

3,106 SF FREESTANDING BUILDING FOR SALE

Oracle Road just North of Orange Grove Road
6615 N. Oracle Road, Tucson



Exclusively represented by

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AVAILABLE

DO NOT DISTURB TENTANT

BUILDING SIZE	±3,106 SF per assessor
LAND SIZE	±17,734 SF per assessor
SALE PRICE	\$775,000 (\$249.51/SF)
ZONING	TR (Pima County)
PARCEL NUMBER	102-03-015A

HIGHLIGHTS

- Built out for existing medical / optical practice
- Monument signage
- ± 105 feet fronting busy Oracle Road
- Owned solar
- Solid block construction

DEMOGRAPHICS <i>(2025 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	7,490	54,734	167,340
Avg Household Income	\$115,582	\$122,368	\$98,667
Total Employees	4,187	30,421	72,289

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

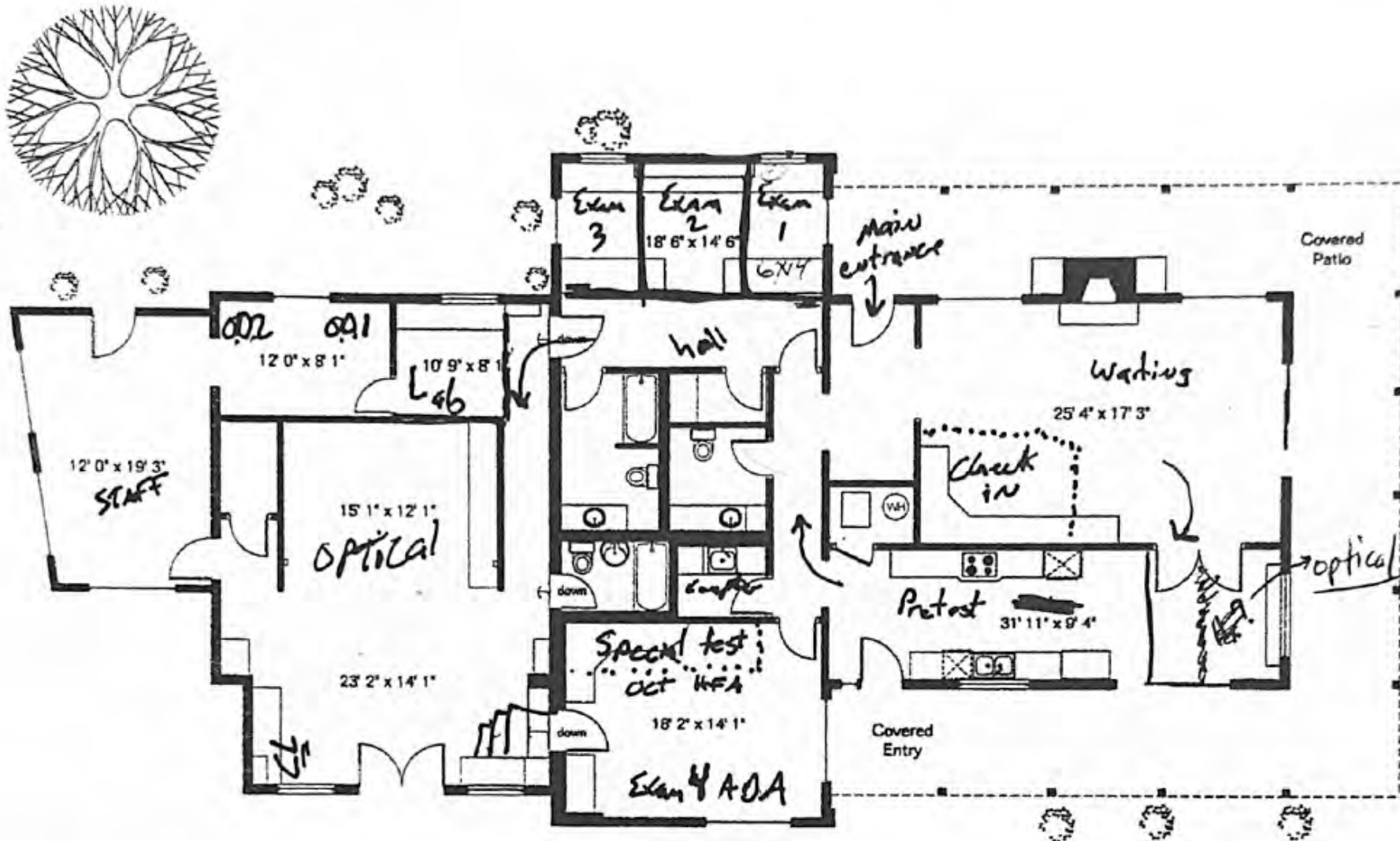
ORACLE ROAD	43,025 AADT 2024
ORANGE GROVE	22,579 AADT 2023

SOURCE: Pima Association on Governments 2025





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SUBJECT

Orange Grove Village

- PARISH
- edible
- Board & Brush creative studio
- TACOS DEL RANCHO
- GOLDEN DRAGON

Plaza Del Oro

- HOBBY LOBBY
- Redbird
- Oregano's
- PACIFIC PREMIER BANK
- CVS pharmacy

ORANGE GROVE 22,579 aadt

ORACLE ROAD 43,025 aadt

SUPER STAR CAR WASH

UNITED STATES POSTAL SERVICE

Plaza Del Oro

- TJ-maxx
- WELLS FARGO
- ROSS DRESS FOR LESS
- Peegee's
- NATURAL GROCERS
- W Wienschnitzel
- DOLLAR TREE

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