The Corner directly across from the Largest Mall in Tucson!

FOR LEASE 4306-4370 N. Oracle Road



Dave Dutson

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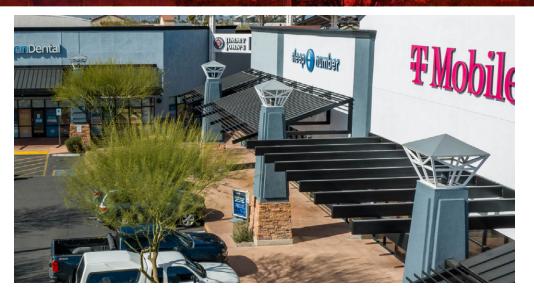
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Property Information





Property Name:	The Corner
Location:	4306-4370 N. Oracle Rd Tucson, AZ 85705
Lease Rate:	Contact Agent
Sizes:	1,728 SF 2,328 SF 4,056 SF
Zoning:	OCR-2, Tucson
Primary Use:	Retail
Parcel:	105-11-0700

Property Features

- Anchored by the strongest Total Wine in Arizona
- Tenants at The Corner include Nordstrom Rack, Aspen Dental, Mattress Firm, Sleep Number, America's Best Contacts & Eyeglasses, Mountain Mike's Pizza, T-Mobile, Jimmy John's and Total Wine!

Site Features

- Located on the corner of Oracle Rd (State Hwy 77) & Wetmore Rd
- 4,907,542 SF of retail space within a one mile-radius

Demographics	1 mile	3 miles	5 miles
Population	13,906	96,661	232,663
Average Age	41.6	37.6	37.2
Average HH Income	\$62,011	\$72,410	\$83,137
Employed Population	6,870	48,790	116,776

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Property Photos







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Site Plan



Suite	Tenant	SF
001	Total Wine & More	22,179
002	Mountain Mike's Pizza	2,650
003	T-Mobile	2,849
004	Sleep Number	2,500
005	AVAILABLE	4,056
[Can be	e demised into 1,728 SF & 2,32	28 SF suites]
006	demised into 1,728 SF & 2,32 Jimmy John's	28 SF suites] 1,420
006	Jimmy John's	1,420
006 007	Jimmy John's Aspen Dental America's Best Contacts &	1,420 3,594

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Retail Map



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