

REDUCED PRICE
TO \$1,000,000



SAN DORADO SHOPS | 3.09 ACRES OF LAND FOR SALE

SEC

ORACLE RD & 1ST AVE

Oro Valley, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE: ±3.09 Acres

PRICING: Asking \$1 Million

ZONING: PAD, Town of Oro Valley

location highlights

- Fully improved parcel
- Common parking with remainder of the center
- Parcel includes a civic area (an easement with Oro Valley)
- Monument sign panel available on Oracle Road
- The intersection is the main shopping hub for the trade area with major retailers Target, Home Depot, Fry's Food & Drug, PetSmart, OfficeMax, Ross, Five Below, and Planet Fitness
- Oracle Road is the main arterial in the entire trade area

traffic count ADOT 2023 & 2024

1st Ave		Oracle Rd	
N	N/A VPD (EB & WB)	E	±33,317 VPD (NB & SB)
S	±20,298 VPD (EB & WB)	W	±45,159 VPD (NB & SB)

neighboring tenants



site plan

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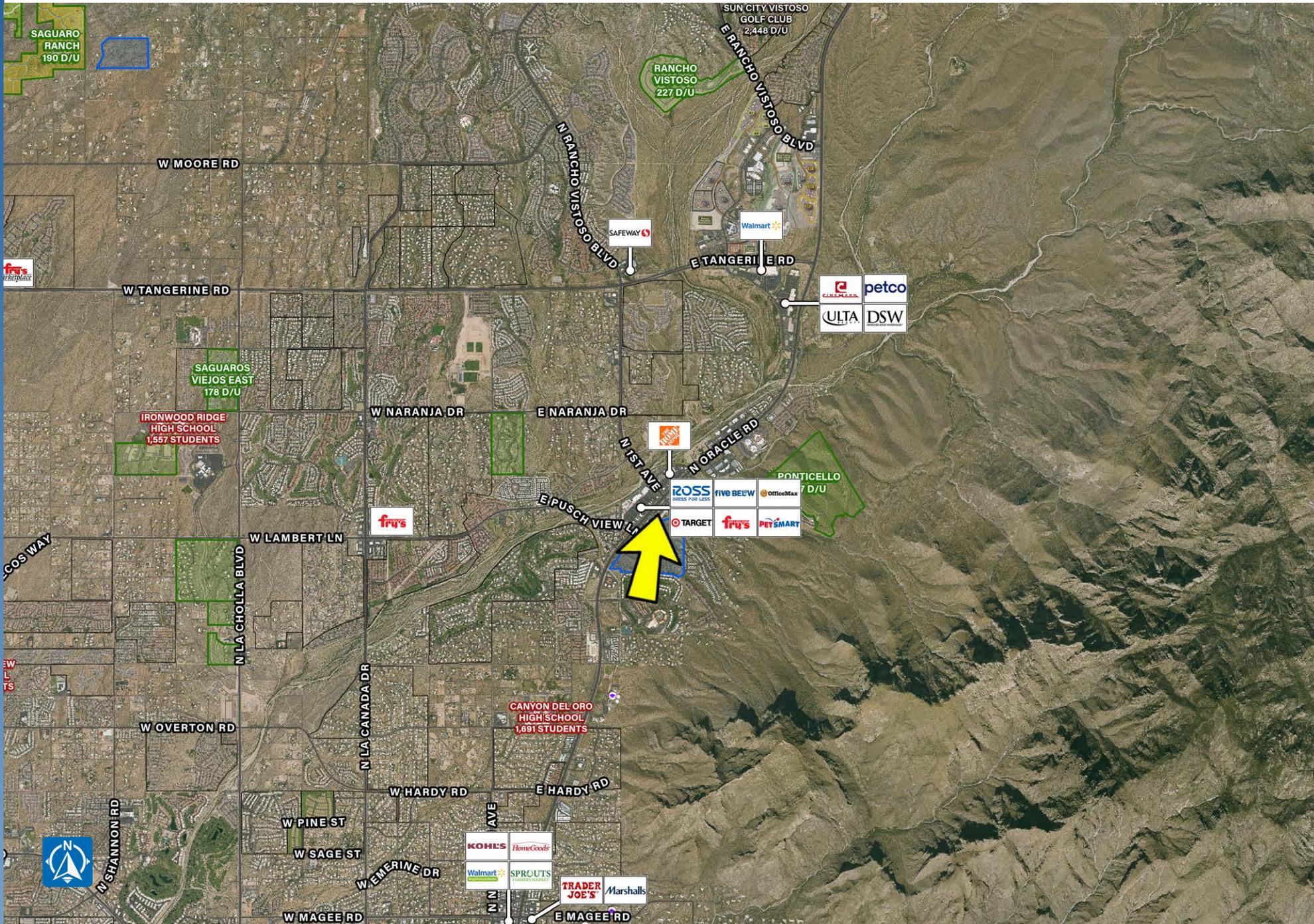
**3.09 Acre
Land For Sale**

zoom aerial



Imagery Date As Of
02-06-2025

wide aerial



housing aerial

LEGEND

Single Family Residential

- Active Subdivision
- Future Subdivision

Trade Area

- Custom Boundary

Multi-Family Residential

Under Construction / Future Projects

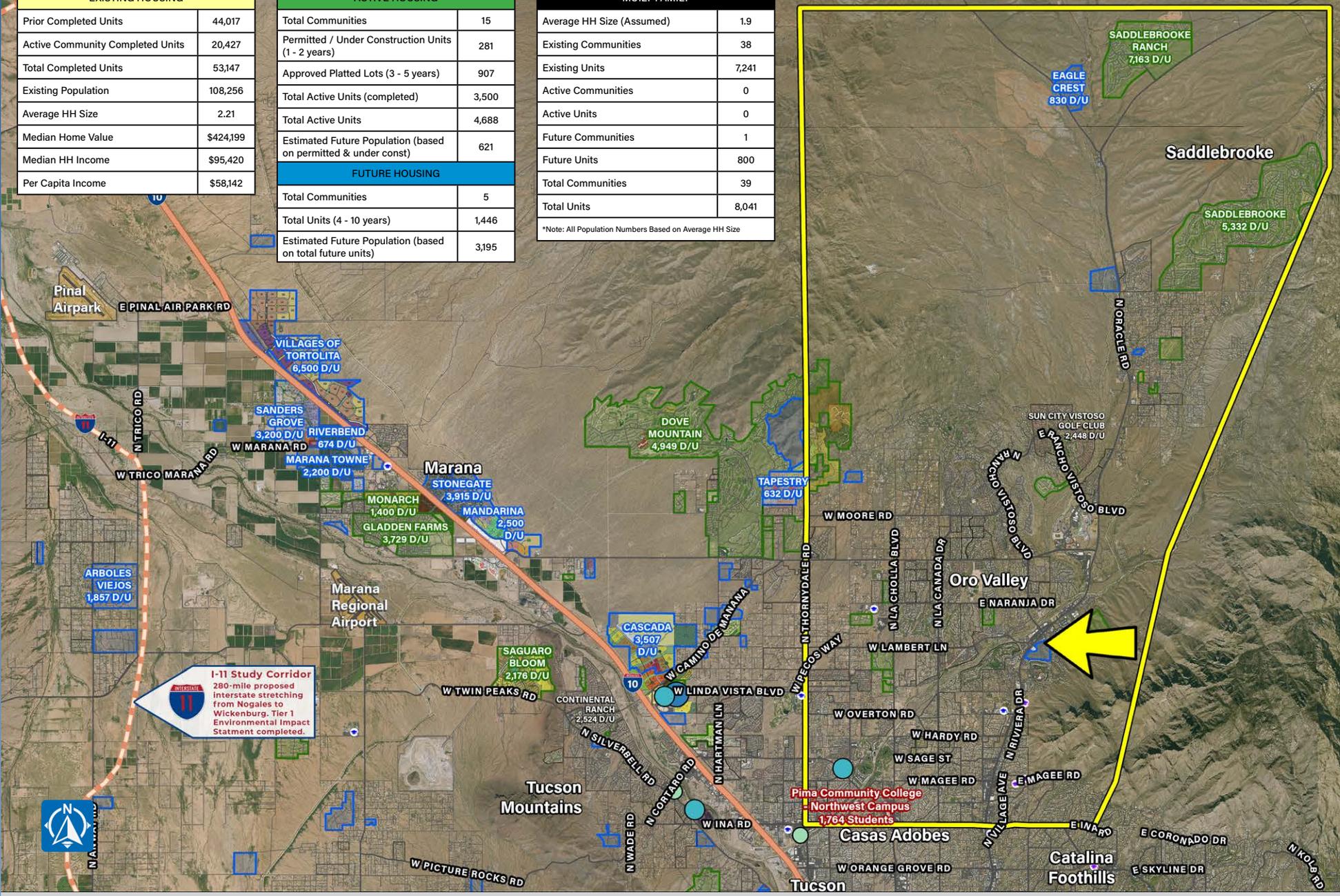
- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

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

Zonda Housing Data Q1-2025	Trade Area
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

Zonda Housing Data Q1-2025	Trade Area
MUILT-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

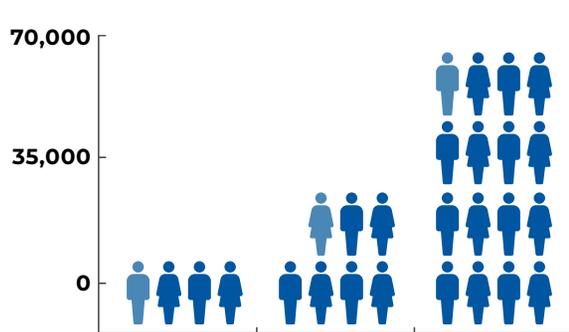


I-11 Study Corridor
 280-mile proposed interstate stretching from Nogales to Wickenburg. Tier 1 Environmental Impact Statement completed.



demographics

ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	4,753	28,181	70,283
2030 Total Population	4,813	28,400	71,864



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$102,362	\$132,412	\$71,267
3-Mile	\$111,573	\$144,276	\$66,098
5-Mile	\$114,319	\$152,704	\$68,138



	1-Mile	3-Mile	5-Mile
2025 Households	2,701	13,026	31,298
2030 Households	2,778	13,374	32,480



	2025 Total Daytime Population	Workers	Residents
1-Mile	6,145	3,286	2,859
3-Mile	38,650	22,111	16,539
5-Mile	79,810	38,771	41,039

2025 Housing Units



Owner Occupied



Renter Occupied



2025 Businesses





EXCLUSIVELY LISTED BY

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