The Corner directly across from the Largest Mall in Tucson!

FOR LEASE 4306-4370 N. Oracle Road

lofa

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2900 N Swan Rd, Suite 200 Tucson, AZ 85712 +1 520 398 5130 naihorizon.com

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

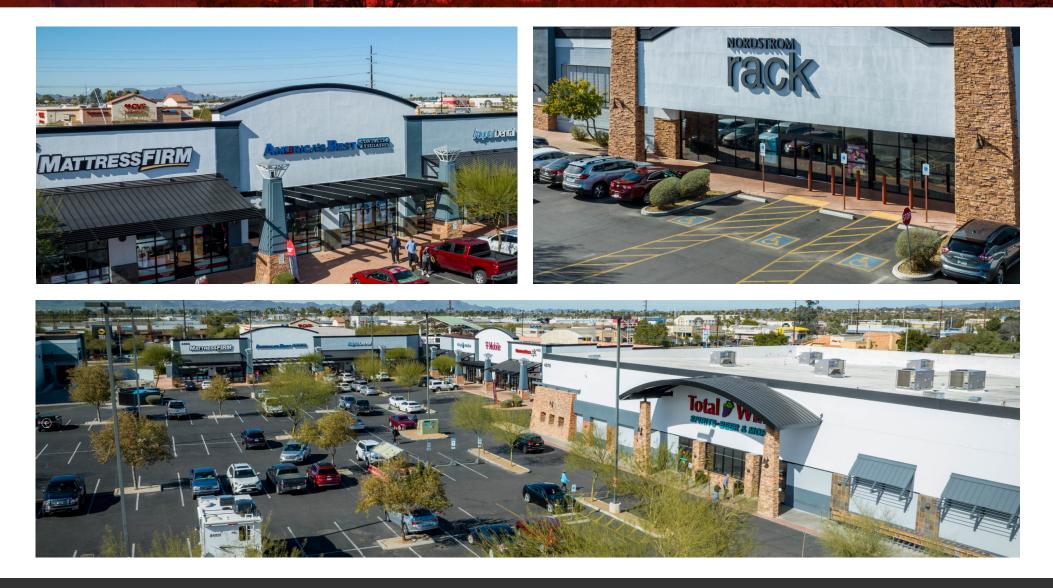
Demographics	1 mile	3 miles	5 miles
Population	13,906	96,661	232,663
Average Age	41.6	37.6	37.2
Average HH Income	\$62,011	\$72,410	\$83,137
Employed Population	6,870	48,790	116,776



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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		
[Can be demised into 1,728 SF & 2,328 SF suites]				
006	Jimmy John's	1,420		
007	Aspen Dental	3,594		
009	America's Best Contacts & Eyeglasses	3,000		
010	Mattress Firm	4,000		
010	Mattessi	4,000		

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Retail Map



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