SURGICAL SUITES LLC

Guardian
Pharmacy
Services



Title
Security

Exclusively Represented by:

Robert Nolan

(c) 520-465-5946

rnolan@oxfordrealtyadvisors.com

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175

Tucson, AZ 85718

Phone (520) 232-0200

Fax (520) 232-0300

www.oxfordrealtyadvisors.com