

# AUTOMOTIVE OPPORTUNITY AVAILABLE

2900 N Oracle Road | Tucson, AZ

CUSHMAN &  
WAKEFIELD

PICOR

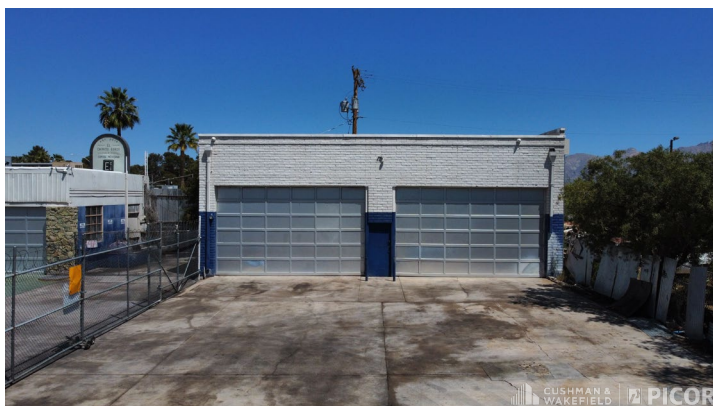
FOR SALE OR LEASE





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## PROPERTY DETAILS

Available	2,763 SF (Combined)
Sale Price	\$549,000
Lease Rate	\$4,500/Mo, MG
Lot Size	14,670 SF
Zoning	C-2, City of Tucson
Taxes	\$4,191.30 (2024)
Address	2900 North Oracle Road Tucson, AZ 85705

## HIGHLIGHTS

- Longtime automotive property originally built as a Texaco
- Combined 4 bays, 2 restrooms, and small office
- Canopy cover in front lot
- Secured exterior fencing on part of the property

## RECENT WORK COMPLETED BY OWNER (2024)

- All new light fixtures and electrical work
- New interior paint
- Power washed bays and exterior lot

## TRAFFIC COUNTS

Oracle Road	47,769 VPD (2023)
Miracle Mile	24,295 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,129	\$82,659	9,820
3 Miles	134,523	\$70,300	83,535
5 Miles	270,850	\$81,352	158,425

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## AERIAL



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