

The Corner directly
across from the Largest
Mall in Tucson!

FOR LEASE
4306-4370 N. Oracle Road



Dave Dutson

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Information



Property Name: The Corner

Location: 4306-4370 N. Oracle Rd | Tucson, AZ 85705

Lease: \$35.00/PSF + NNN

Sizes: 1,728 SF | 2,328 SF | 4,056 SF

Zoning: OCR-2, Tucson

Primary Use: Retail

Parcel: 105-11-0700

Property Features

- Anchored by the strongest Total Wine in Arizona
- Tenants at The Corner include Nordstrom Rack, Aspen Dental, Mattress Firm, Sleep Number, America's Best Contacts & Eyeglasses, Mountain Mike's Pizza, T-Mobile, Jimmy John's and Total Wine!

Site Features

- Located on the corner of Oracle Rd (State Hwy 77) & Wetmore Rd
- 4,907,542 SF of retail space within a one mile-radius

Demographics	1 mile	3 miles	5 miles
Population	13,906	96,661	232,663
Average Age	41.6	37.6	37.2
Average HH Income	\$62,011	\$72,410	\$83,137
Employed Population	6,870	48,790	116,776

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Property Photos



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Site Plan



Suite	Tenant	SF
001	Total Wine & More	22,179
002	Mountain Mike's Pizza	2,650
003	T-Mobile	2,849
004	Sleep Number	2,500
005	AVAILABLE	4,056
<i>[Can be demised into 1,728 SF & 2,328 SF suites]</i>		
006	Jimmy John's	1,420
007	Aspen Dental	3,594
009	America's Best Contacts & Eyeglasses	3,000
010	Mattress Firm	4,000
011	Nordstrom Rack	33,704

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Retail Map



T24-04-018

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