

2506 E. Vistoso
Commerce Loop Rd.



Medical Office Condo for Sale

Location: 2506 E Vistoso Commerce Loop (north of the intersection at Tangerine & Oracle)

Building: 2,525 RSF

Zoning: PAD (Oro Valley)

Sale Price: \$710,000

Parcel #: 219-24-263B

Deal Type: Owner/User

Features: With its prime location in Oro Valley and its direct access from N. Oracle Road, this property provides an excellent opportunity for buyers looking to break into Oro Valley's competitive medical office market.

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520-546-9003

2506 E. Vistoso Commerce Loop Rd.

2506 E Vistoso Commerce Loop Rd., Suite 100
Oro Valley, AZ 85755



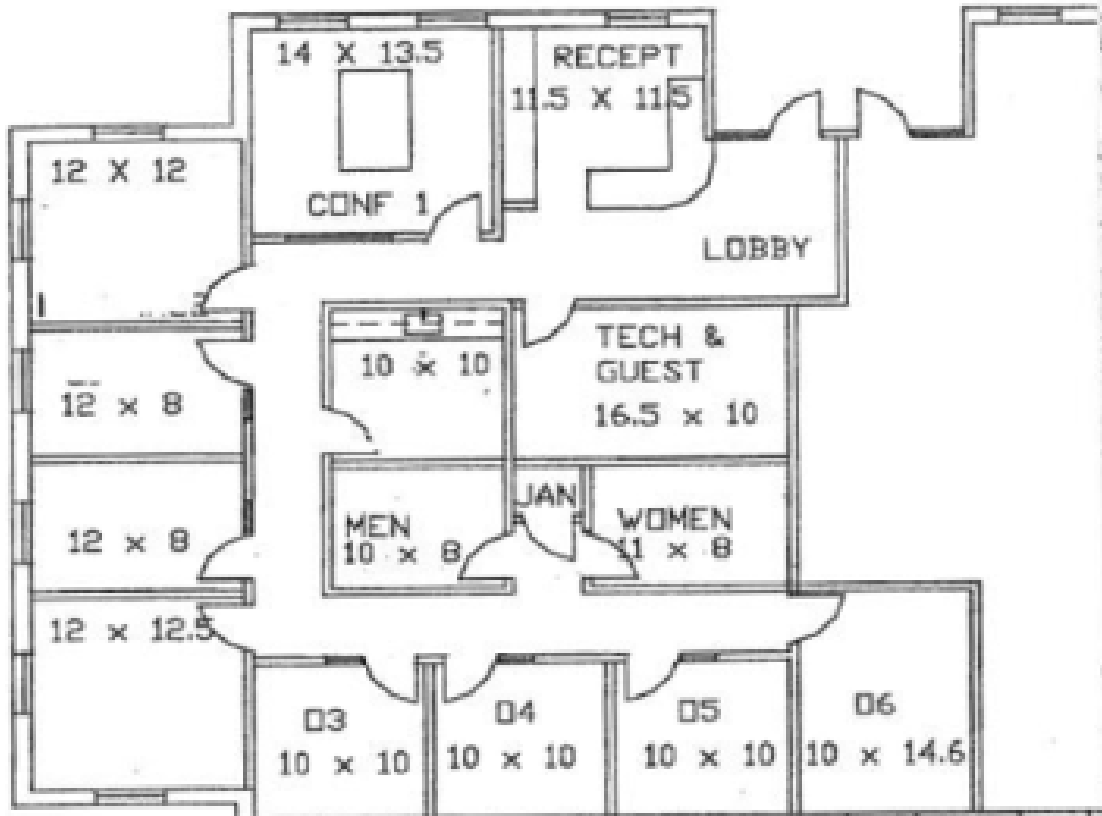
Building Highlights:

- Located directly north of the Oro Valley Marketplace at Oracle Road & Tangerine Road, which is anchored by a Walmart Supercenter and contains national tenants like Petco, Dollar Tree, Century Theaters, DSW, Ulta Beauty, In-N-Out Burger, and Olive Garden
- Directly accessible from N Oracle Rd
- Strategic location allows user to serve both Oro Valley and Catalina markets
- Close proximity to large residential neighborhoods
- Offers the professional and medical user a comfortable office setting with abundant parking
- Superior Demographics in trade area
- Situated northeast of Oro Valley Hospital, Innovation Corporate Center, and the new Innovation Park development

Demographics	1-Mile	3-Mile	Traffic Counts	(VPD)
Population	1,281	21,257	N Oracle Rd: 27,569 (2022)	
Households	638	9,448	E Rancho Vistoso Blvd: 7,621 (2023)	
Median Income	\$86,667	\$95,249	E Vistoso Commerce Loop: 2,374 (2023)	
			E Innovation Park Dr: 8,721 (2023)	



Floor Plan



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