

1,200 SF SHOP SPACE
AVAILABLE



Your Name Here!



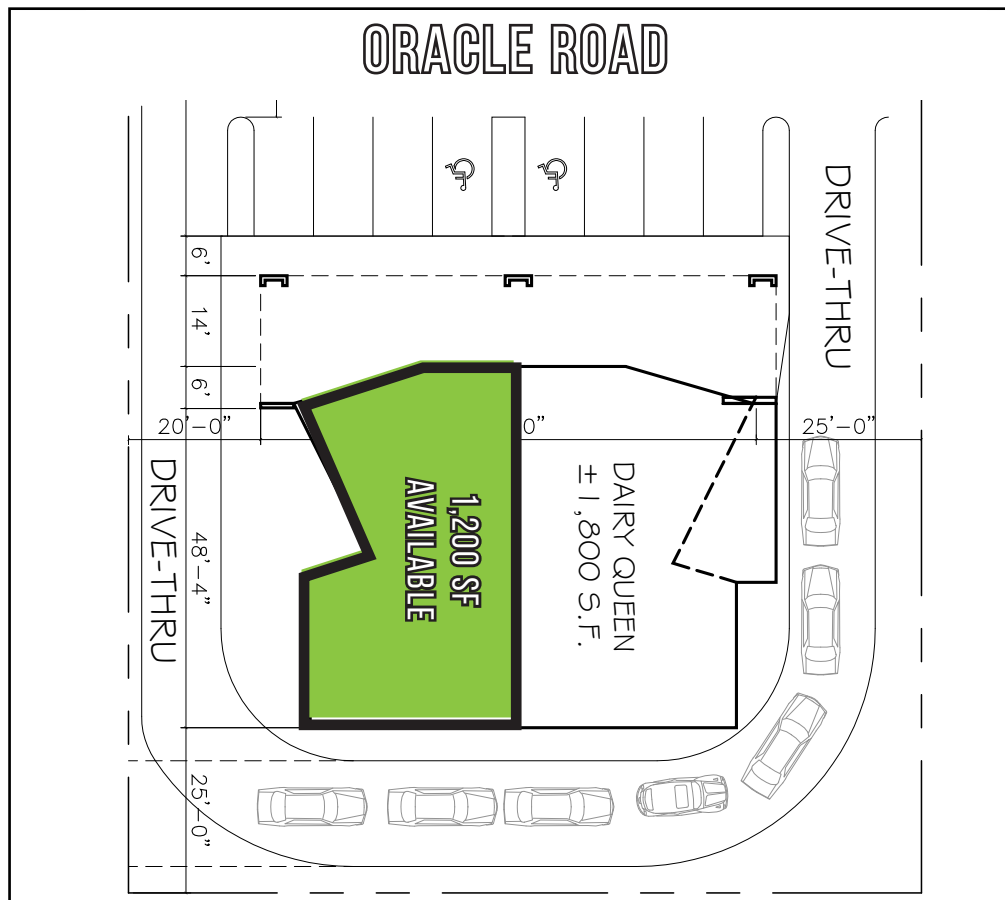
16054 N. ORACLE RD
CATALINA, AZ

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PROPERTY SUMMARY

16054 N. ORACLE RD
CATALINA, AZ



PROPERTY SUMMARY

ASKING RENT:	CALL FOR PRICING
AVAILABLE SF:	1,200 SF
TOTAL LAND:	0.58Acres
APN:	222-19-0010

PROPERTY HIGHLIGHTS

- Come join a brand new Dairy Queen in Catalina, AZ
- 1,200 SF Available in vanilla shell condition (completed May 2025)
 - White walls, new storefront glass with double doors & new rear security door
 - 5 Tons AC installed & 200 amp electrical service
 - New ADA restrooms
 - Emergency exit signs and fire sprinklers installed
 - Maximum signage per Pima County
 - Possibly pylon signage available
- Direct access off Oracle Road in both directions via turn lanes
- Strategically located between New Housing Developments, Saddlebrook , rural communities to the north & services like grocery stores such Basha's, Walmart, Target, etc. to the south.
- Oracle Rd is fast becoming the back door in/out of north Tucson- to the growing S.E. Valley areas such as Florence, Queen Creek & San Tan Valley

PROPERTY DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2024 Population:	15,876	29,319	79,754
2029 Population:	18,598	36,534	92,289
Total Households:	7,796	15,111	37,773
Av Household Income:	\$96,818	\$111,195	\$119,929

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AERIAL MAP

16054 N. ORACLE RD
CATALINA, AZ





For Additional details contact the team
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