

Prime Oracle Road Retail for Lease *4037 N. Oracle Road, Tucson, AZ*



Lease Information

- **Availability:** *7,828 SF (1,160 SF to 7,828 SF-See Floor Plan for Details)
- **Lease Rate:** \$25.00/SF
- **Lease Type:** Modified Gross
- **Zoning:** C-3, City of Tucson

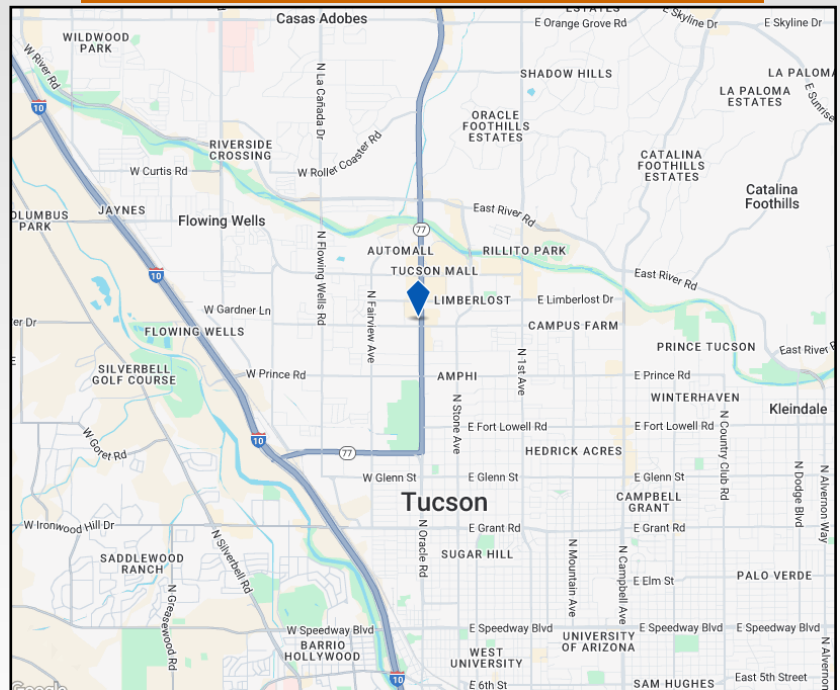
Comments:

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



*CoStar 2025

Location Map



Exclusively Represented by:

Robert Nolan

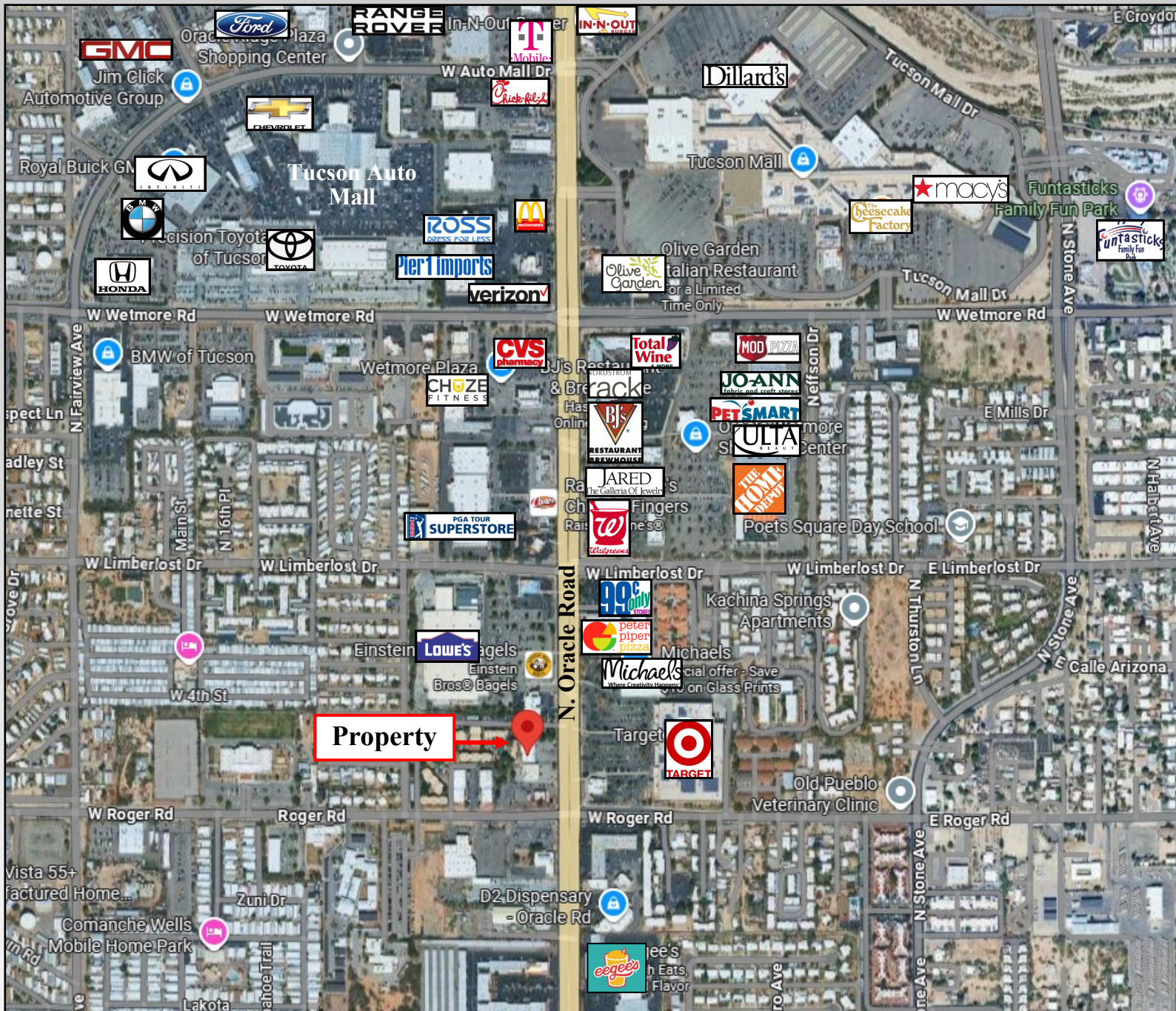
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Location Aerial ~ 4037 N. Oracle Road



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

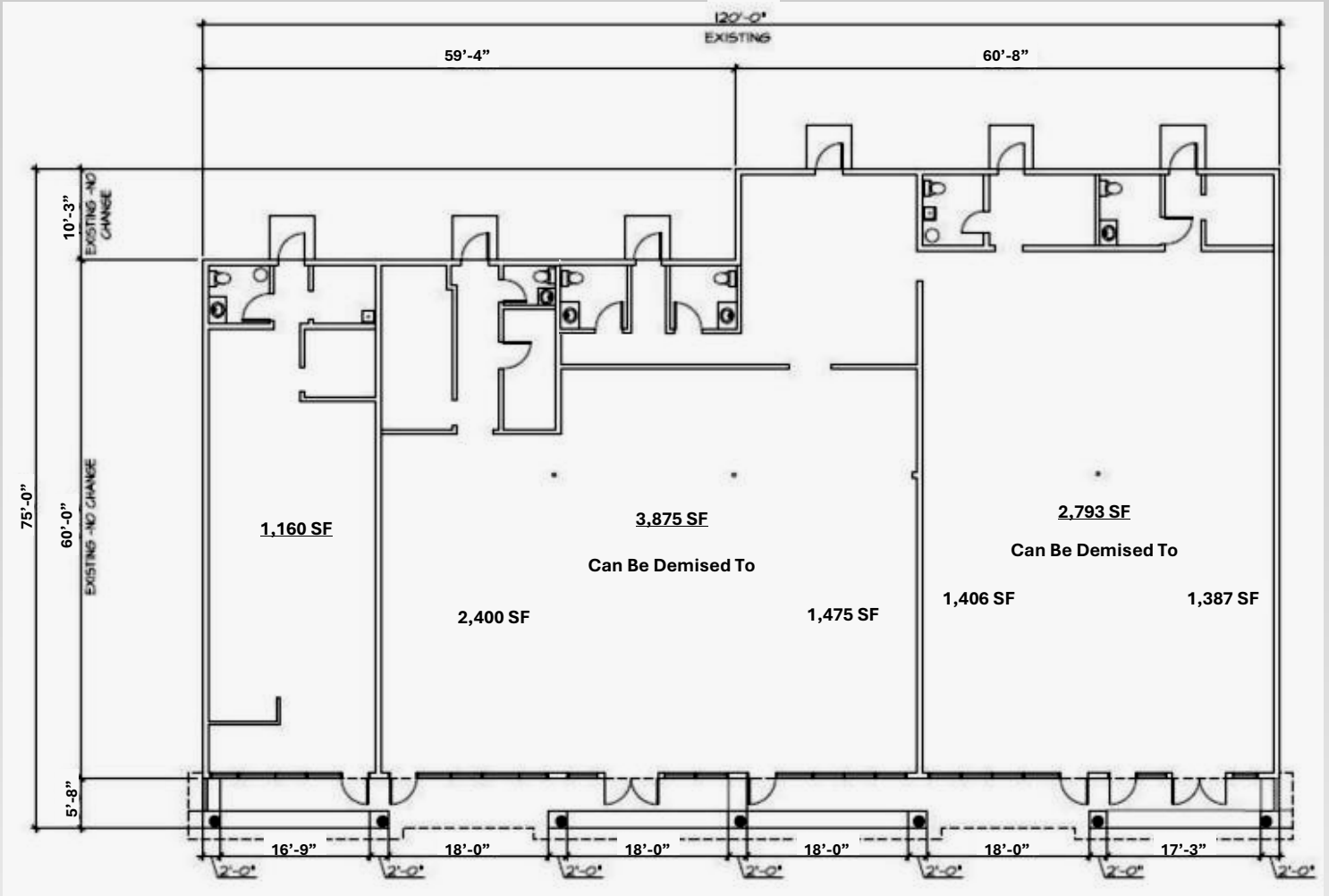
Source: CoStar 2025

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Floor Plan & Site Plan



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