

# Prime Oracle Road Retail for Sale or Lease

## 4037 N. Oracle Road, Tucson, AZ



### Property Information

- **Availability:** \*7,828 SF
- **Sale Price:** \$1,750,000.00  
(\$223.56/SF)
- **Lease Rate:** \$13.00/SF
- **Lease Type:** Triple Net
- **Zoning:** C-3, City of Tucson

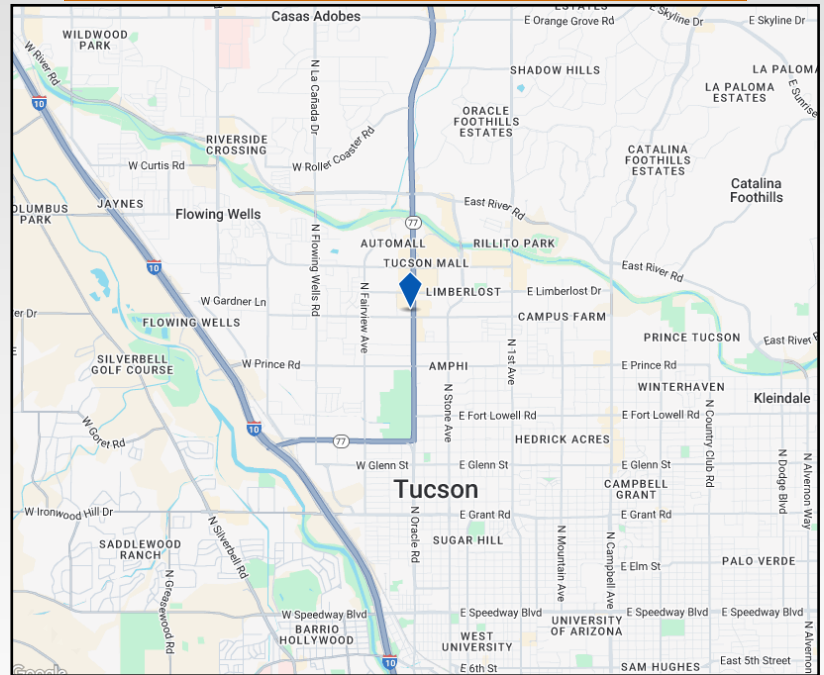
#### Comments:

- High traffic retail corridor -\*59,399 VPD
- Monument Sign
- Great visibility
- Surrounding retailers include:



\*CoStar 2025

### Location Map



Exclusively Represented by:

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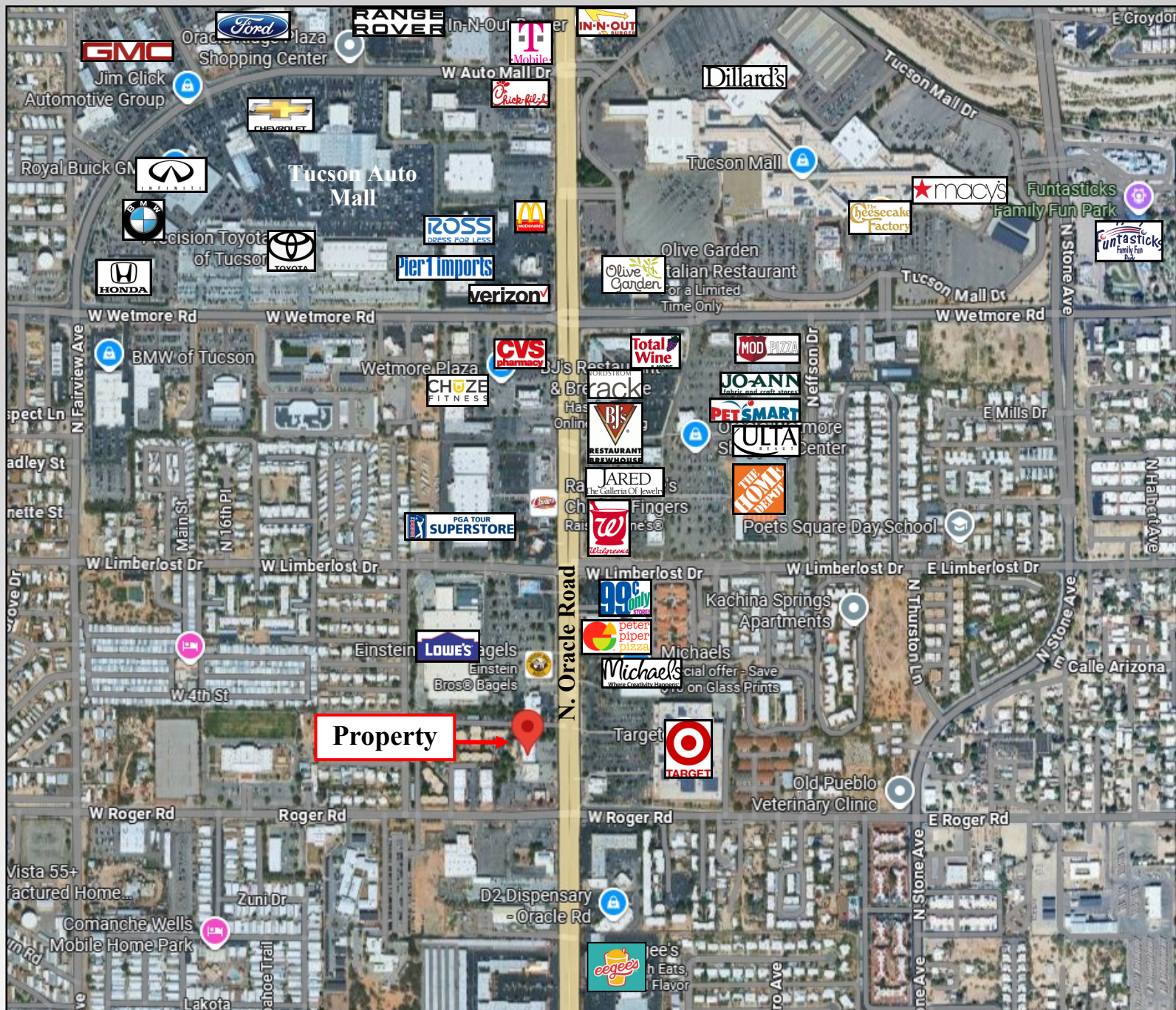


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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Location Aerial ~ 4037 N. Oracle Road



## Demographics

1 Mile   3 Miles   5 Miles

|                    |          |          |          |
|--------------------|----------|----------|----------|
| Population:        | 14,138   | 103,394  | 230,832  |
| Average HH Income: | \$49,846 | \$67,167 | \$78,750 |

## Traffic Counts

N. Oracle Road: 59,399 VPD

Source: CoStar 2025

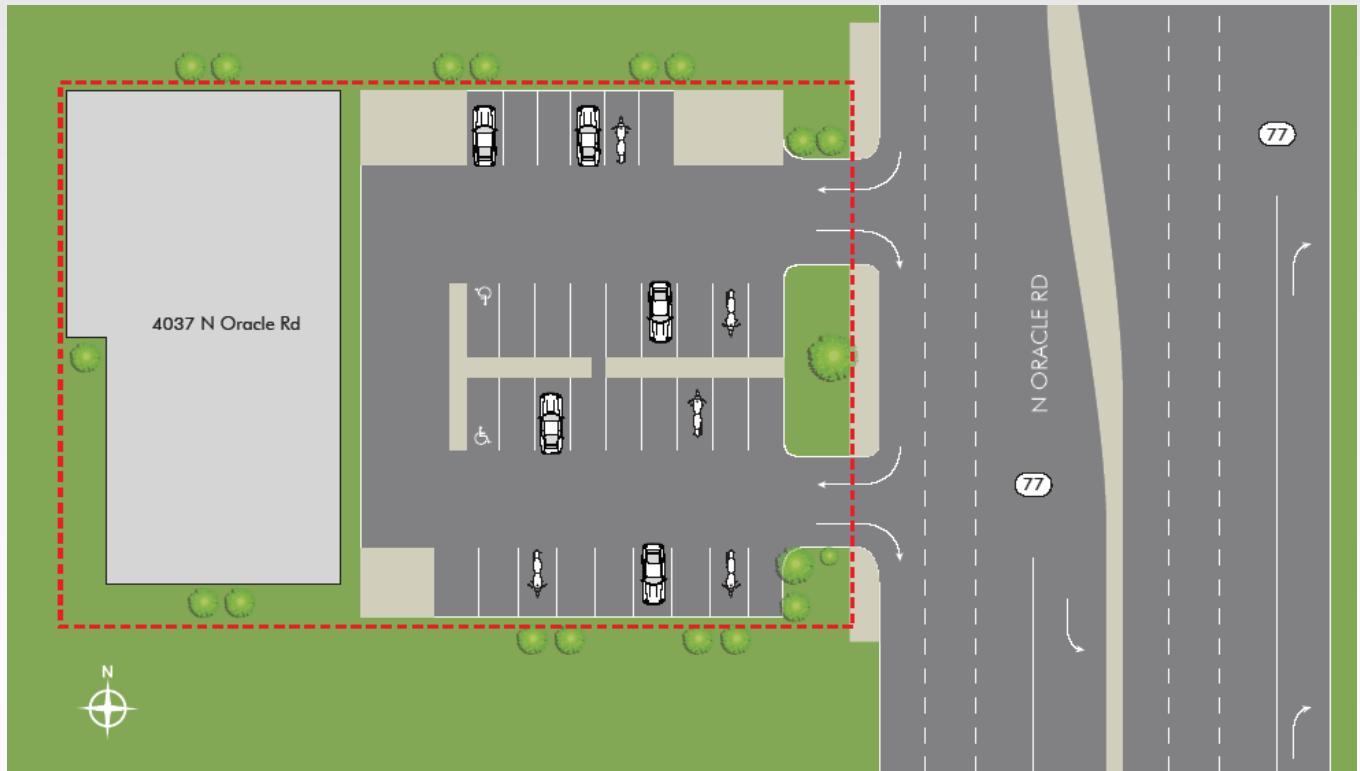
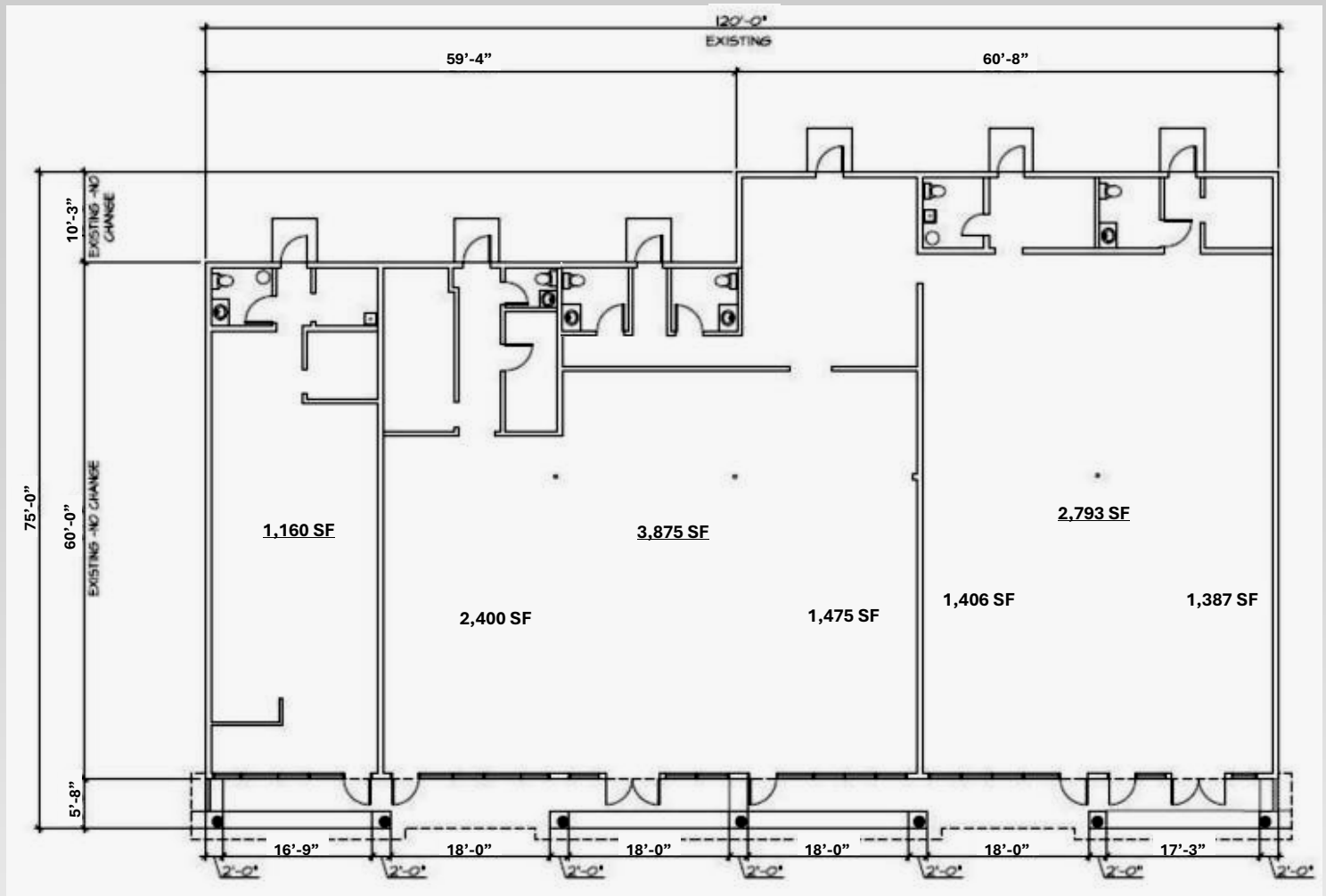
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# Floor Plan & Site Plan



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