

SAN DORADO

Oracle Rd & First Ave | Oro Valley, AZ

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PROPERTY DETAILS

Availability	Suite 100: 4,000 SF (Do Not Disturb Mattress Firm)
Lease Rate	\$36.00 / SF
NNN Rate	\$±14.00 / SF
Availability	7/1/2024
Year Built	2016
Zoning	PAD (Commercial), Town of Oro Valley
Address	10580 N. Oracle Road, Oro Valley AZ 85737

HIGHLIGHTS

- This area is a major retail core for Oro Valley
- Newer construction, with expanded parapet sign band
- Monument panel is available on Oracle Rd

TRAFFIC COUNTS

Oracle Rd	34,692 VPD (2022)
First Ave	19,742 VPD (2022)



DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	5,142	\$127,650	2,683
3 Miles	29,617	\$139,180	8,533
5 Miles	73,674	\$153,831	19,968

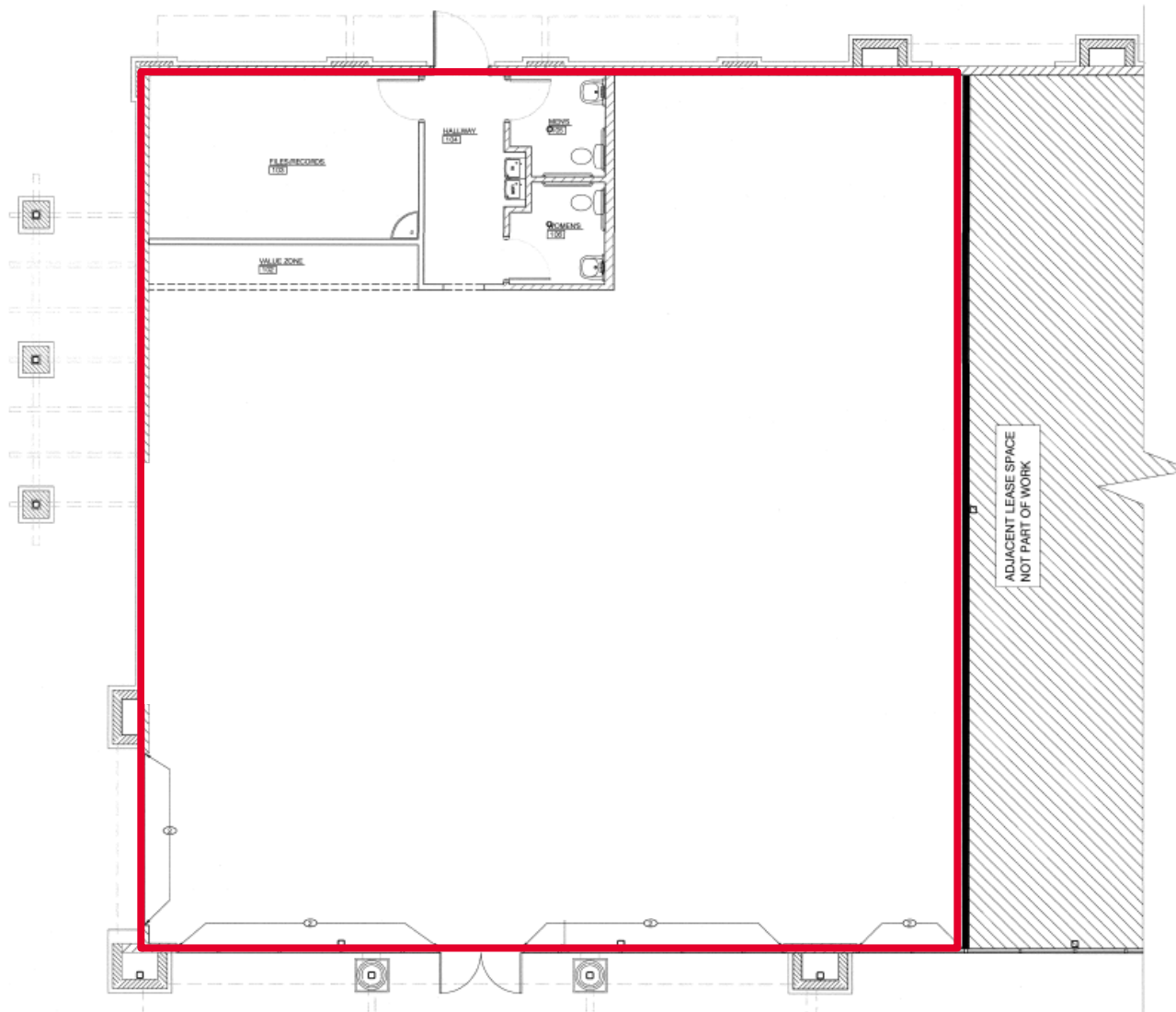
Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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FLOOR PLAN



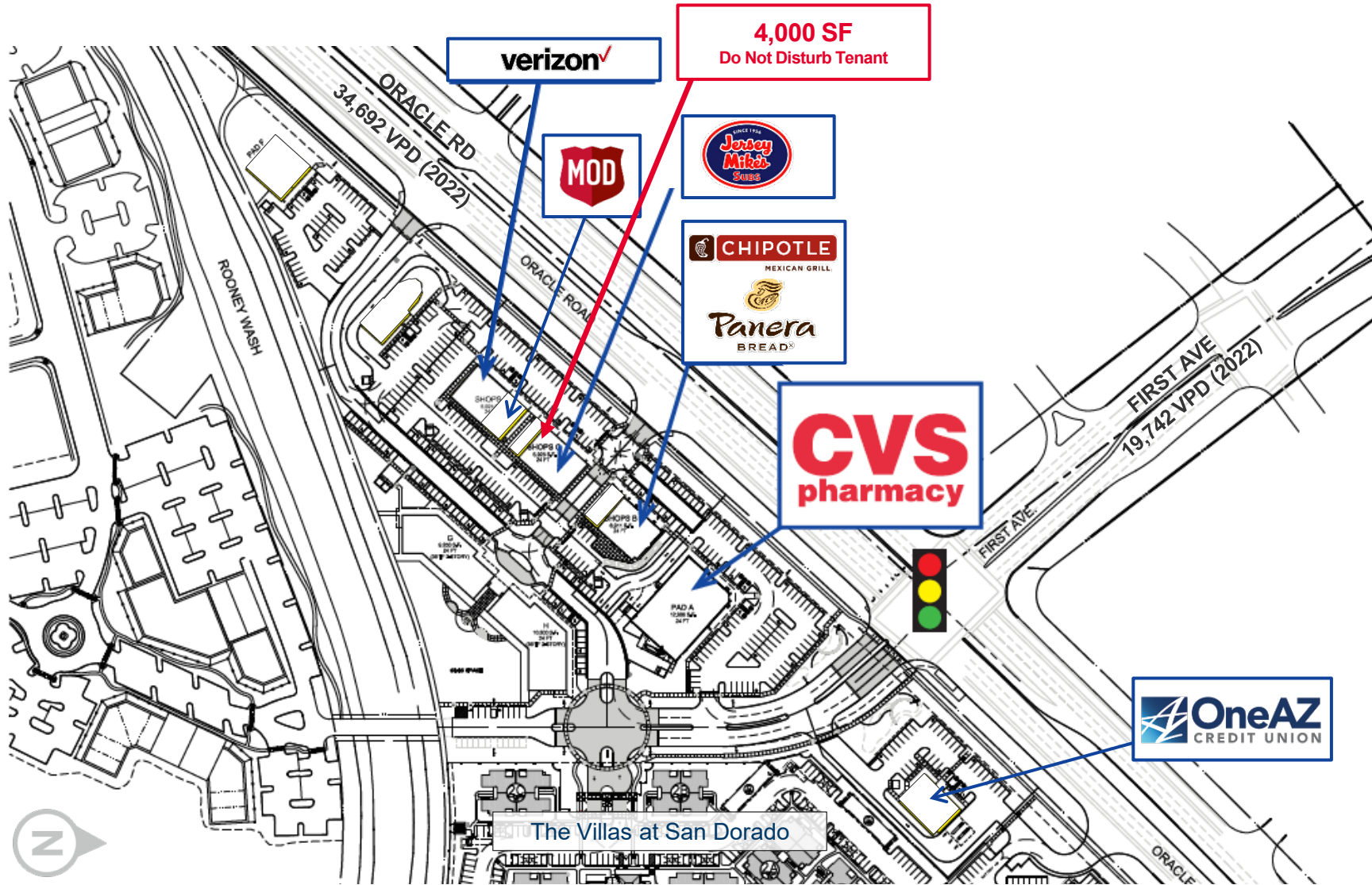
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SITE PLAN



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NORTH FACING AERIAL



La Posada Project
Senior Care Facility
±268 Units



Villas at San Dorado
Apartments
±274 Units



SUBJECT



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