

Retail Available For Lease



WHIRLYGIG
PROPERTIES, LLC

ORACLE-LIMBERLOST Shopping Center
4128-4144 N. Oracle Road
Tucson, Arizona 85705



HIGHLIGHTS:

- On Tucson's busy Oracle Road
- Nearby Tucson's largest regional mall, Tucson Mall
- Strong retail corridor
- Located at a signalized intersection
- Tenants nearby include: Home Depot, PetSmart, Total Wine, Lowe's, Target, Michaels, Chuze Fitness, Nordstrom Rack and many more!

SPECIFICS:

Available Late June, 2024***

Size: 19,990 S.F

Lease Rate: \$13.50 SF/YR NNN

*** subject to change

Immediately Available:

Size: 1,206

Lease Rate: \$21.00 SF/YR NNN

Immediately Available:

Size: 4,497

Lease Rate: \$18.00 SF/YR NNN

COMMENTS:

Tenants benefit from the tremendous vehicular traffic within the immediate trade area of this intersection.

C-2 Zoning



Exclusively Marketed by:

BARRY KITAY
Manager/Member
520-546-9003
Email: Barry@Whirlygig.com

LYNN TAYLOR
Manager/Member
520-546-9003
Email: Lynn@Whirlygig.com

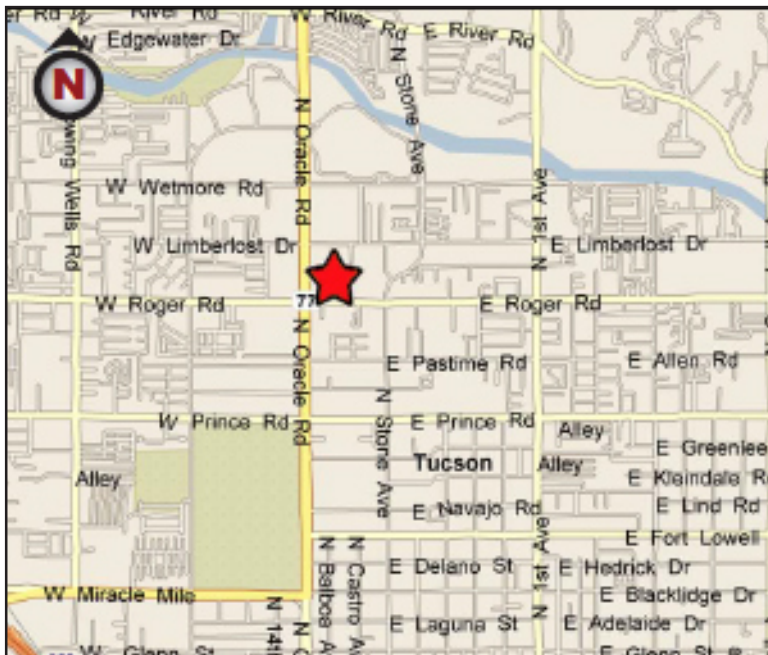
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AERIAL MAP



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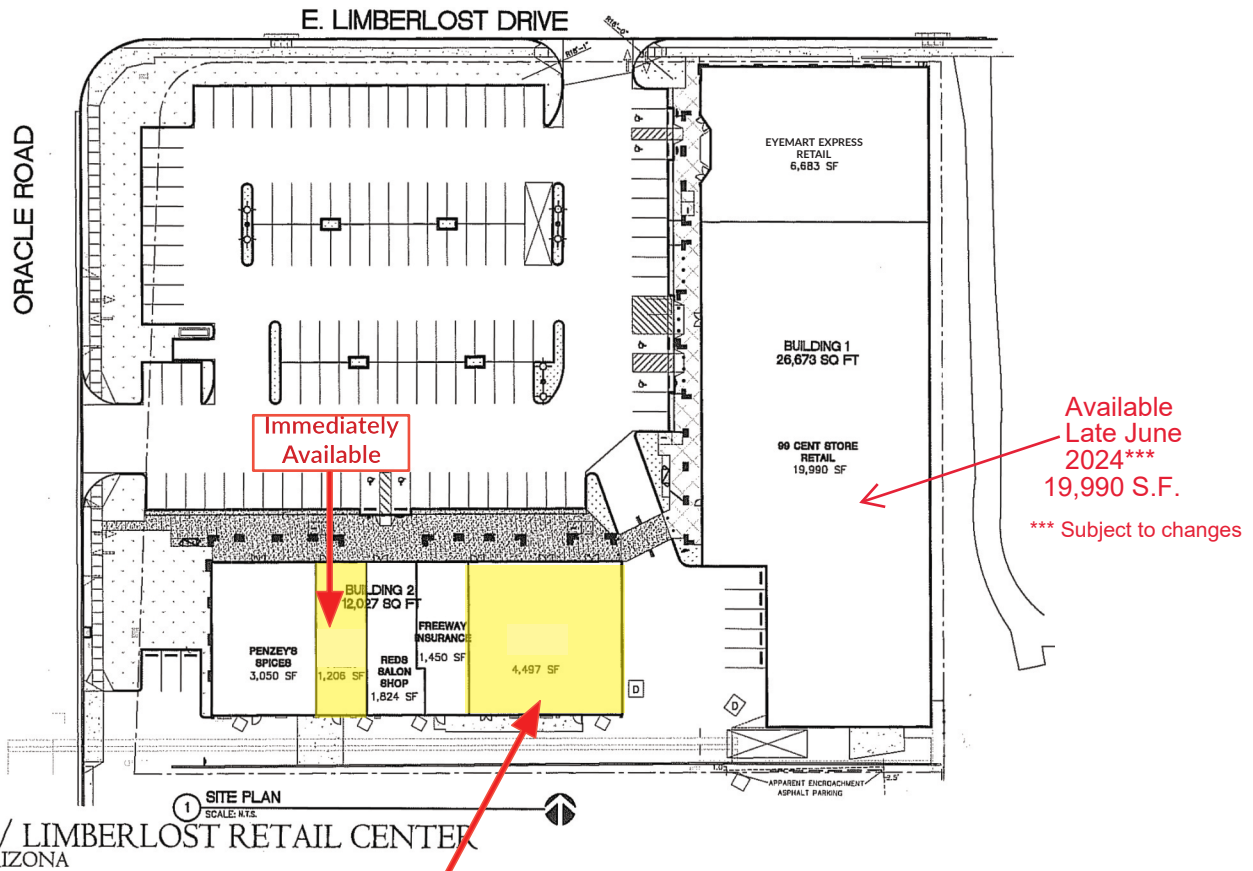
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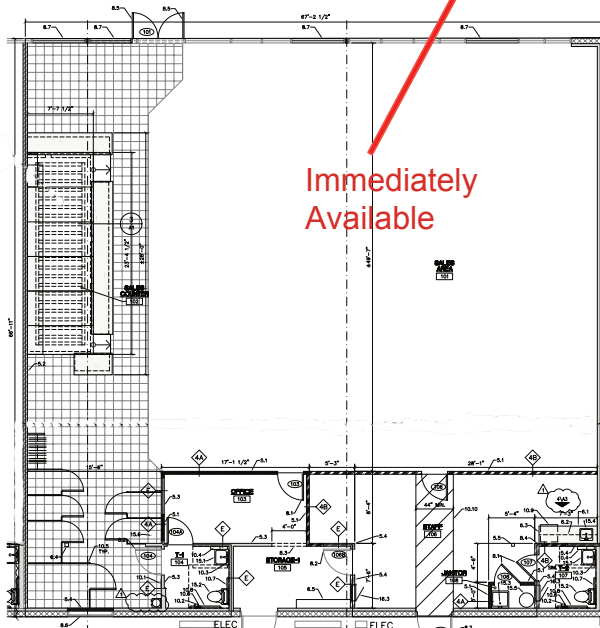
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SITE PLAN



FLOOR PLAN



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NEARBY BUSINESSES



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Population	Year	3 MILES	5 MILES	10 MILES
Estimated Population	(2018)	91,143	216,920	561,469
Projected Population	(2023)	94,896	224,522	590,714
Households				
Estimated Households	(2018)	41,773	96,766	245,022
Projected Households	(2023)	43,841	101,091	253,551
Average Household Income				
Estimated Average Household Income	(2018)	\$59,790	\$66,347	\$69,030
Projected Average Household Income	(2023)	\$37,852	\$87,485	\$79,827
Daytime Demos				
Total Businesses	(2018)	5,055	12,389	28,163
Total Employees	(2018)	51,448	136,636	307,547

Source: Applied Geographic Solutions/TIGER Geography, 11/2018