



SAN DORADO | 3.09 ACRES LAND FOR SALE



**ORACLE RD
& 1ST AVE**

TUCSON, AZ



PhoenixCommercialAdvisors.com

property summary

AVAILABLE ±3.09 ACRES

PRICING Asking \$1 Million

ZONING Commercial, Town of Oro Valley

PROPERTY HIGHLIGHTS

- Fully Improved
- Premiere retail & medical office at the intersection in Oro Valley
- Parking in common with the center.
- Parcel includes civic area (*an easement with the city*)
- Panel available for monument sign



TRAFFIC COUNT

ORACLE RD

1ST AVE

N: ±33,237 VPD (NB/SB) E: N/A

S: ±42,424 VPD (NB/SB) W: ±19,719 VPD (EB/WB)



NEC

SAN DORADO

ORACLE RD & 1ST AVE, TUCSON, AZ



site plan

REDUCED PRICE
\$1,000,000



NEC

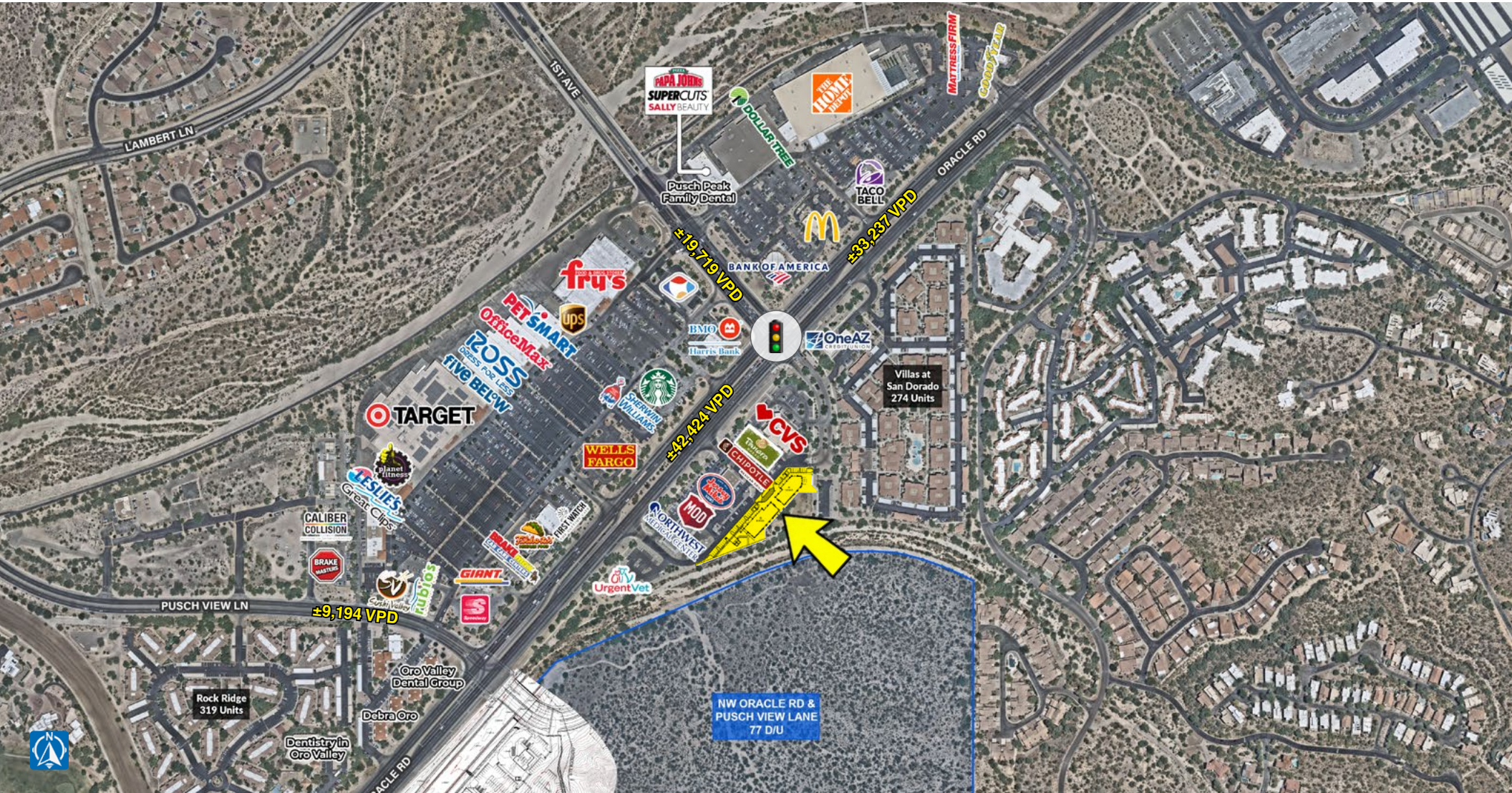
SAN DORADO

ORACLE RD & 1ST AVE, TUCSON, AZ





zoom aerial



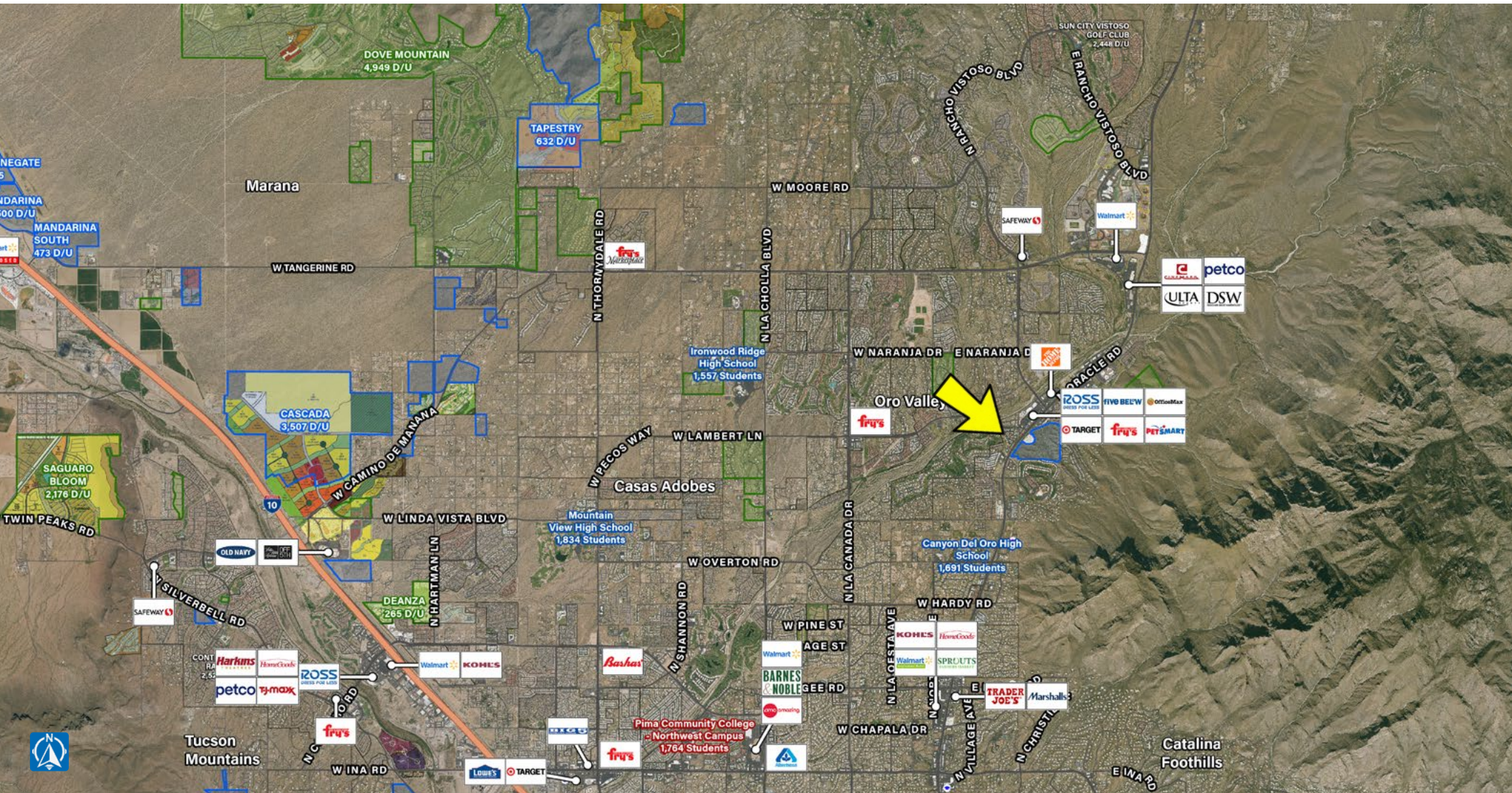
NEC

SAN DORADO

ORACLE RD & 1ST AVE, TUCSON, AZ



wide aerial



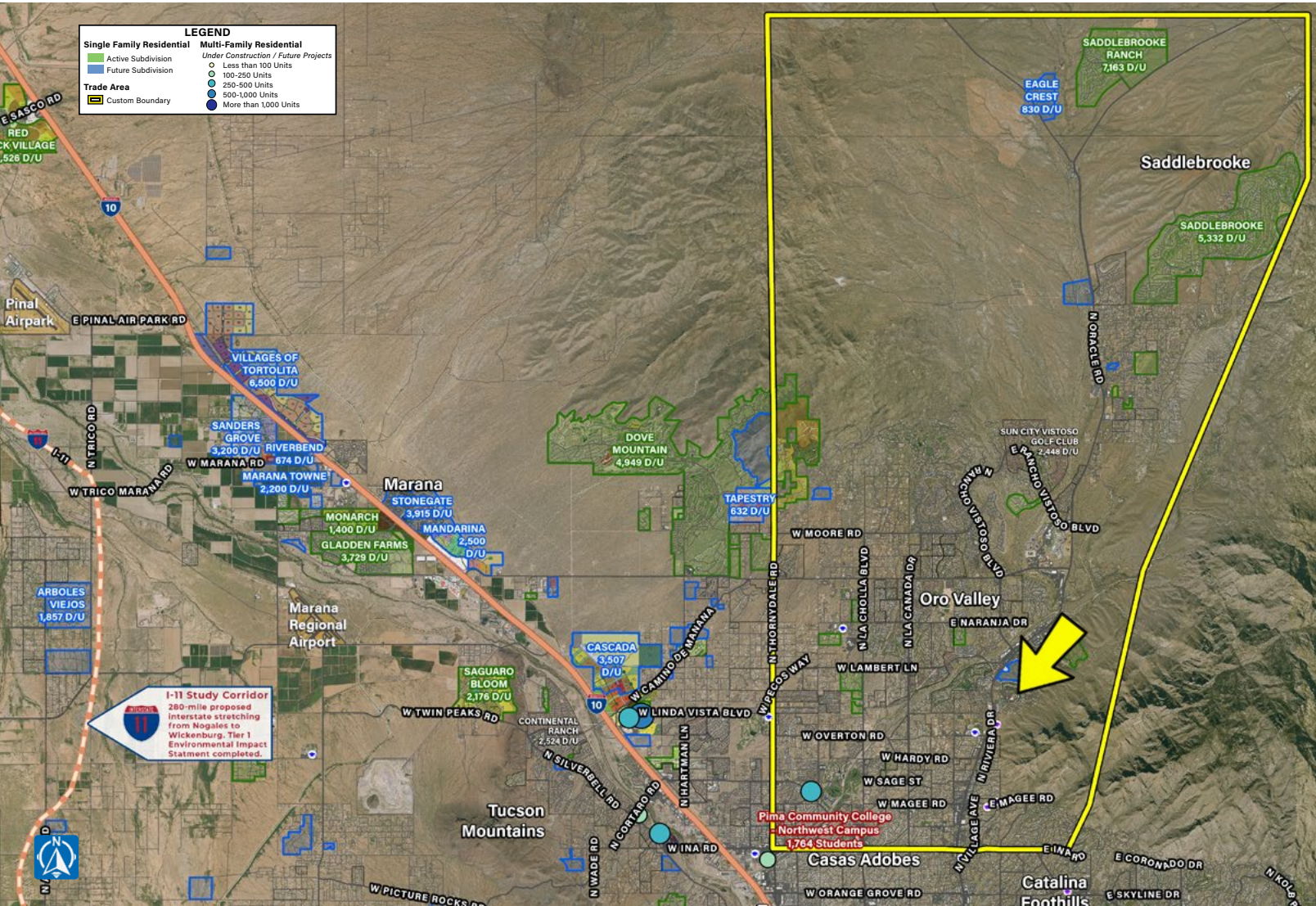
NEC

SAN DORADO

ORACLE RD & 1ST AVE, TUCSON, AZ



housing aerial



Zonda Housing Data Q1-2025	Trade Area
EXISTING HOUSING	
Prior Completed Units	44,017
Active Community Completed Units	20,427
Total Completed Units	53,147
Existing Population	108,256
Average HH Size	2.21
Median Home Value	\$424,199
Median HH Income	\$95,420
Per Capita Income	\$58,142
ACTIVE HOUSING	
Total Communities	15
Permitted / Under Construction Units (1 - 2 years)	281
Approved Platted Lots (3 - 5 years)	907
Total Active Units (completed)	3,500
Total Active Units	4,688
Estimated Future Population (based on permitted & under const)	621
FUTURE HOUSING	
Total Communities	5
Total Units (4 - 10 years)	1,446
Estimated Future Population (based on total future units)	3,195
MULTI-FAMILY	
Average HH Size (Assumed)	1.9
Existing Communities	38
Existing Units	7,241
Active Communities	0
Active Units	0
Future Communities	1
Future Units	800
Total Communities	39
Total Units	8,041
*Note: All Population Numbers Based on Average HH Size	

NEC

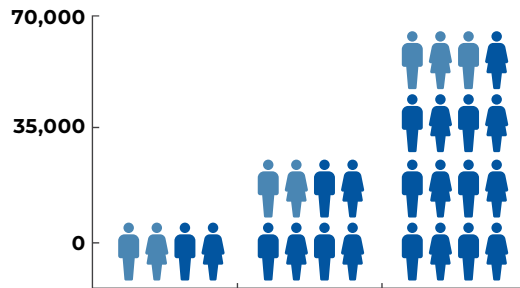
SAN DORADO

ORACLE RD & 1ST AVE, TUCSON, AZ



demographics

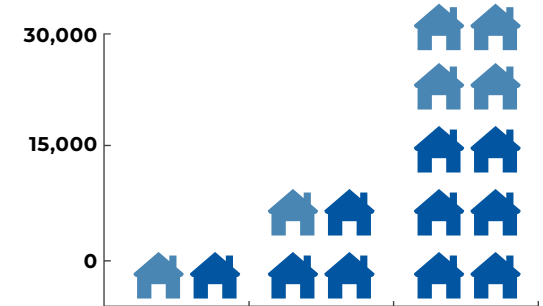
2024 ESRI



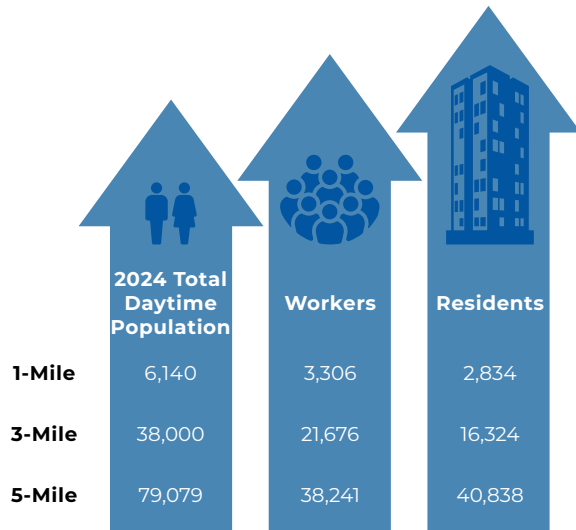
	1-Mile	3-Mile	5-Mile
2024 Total Population	4,778	28,153	70,662
2029 Total Population	4,852	28,479	72,020



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$96,392	\$129,518	\$68,881
3-Mile	\$104,004	\$141,211	\$63,886
5-Mile	\$105,668	\$144,803	\$63,915



	1-Mile	3-Mile	5-Mile
2024 Households	2,688	12,867	31,163
2029 Households	2,796	13,383	32,567

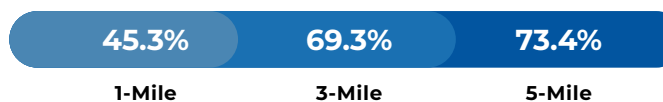


	2024 Total Daytime Population	Workers	Residents
1-Mile	6,140	3,306	2,834
3-Mile	38,000	21,676	16,324
5-Mile	79,079	38,241	40,838

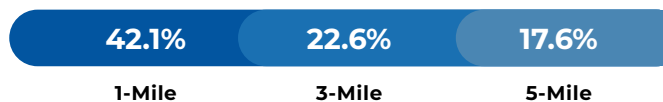
2024 Housing Units



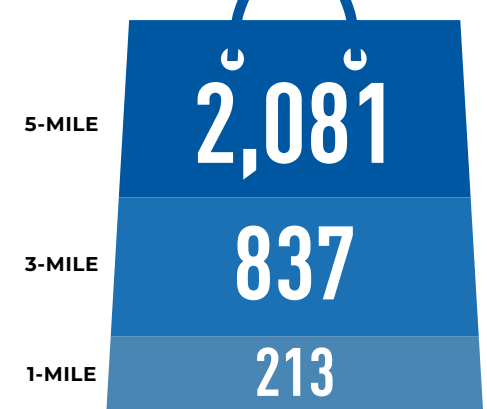
Owner Occupied



Renter Occupied



2024 Businesses



NEC

SAN DORADO

ORACLE RD & 1ST AVE, TUCSON, AZ





exclusively listed by

GREG LAING
(602) 734.7207
glaing@pcaemail.com

DAN GARDINER
(602) 734.7204
dgardiner@pcaemail.com

TEALE BLOOM
(602) 288.3476
tbloom@pcaemail.com



The information contained herein has been obtained from sources believed 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. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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. 06/09/25

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com