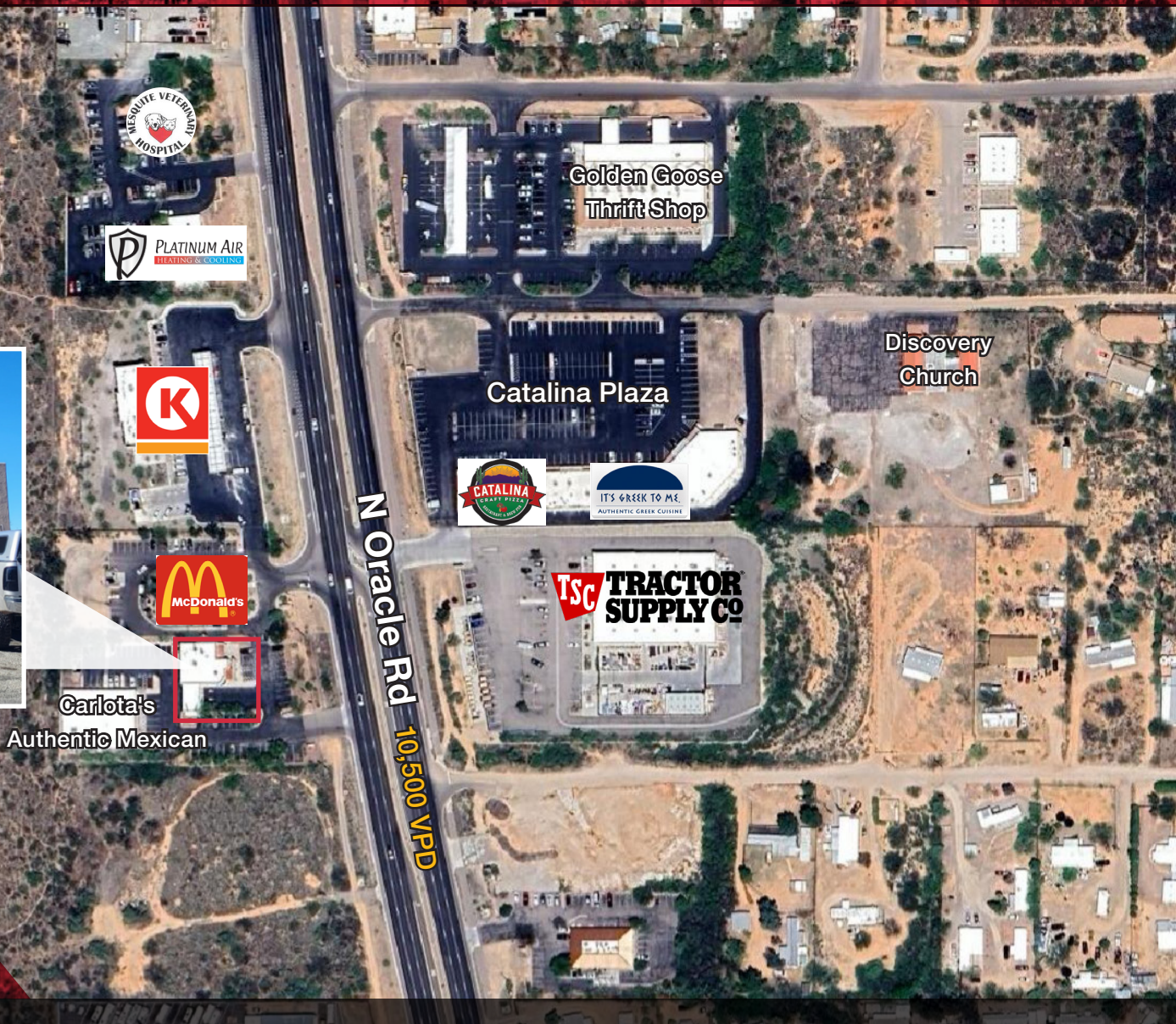


RETAIL | OFFICE BUILDING ORACLE ROAD

15883 N Oracle Rd | Catalina, AZ 85739



FOR SALE | LEASE

Ben Craney | ben.craney@naihorizon.com | 520 398 4885

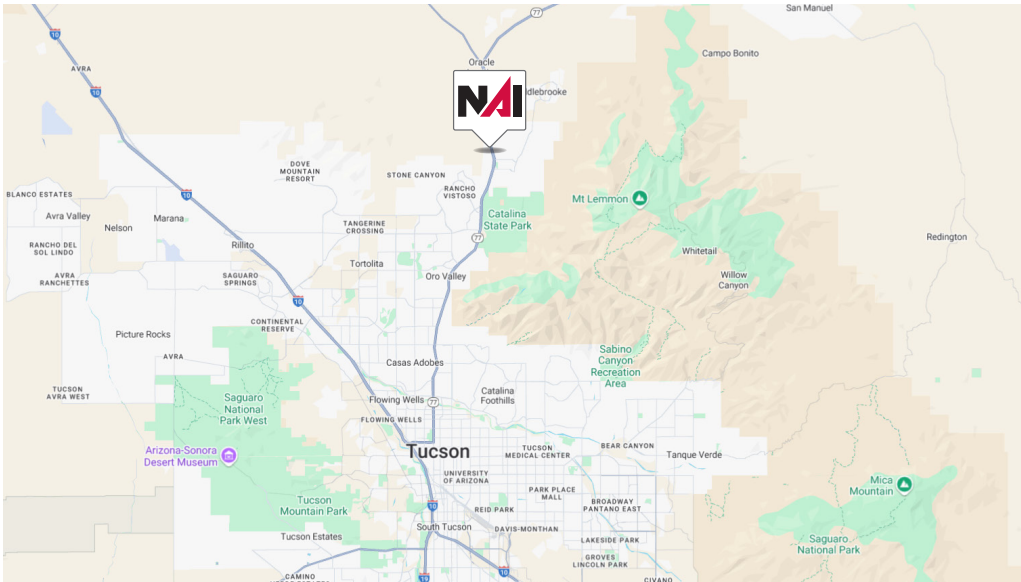
Gordon Wagner | gordon.wagner@naihorizon.com | 520 398 5130

2900 N Swan Rd., Suite 200, Tucson, AZ 85712 | 520 326 2200 | naihorizon.com

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Property Information



Location: 15883 N. Oracle Rd. | Catalina, AZ 85739

Sales Price: \$975,000 (\$284.26/PSF)

Available Size: 3,430 SF

Lease: NNN

Zoning: CB-2, Pima County

Primary Use: Retail/Office

APN #: 222-21-042D

Features

- This property has been very well maintained, former Bank building and take-out restaurant ideal for redevelopment.
- Drive-thru or covered parking
- Newer construction
- PAD Building right on Oracle Road
- The property has great visibility and has a monument sign
- Use as two spaces or redevelopment Medical Office
- High traffic count

Site Features

- Prime location
- The subject property is on the west side of Oracle Road across from Tractor Supply Co.
- McDonald's to it's north in front of Carlota's Mexican Restaurant

Demographics	1 Mile	3 Miles	5 Miles
Population	2,035	16,160	32,269
Average Age	49.4	66.5	66.8
Average HH Income	\$75,411	\$114,248	\$131,446
Employed Population	924	4,933	9,702

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Interior Photos



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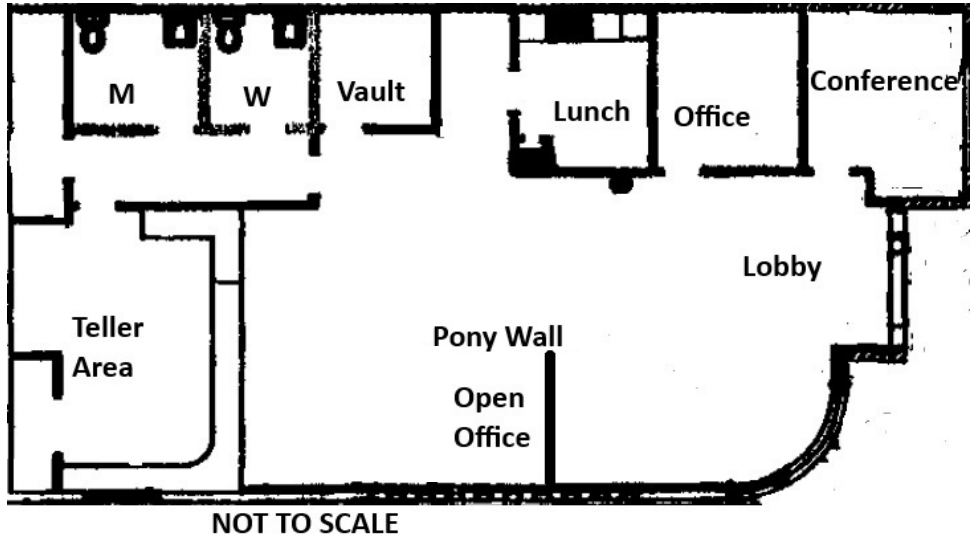
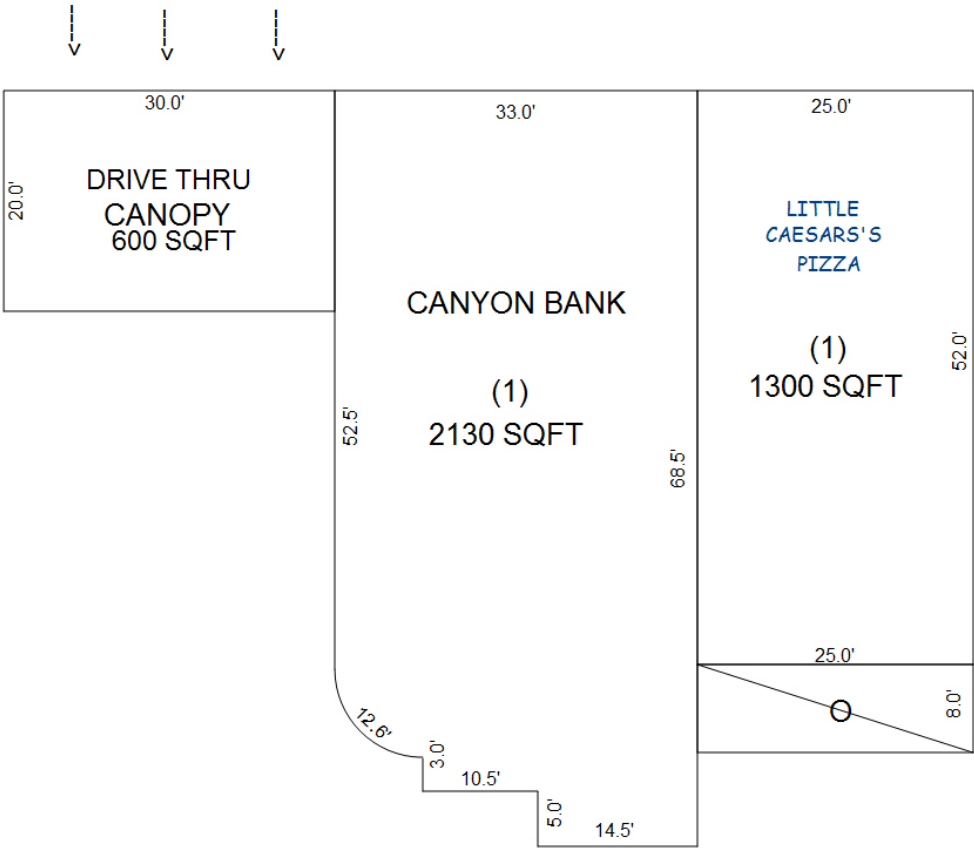
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Floor Plans



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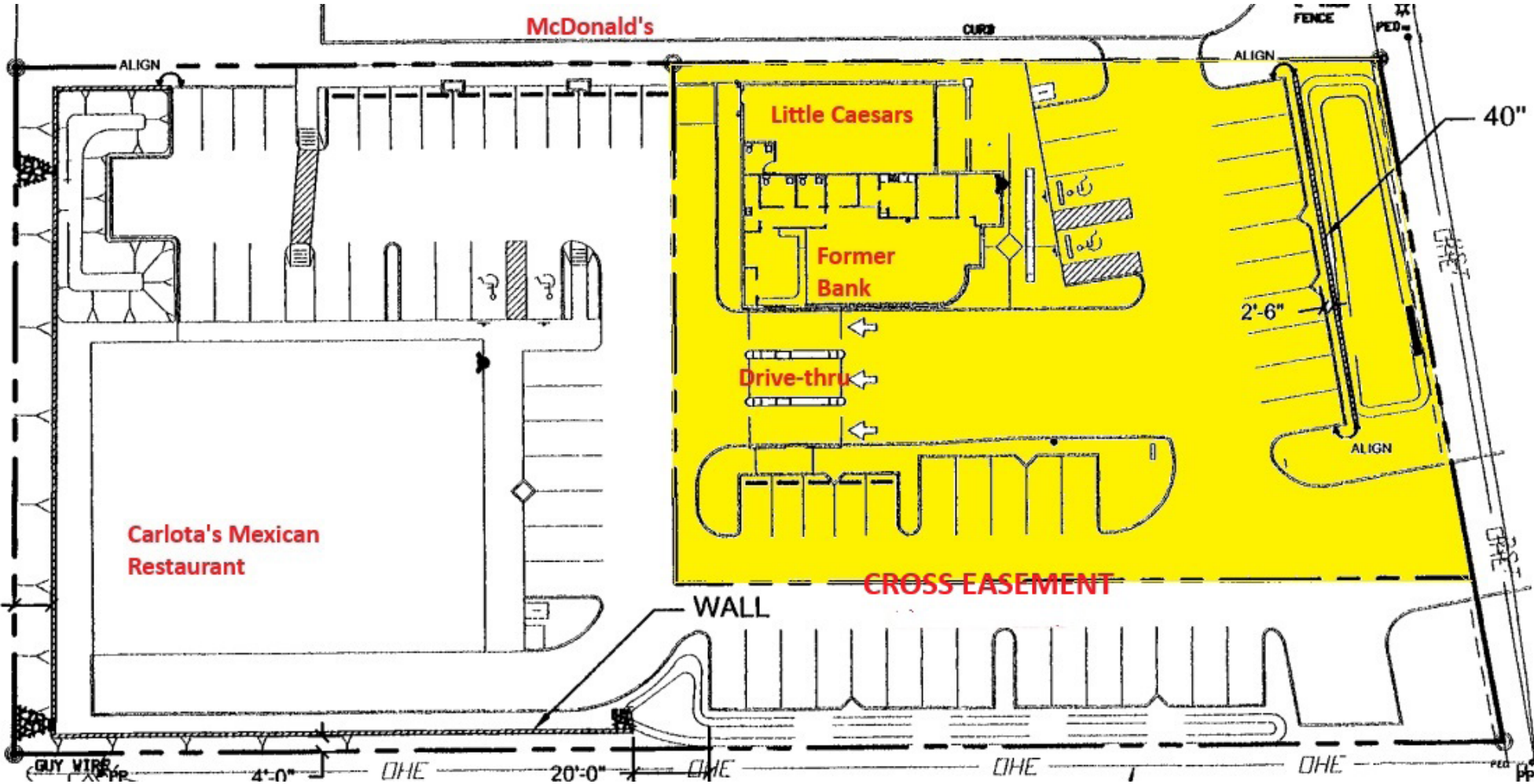
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Site Plan



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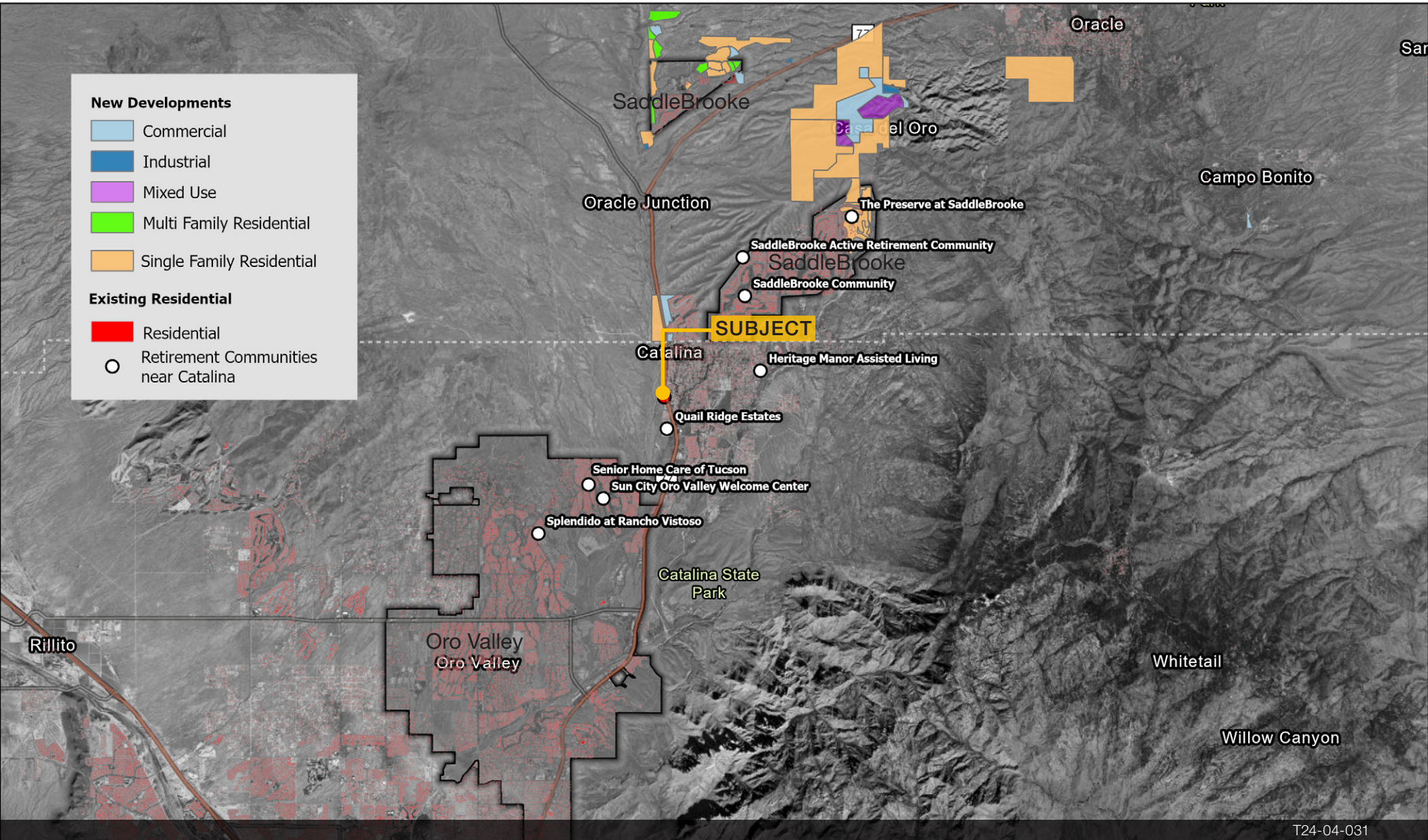
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Area Map



T24-04-031

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