



FOR LEASE, SALE & JOINT VENTURE

4690 N. Oracle Road

Tucson, Arizona 85705

211,152 SF BUILDING
FOR LEASE, SALE & JOINT VENTURE



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211,152 SF BUILDING | FOR LEASE, SALE & JOINT VENTURE

4690 N. Oracle Road is an exciting opportunity for creativity. Ownership welcomes new imaginative, inventive uses for the property through sale, lease or joint venture.

The 3-story 211,152 square foot building was improved by Comcast in 2015 as a state-of-the-art call center. On-site features also include movie theatres, a fitness facility, extensive food service facilities, along with other employee amenities. The property has a four-level parking garage with approximately 1,050 covered parking spaces. Comcast is the sole tenant, having leased the building through 2025. The building can likely be made available for adaptive reuse in the near term, in light of the changing business environment due to the pandemic.

LOCATION

The property is located at 4690 N. Oracle Road in Tucson, Arizona 85705.

PARCEL

4690 N. Oracle Road consists of five (5) parcels containing a total of approximately 5.15 acres (224,361 SF).

HVAC

Combination of Package and Split systems, both gas, electric and heat pump units. Approximately 700 tons of cooling on the building.

POWER

4000 Amp, 480-240 Volt, 3-Phase, 4 wire. Back up power supply by Kohler generator.

ZONING

The property is zoned C-3 (City of Tucson) which allows 75 feet max height.

PARKING

The multi level parking garage consists of approximately 1,050 covered spaces.

STREET FRONTAGE

The site benefits from Oracle Road frontage and is adjacent to the Tucson Mall.

AGE

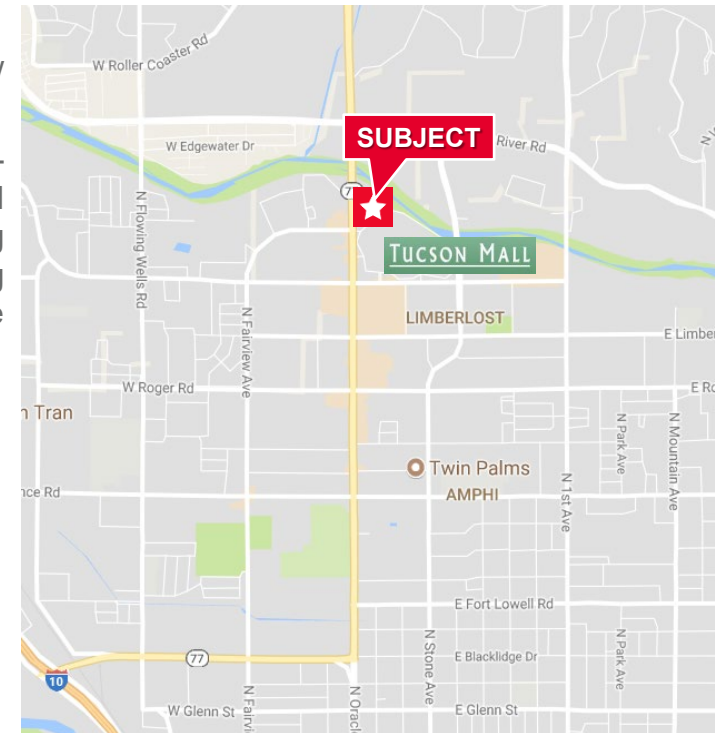
The building was built in mid-1980's as a multi-tenant retail mall property. The property was extensively renovated in 2015.

CONSTRUCTION

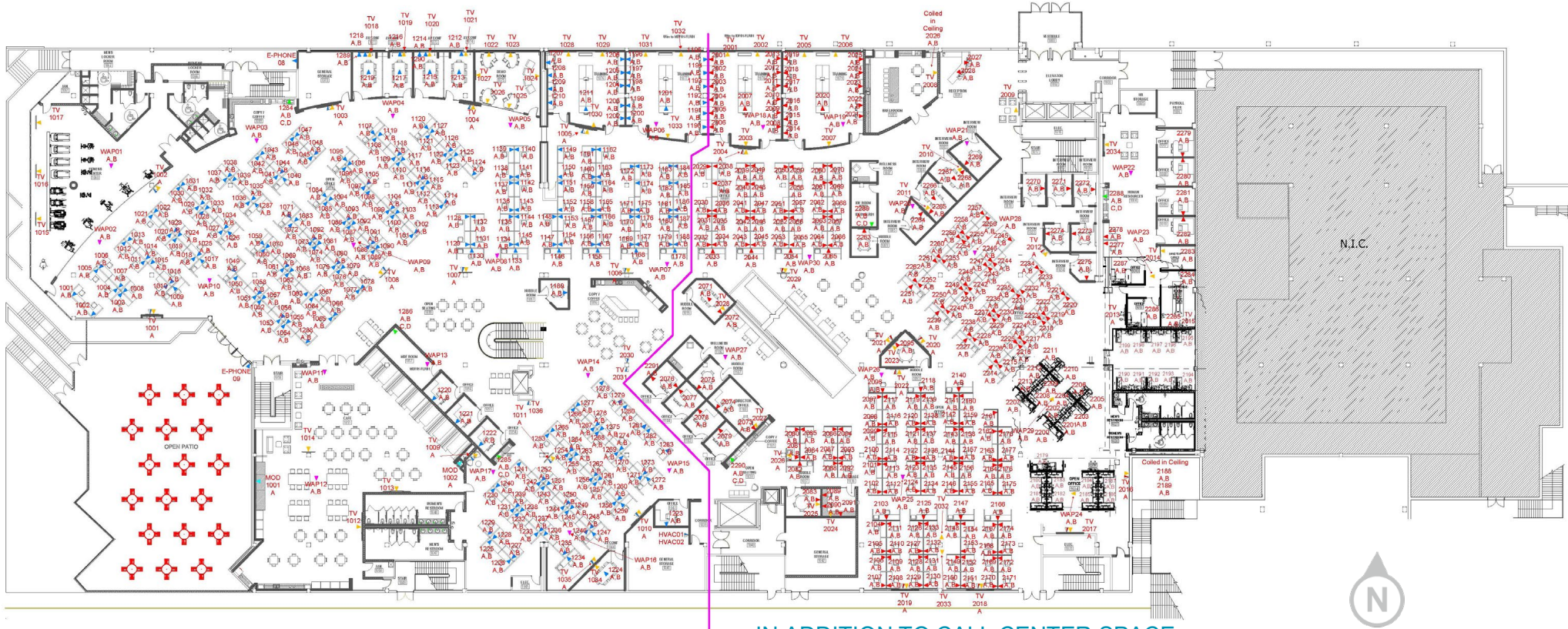
Reinforced tilt-up concrete panels. Pre-cast concrete floors/ garage.

ROOF

Built up roof system. New GAF, I-B-4-M/ P6 BUR roof system installed with 3.1" polyiso insulation over a concrete deck, completed May 2015 over the main section of the building (±63,000 SF) with a 20-year NDL warranty.



FIRST FLOOR PLAN



IN ADDITION TO CALL CENTER SPACE:

- ±26,141 RSF State of the Art Movie Theatre/ Presentation Space
- ±25,648 RSF of Former Gym Space
- ±24, 808 RSF of Warehouse Space

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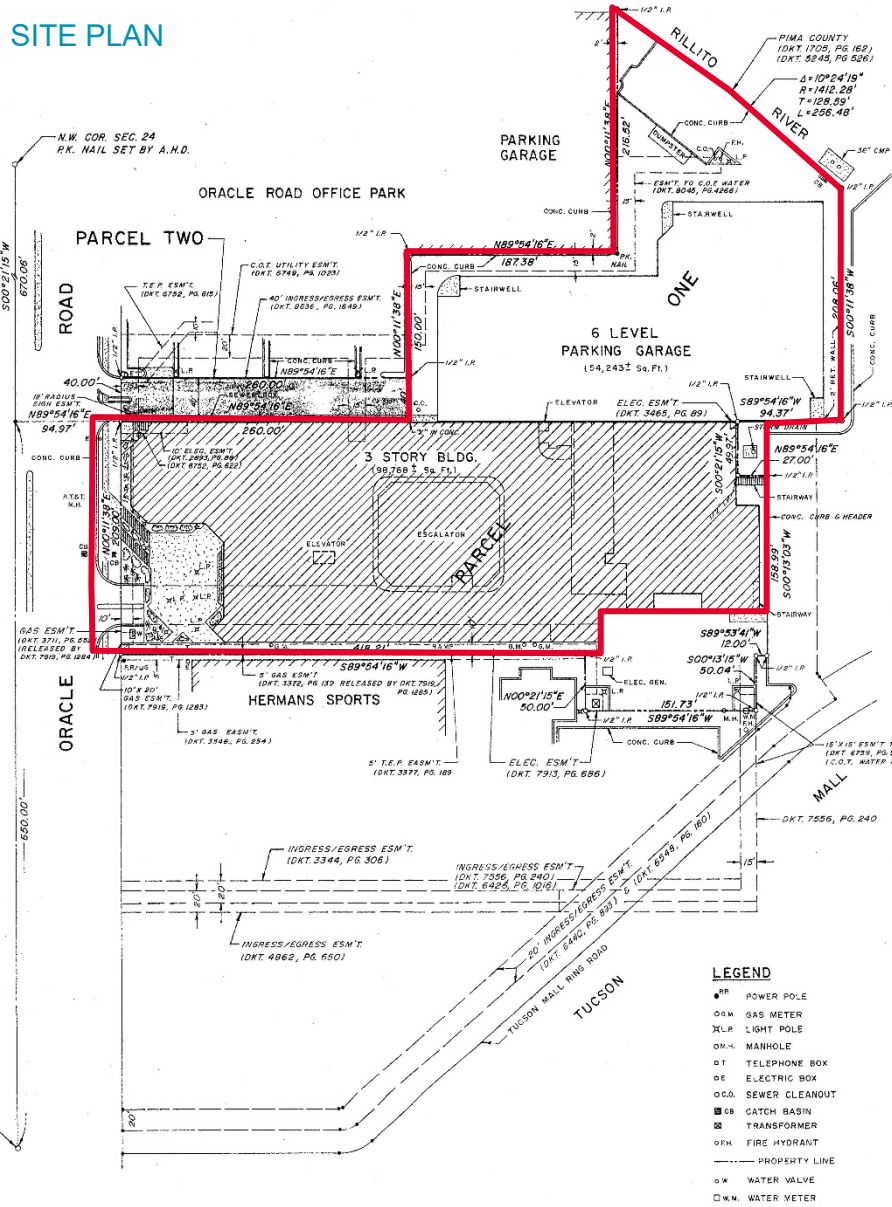
SECOND FLOOR PLAN

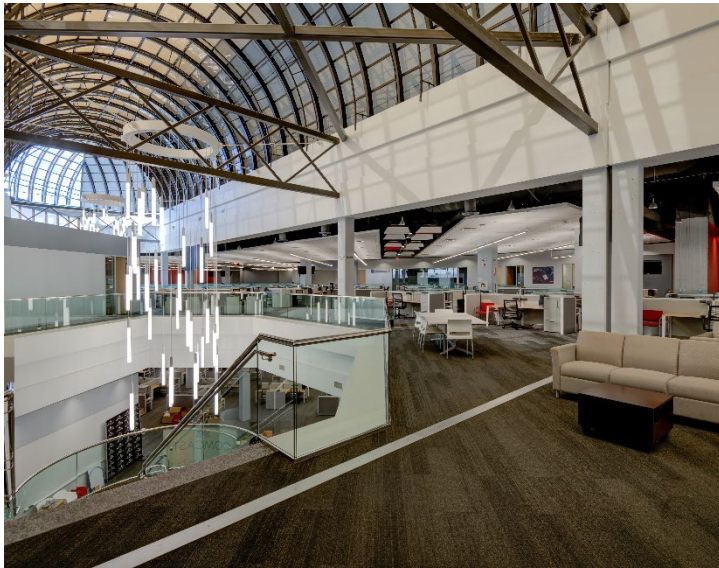


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SITE PLAN





Open Area, Theatre



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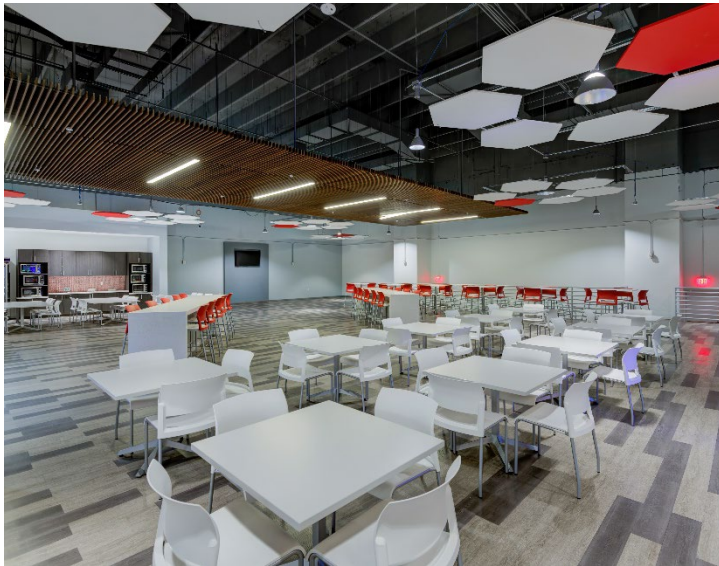
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Cafeteria, Offices



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Entrance, Kitchen,
Bathroom



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FOR LEASE, SALE & JOINT VENTURE

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Offices, Conference Room



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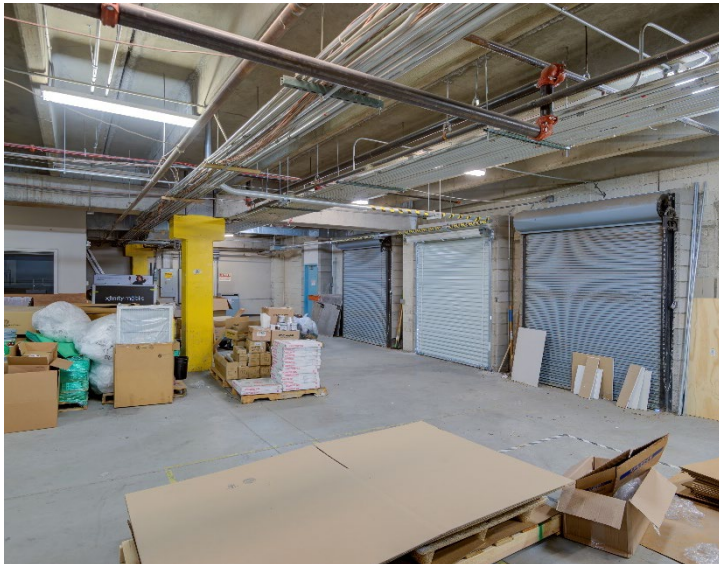


Gym



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Loading, Basement Gym

 **CLICK TO VIEW
PROPERTY VIDEO**

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Garage



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TUCSON MALL AREA PROFILE

4690 N. Oracle Road was conceived to take advantage of the 1.4 million sq. ft. Tucson Mall. The mall is the largest shopping center in Southern Arizona, with a strong anchor line-up including Dillard’s, Macy’s, H&M, JC Penney, Container Store and REI. In addition, the mall features 200 retail stores and restaurants including Aeropostale, Buckle, Build-a-Bear, Charlotte Russe, Old Navy. Tucson Mall recently completed a redevelopment project that created 120,000 sq. ft. of new GLA.

The Tucson Auto Mall hosts 18 dealerships in one location, including all major car companies with over 5000 automobiles on site.

Demographics 2021 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	11,517	93,731	227,680
Households	5,747	42,845	101,705
Avg. Household Income	\$57,891	\$63,753	\$70,591
Daytime Employment	9,360	55,402	132,860
Total Retail Expenditure	\$130.15 M	\$1.02 B	\$2.6 B

Traffic Counts 24-hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

Oracle Road (SR-77)	39,691 VPD (2020)
River Road	33,489 VPD (2021)



TUCSON

At a Glance



1.046M
TUCSON MSA
POPULATION



428,600
TOTAL HOUSEHOLDS



25%
EDUCATION-
SOME COLLEGE



1.0%
POPULATION
GROWTH RATE



\$53,700
MEDIAN HOUSEHOLD
INCOME



3.6%
UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 4/7/22

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,000
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 9,100
4. WALMART STORES 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. TUSIMPLE

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39,616
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2021

- #10 SPACE SCIENCE
- #23 NURSING
- #46 TOP PUBLIC SCHOOL
- #52 UNDERGRAD ENGINEERING PROGRAMS
- #62 COLLEGES FOR VETERANS
- #64 BEST BUSINESS SCHOOLS
- #99 BEST GLOBAL UNIVERSITY

UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report



SUBJECT

FOREVER 21
Sears
macy's

TUCSON MALL

BEST BUY
Walmart
petco
Office DEPOT
Aaron's
GameStop
Applebees
TACO BELL
Caribou

SPROUTS FARMERS MARKET
EUROPEAN WAX CENTER
LA FITNESS
THE JOINT chiropractic
planet beach
SMOOTHIE FACTORY

Total Wine & MORE
ULTA
rack
JO-ANN fabric and craft stores
WORLD MARKET One World, One Home.
PETS MARTH
NextCare URGENT CARE
Panera

LOWE'S
IHOP RESTAURANT

99¢ ONLY
Little Caesars

Rillito Regional Park

Rillito Race Track

Oracle Rd

Stone Ave

1st Ave

River Rd

Wetmore Rd

Limberlost Dr

Auto Mall R

DAVID'S BRIDAL

BIG LOTS!

ROSS DRESS FOR LESS

McDonald's

LONGHORN STEAKHOUSE

CVS pharmacy
Wendy's

PGA TOUR SUPERSTORE

Cane's

LOWE'S

IHOP RESTAURANT

Denny's

SOUTHERN MEDICAL URGENT CARE
QT QuikTrip

K

Starbucks

BIG 5 SPORTING GOODS
DOLLAR TREE

Mister CAR WASH

SUBARU

planet fitness

CARmax

Ford

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