



COMMERCIAL RETAIL ADVISORS, LLC

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ORACLE GATEWAY OFFICE SPACE AVAILABLE FOR LEASE OR SALE



Property Highlights

Location:	3870 N. Oracle Road NEC of Oracle & Pastime Roads Tucson AZ
Building Size*:	11,972 SF - 1st floor <u>10,929 SF</u> - 2nd floor 22,901 SF
Lease Rate:	Please call broker for price.
Triple Net Expenses:	\$4.53/SF/YR (estimated)
Lot Size:	±1.54 acres (67,199 SF)
Sales Price:	Please call broker for price.
Zoning:	C-2

* Each floor or entire building is available for Lease, floors cannot be demised.

Traffic Count

Oracle Rd: 38,145 VPD (2023)

Source: Pima Association of Governments and ADOT

Description

- ◆ Located on a major commercial corridor.
- ◆ Located less than 2 miles from the Tucson Mall.
- ◆ Close proximity to I-10, Downtown, and the Foothills.
- ◆ Ample Parking and great access.
- ◆ Great Lease Rates on Oracle Rd.
- ◆ Excellent visibility with building signage and monument signage.
- ◆ Recently remodeled project.
- ◆ Open floor plan surrounded by offices.
- ◆ Mountain Views.
- ◆ Elevator service.

For information, contact:
Craig Finrock, CCIM, CRX, CLS
Owner/Agent
Designated Broker
cfinrock@cradvisorsllc.com

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

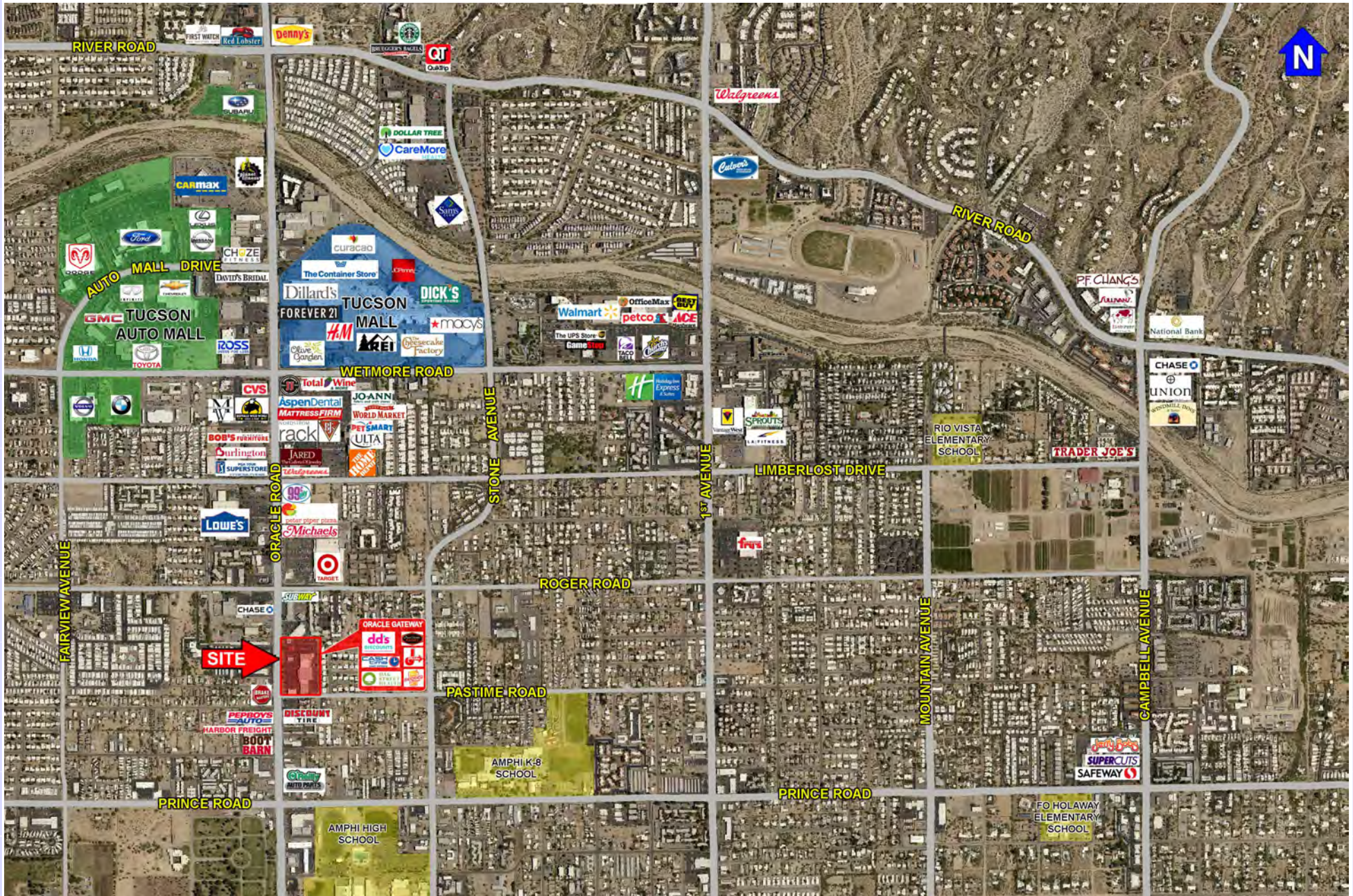
Oracle Gateway

Tucson, Arizona

TRADE AERIAL



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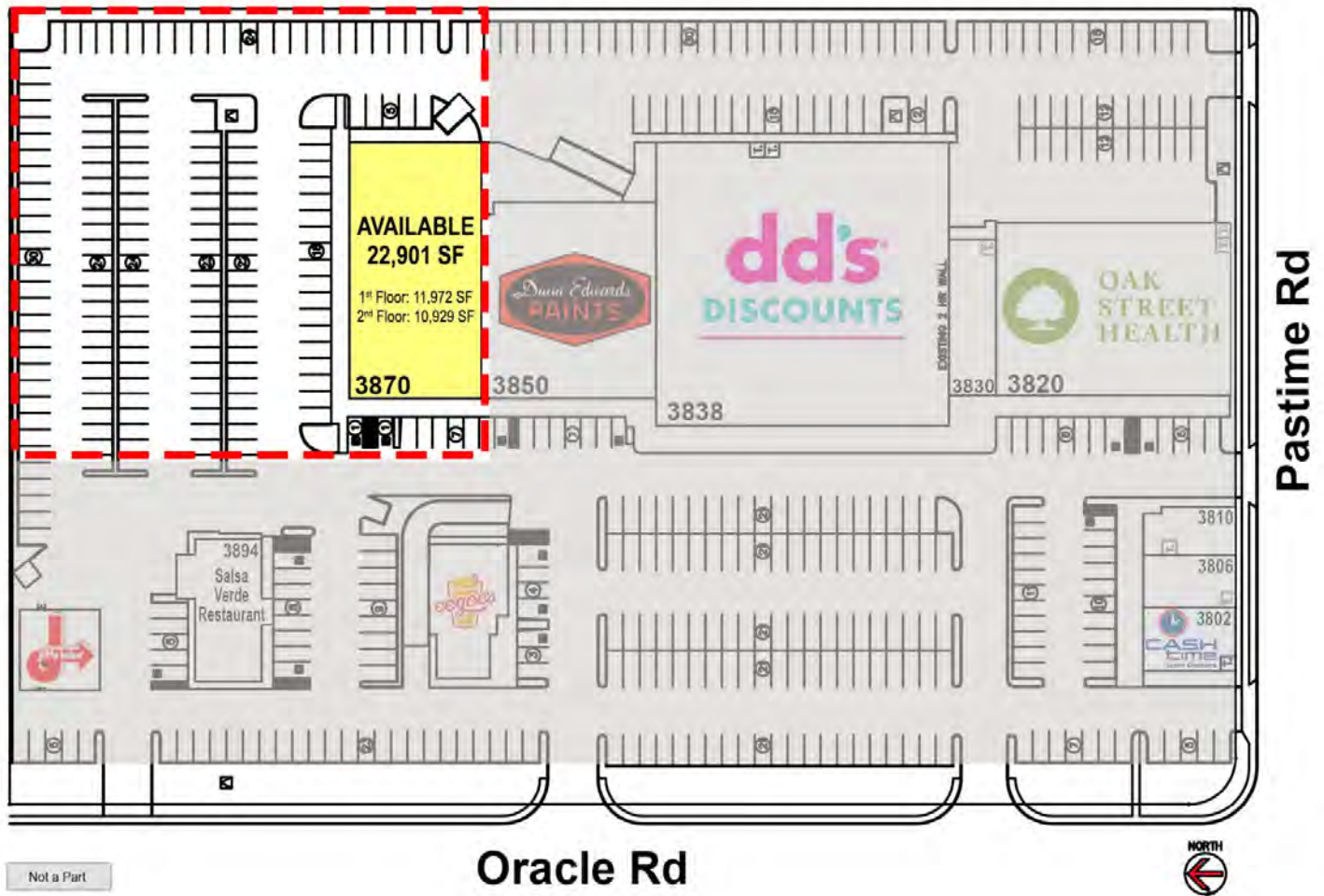


Oracle Gateway



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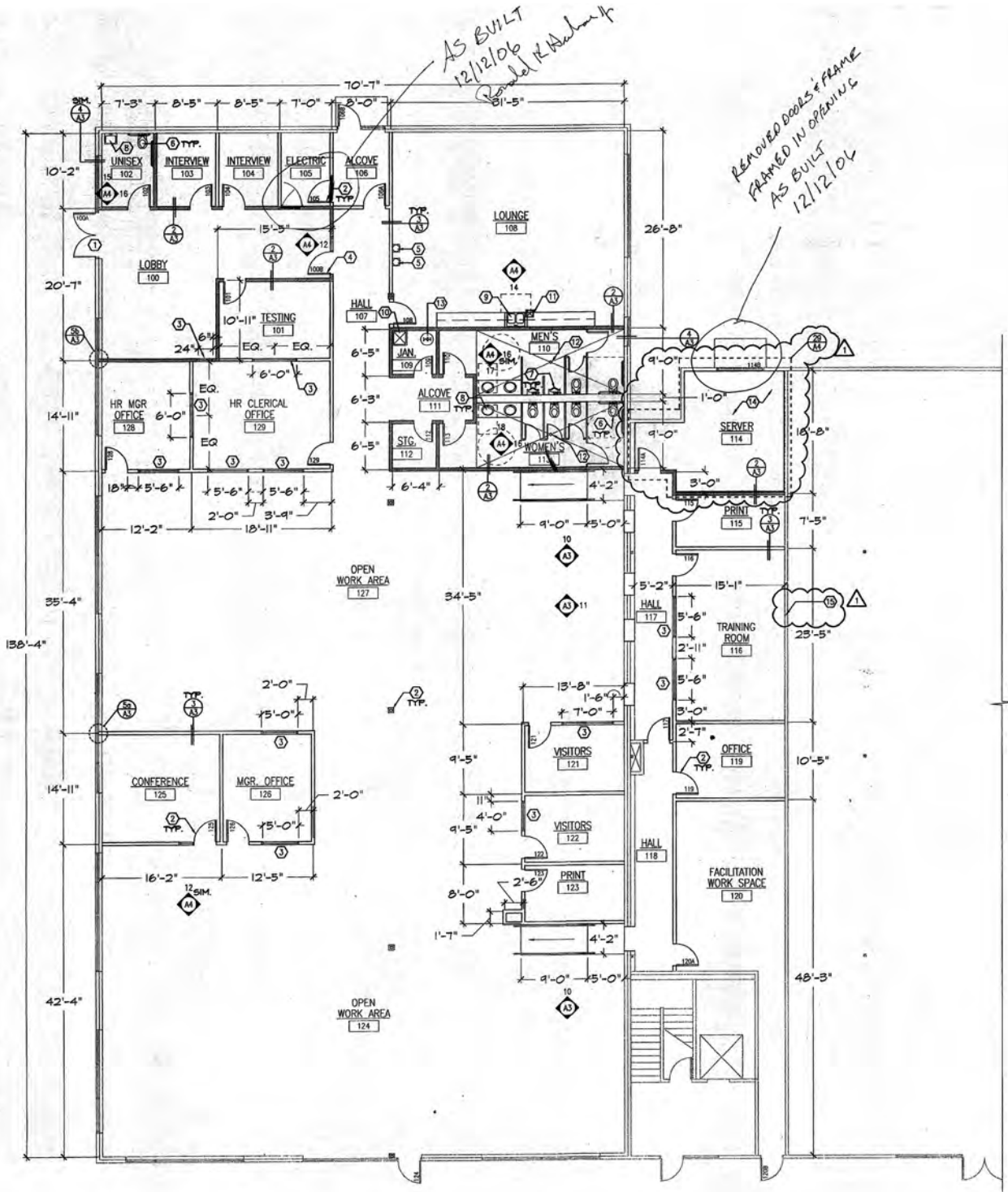
SITE PLAN





OFFICE FLOOR PLAN

#3870 STE 100 - 11,972 SF



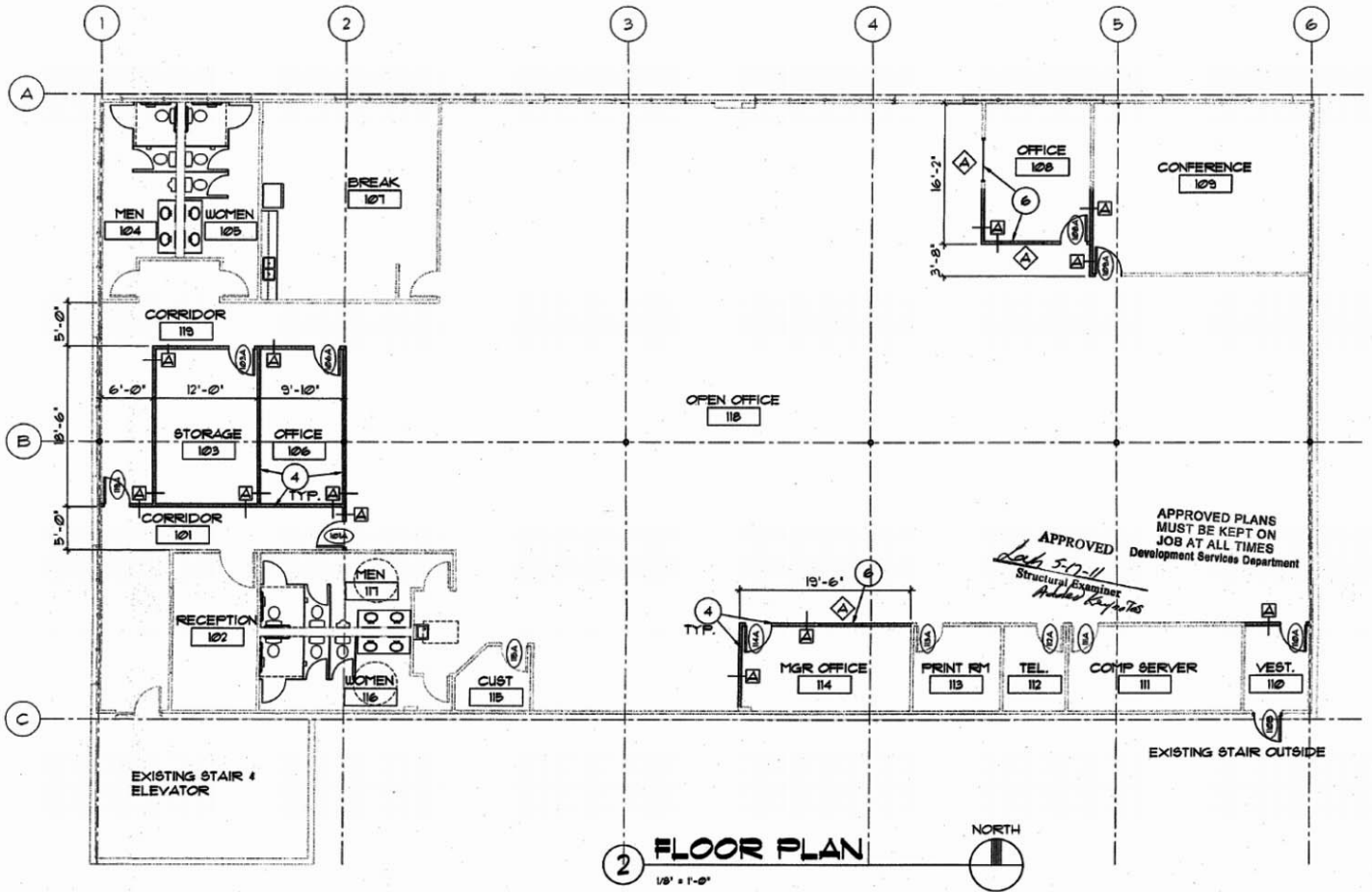
ARCHITECTURAL FLOOR PLAN

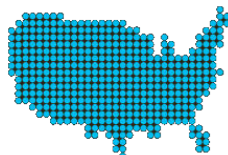
SCALE: 1/8"=1'-0"



OFFICE FLOOR PLAN

#3870 STE 200 - 10,929 SF





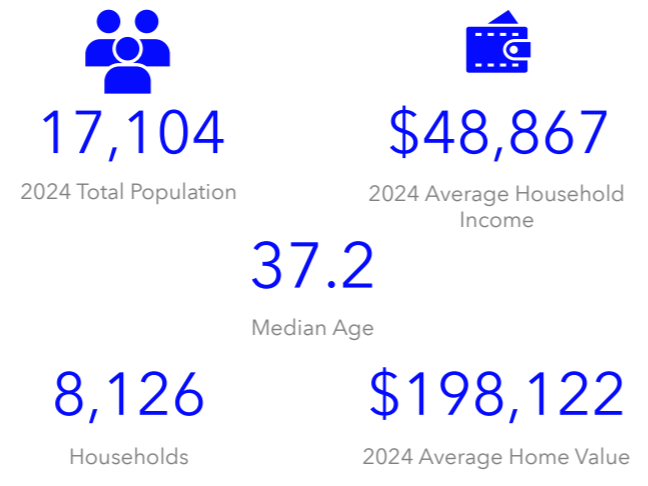
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

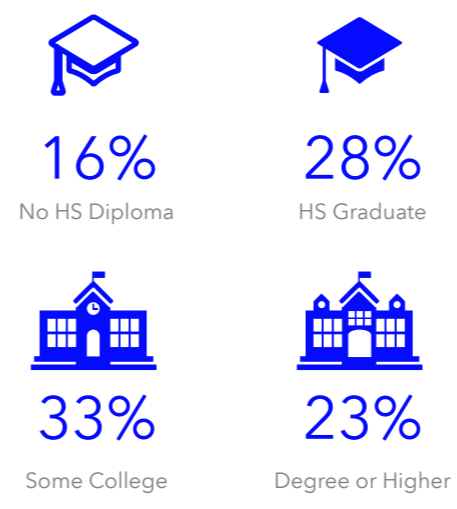
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	1,378	16.96%	5.80%	292
Rustic Outposts (L10)	452	5.56%	8.30%	67
Midtown Singles (L11)	5,839	71.86%	6.16%	1,166
Hometown (L12)	457	5.62%	6.01%	94
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

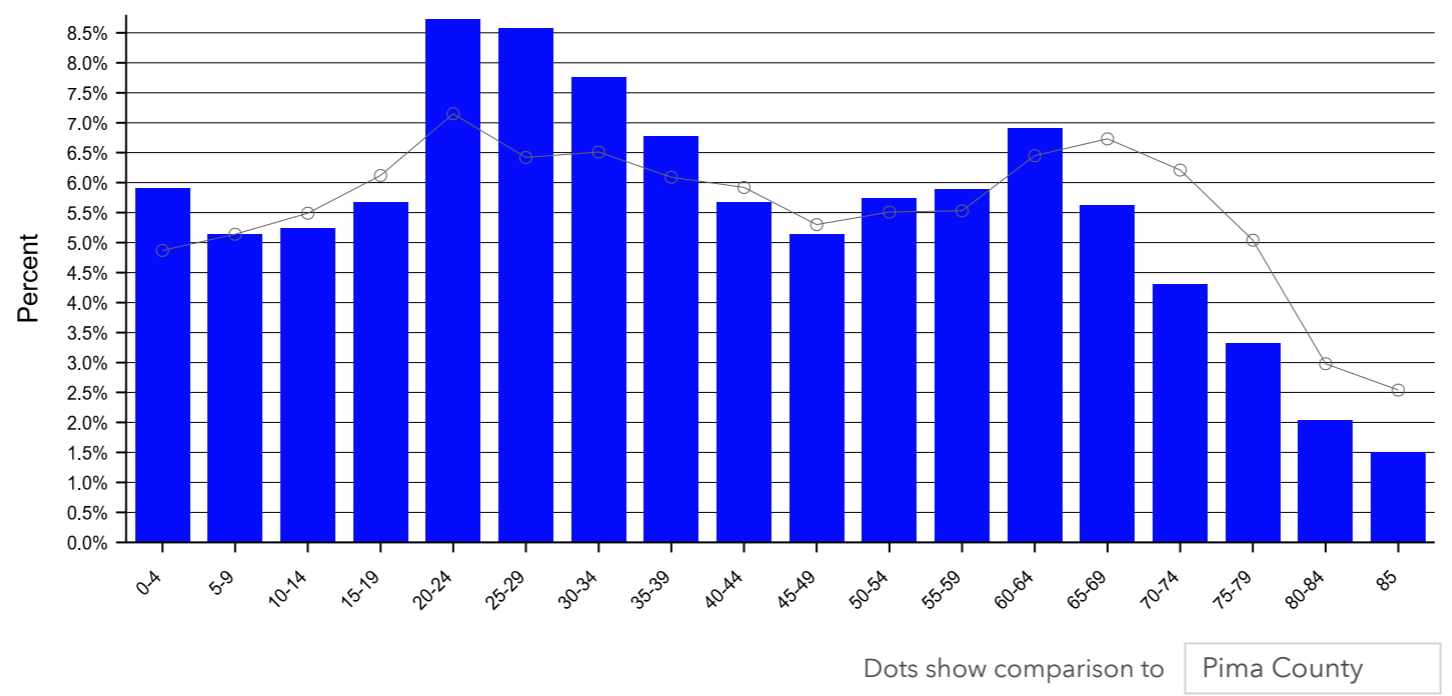
Key Facts



Education



Age Profile



2024 Households by income (Esri)

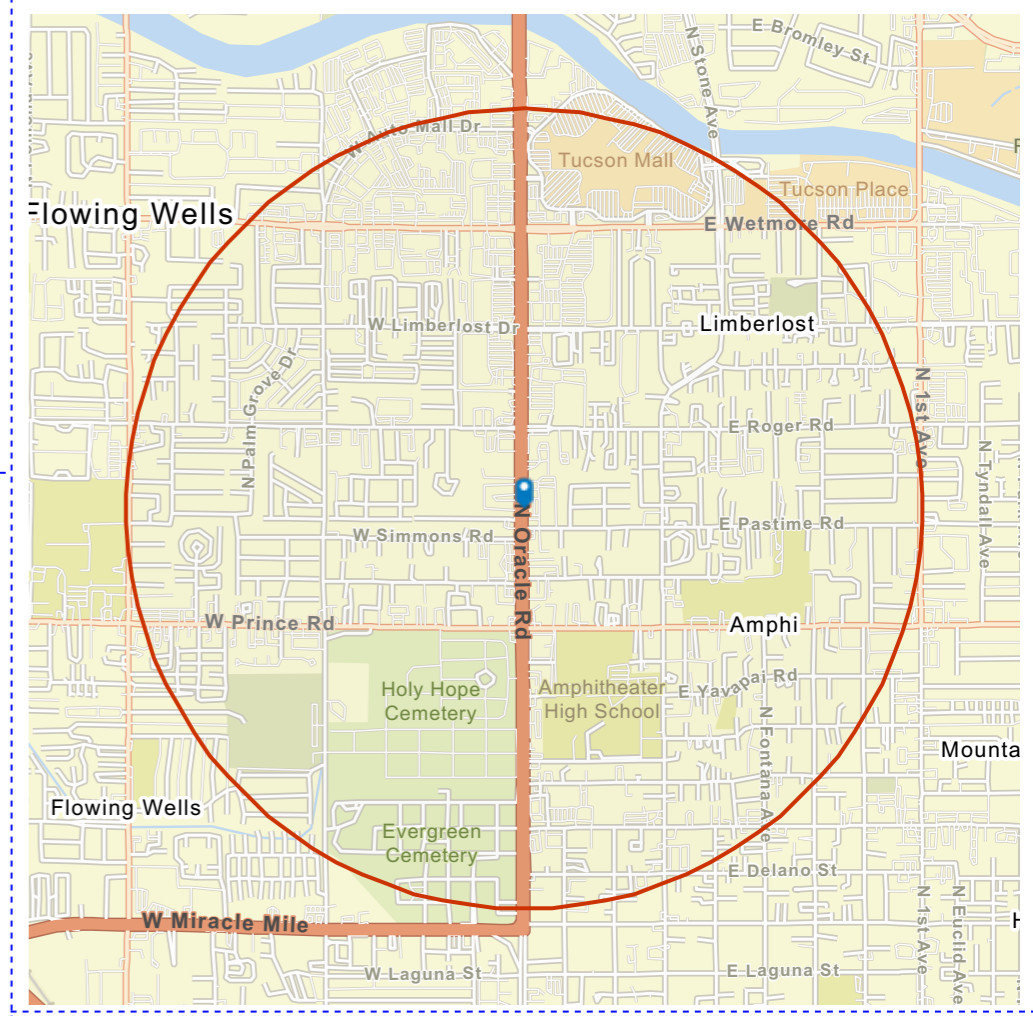
The largest group: <\$15,000 (21.0%)
The smallest group: \$200,000+ (0.8%)

Indicator ▲	Value	Diff
<\$15,000	21.0%	+11.8%
\$15,000 - \$24,999	13.0%	+5.8%
\$25,000 - \$34,999	18.0%	+9.3%
\$35,000 - \$49,999	13.6%	+2.4%
\$50,000 - \$74,999	15.1%	-1.1%
\$75,000 - \$99,999	9.8%	-3.7%
\$100,000 - \$149,999	6.0%	-10.7%
\$150,000 - \$199,999	2.8%	-6.3%
\$200,000+	0.8%	-7.3%

Bars show deviation from Pima County

Oracle Gateway

Ring of 1 mile

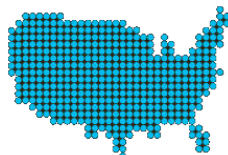


Tapestry segments

- 11D Set to Impress**
 3,495 households
43.0% of Households
- 11C Metro Fusion**
 2,344 households
28.8% of Households
- 9D Senior Escapes**
 1,378 households
17.0% of Households

Source: Esri. The vintage of the data is 2024.





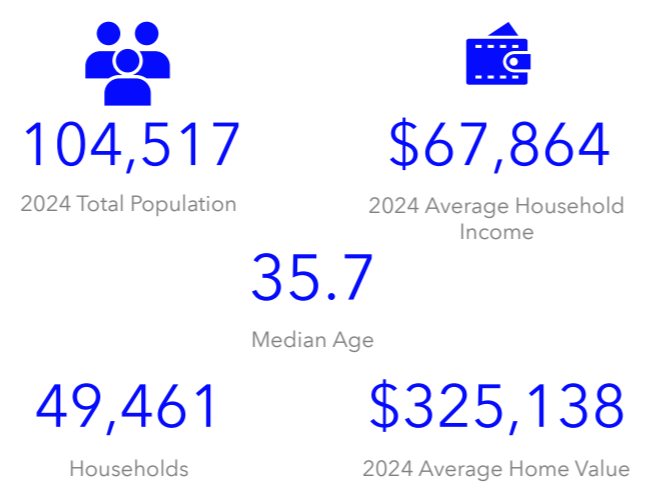
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

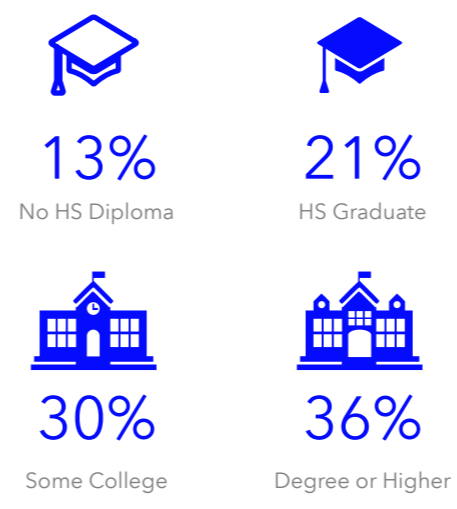
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	461	0.93%	10.00%	9
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	373	0.75%	11.26%	7
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	131	0.26%	7.20%	4
Middle Ground (L8)	11,173	22.59%	10.79%	209
Senior Styles (L9)	7,009	14.17%	5.80%	244
Rustic Outposts (L10)	5,127	10.37%	8.30%	125
Midtown Singles (L11)	15,852	32.05%	6.16%	520
Hometown (L12)	457	0.92%	6.01%	15
Next Wave (L13)	1,525	3.08%	3.78%	82
Scholars and Patriots (L14)	7,353	14.87%	1.61%	923

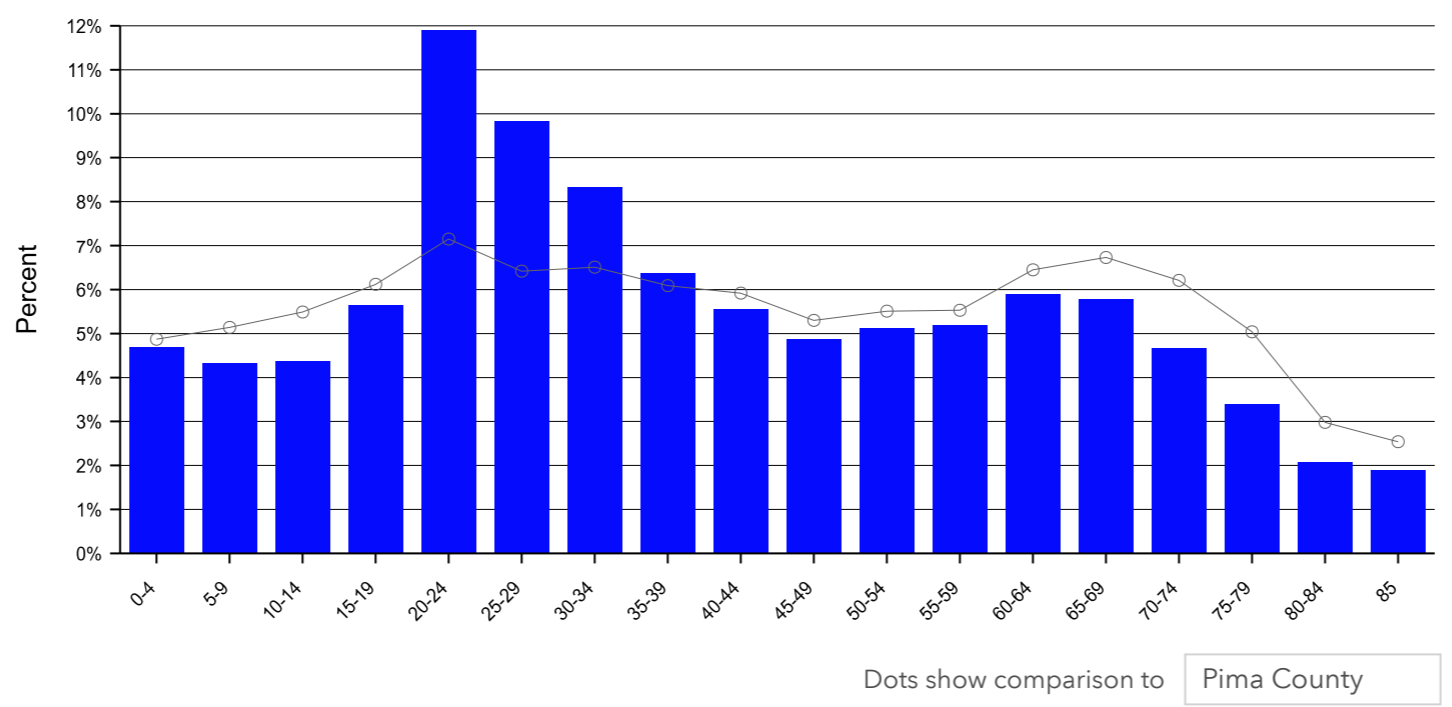
Key Facts



Education



Age Profile



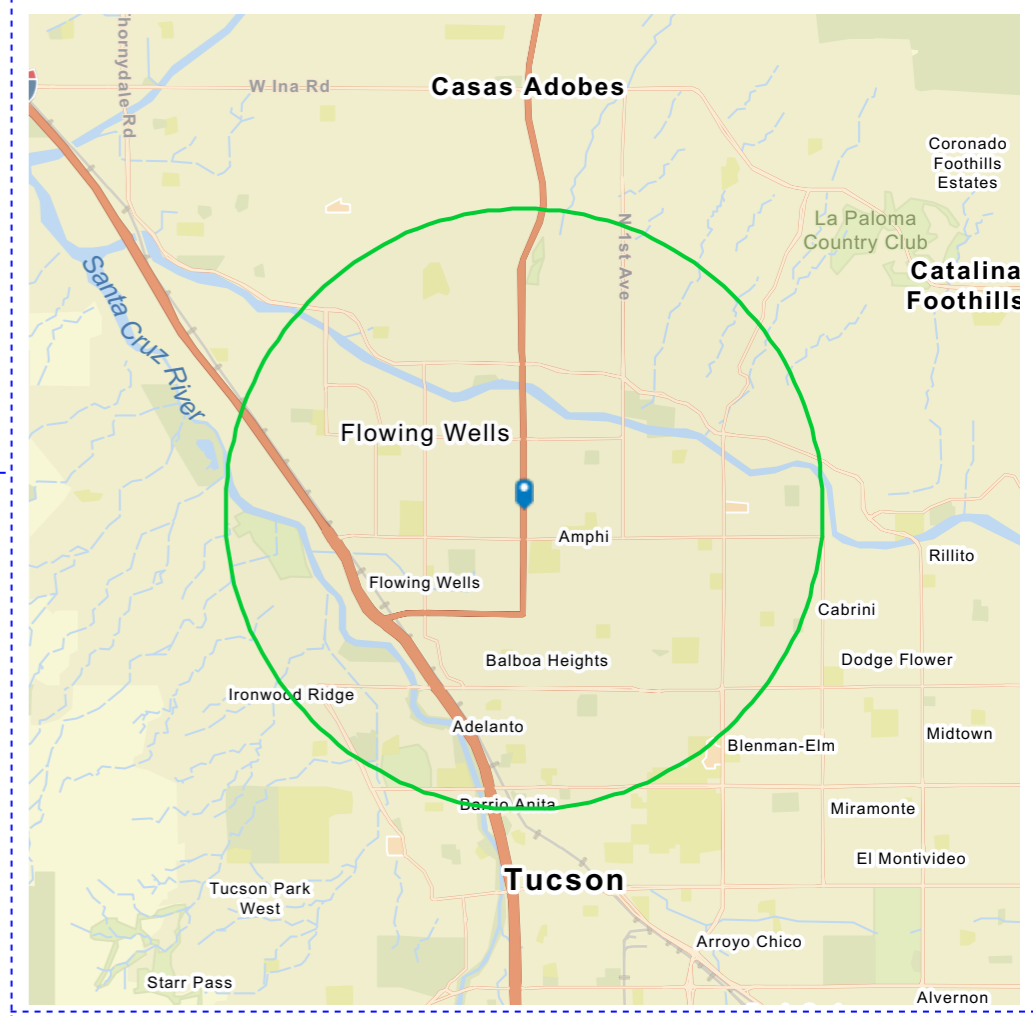
2024 Households by income (Esri)

The largest group: <\$15,000 (17.8%)
The smallest group: \$200,000+ (4.2%)

Indicator ▲	Value	Diff
<\$15,000	17.8%	+8.6%
\$15,000 - \$24,999	10.1%	+2.9%
\$25,000 - \$34,999	13.3%	+4.6%
\$35,000 - \$49,999	13.5%	+2.3%
\$50,000 - \$74,999	16.7%	+0.5%
\$75,000 - \$99,999	10.3%	-3.2%
\$100,000 - \$149,999	9.7%	-7.0%
\$150,000 - \$199,999	4.5%	-4.6%
\$200,000+	4.2%	-3.9%

Bars show deviation from

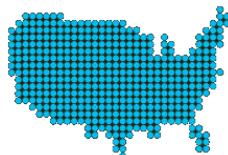
Oracle Gateway Ring of 3 miles



Tapestry segments

	11D Set to Impress 10,046 households	20.3% of Households	▼
	14B College Towns 5,193 households	10.5% of Households	▼
	10D Down the Road 5,127 households	10.4% of Households	▼

Source: Esri. The vintage of the data is 2024.



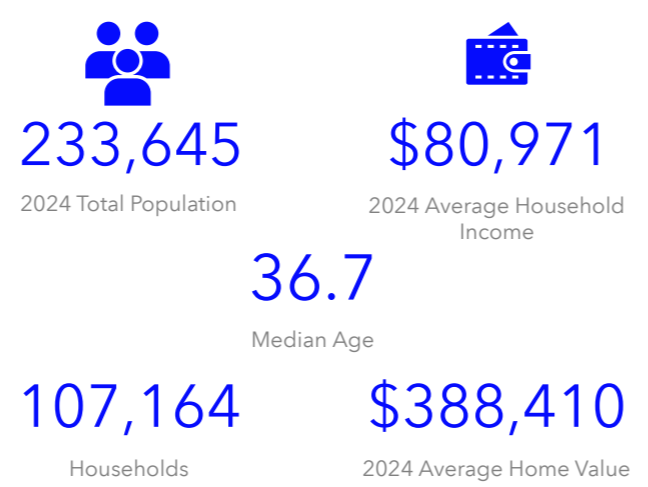
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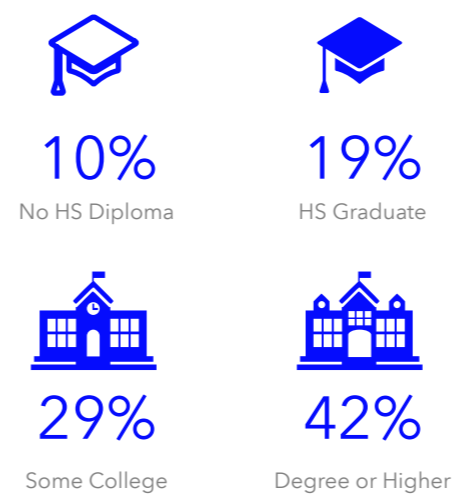
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	6,243	5.83%	10.00%	58
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	368	0.34%	3.58%	9
Family Landscapes (L4)	3,247	3.03%	7.63%	40
GenXurban (L5)	4,845	4.52%	11.26%	40
Cozy Country Living (L6)	899	0.84%	12.06%	7
Sprouting Explorers (L7)	1,000	0.93%	7.20%	13
Middle Ground (L8)	23,717	22.13%	10.79%	205
Senior Styles (L9)	10,076	9.40%	5.80%	162
Rustic Outposts (L10)	6,865	6.41%	8.30%	77
Midtown Singles (L11)	30,603	28.56%	6.16%	464
Hometown (L12)	1,558	1.45%	6.01%	24
Next Wave (L13)	2,574	2.40%	3.78%	64
Scholars and Patriots (L14)	15,169	14.15%	1.61%	879

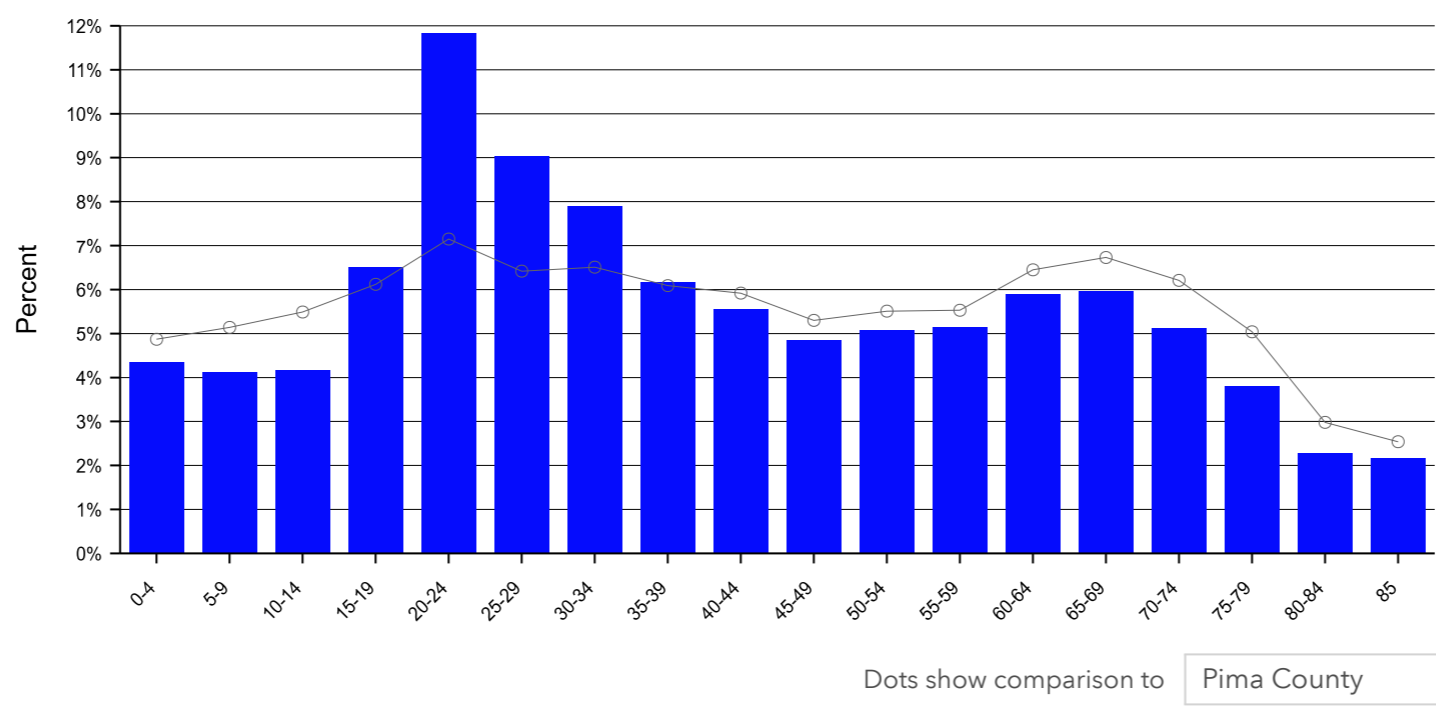
Key Facts



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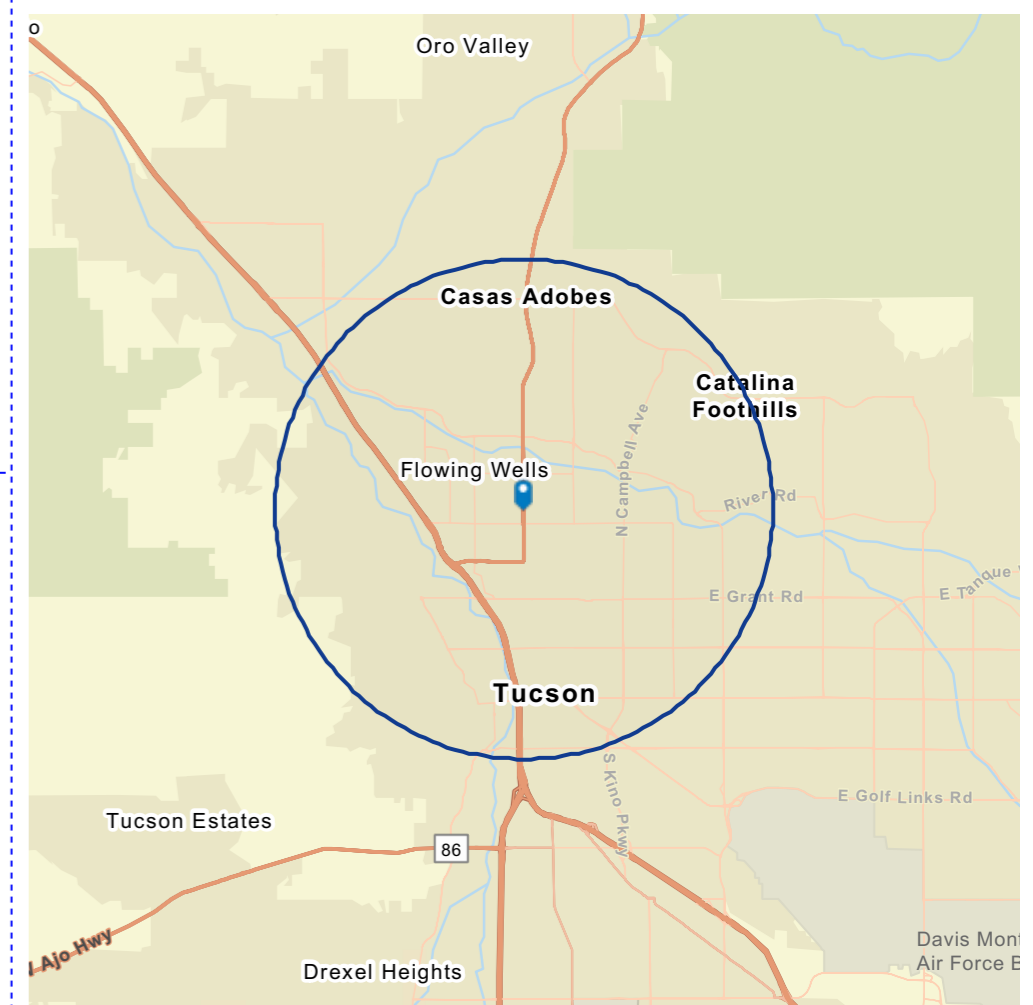
2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.2%)
The smallest group: \$150,000 - \$199,999 (6.0%)

Indicator ▲	Value	Diff
<\$15,000	15.3%	+6.1%
\$15,000 - \$24,999	9.2%	+2.0%
\$25,000 - \$34,999	11.5%	+2.8%
\$35,000 - \$49,999	12.4%	+1.2%
\$50,000 - \$74,999	16.2%	0
\$75,000 - \$99,999	10.9%	-2.6%
\$100,000 - \$149,999	12.0%	-4.7%
\$150,000 - \$199,999	6.0%	-3.1%
\$200,000+	6.5%	-1.6%

Bars show deviation from

Oracle Gateway Ring of 5 miles



Tapestry segments

	11D Set to Impress 22,679 households	21.2% of Households	▼
	14B College Towns 10,929 households	10.2% of Households	▼
	8B Emerald City 8,471 households	7.9% of Households	▼

Source: Esri. The vintage of the data is 2024.