



4220 N Oracle Rd

TUCSON, AZ 85705

FOR SUBLEASE



Former Walgreens Sublease Opportunity

±14,820 SF freestanding building available

SITUATED along highly trafficked Oracle Rd

HIGH traffic counts with an average of 60,000 VPD at the intersection

NEARBY major retailers such as Home Depot, Nordstrom Rack & Total Wine

LOCATED in densely populated area with over 240,000 people within 5 miles

CLOSE to Tucson Mall and Tucson Auto Mall

TERM END DATE 8/31/2025

LEASE RATE \$17.50 Modified Gross Lease

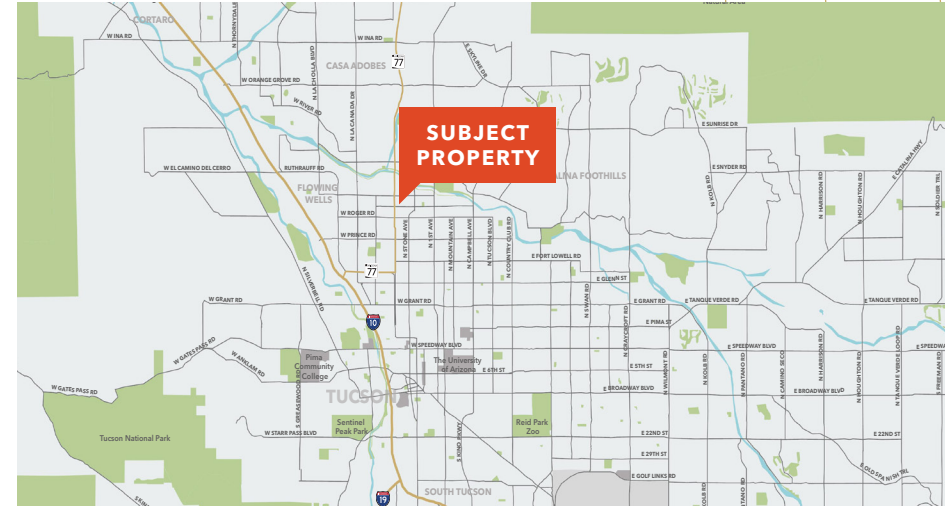
TIM HURLEY
602.513.5168
tim.hurley@kidder.com

TRASK SWITZENBERG
480.363.0670
trask.switzenberg@kidder.com

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	14,560	104,889	242,348
Households	6,627	46,589	104,654
Avg HH Income	\$48,746	\$57,350	\$65,804
Daytime Employment	10,830	53,036	135,367

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