

The Corner directly
across from the Largest
Mall in Tucson!

FOR LEASE
4306-4370 N. Oracle Road



Dave Dutson

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NAIHorizon

2900 N Swan Rd, Suite 200

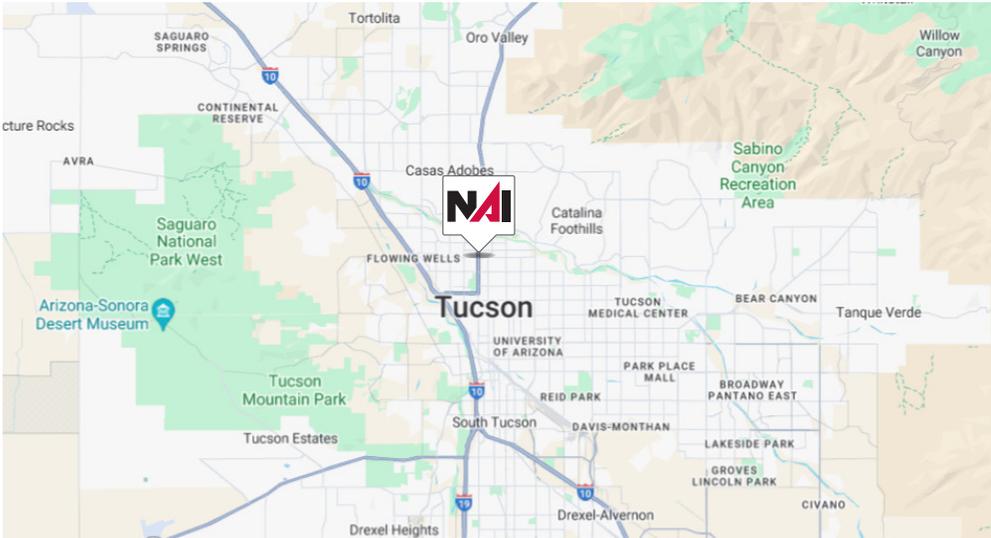
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Property Information



Property Name: The Corner

Location: 4306-4370 N. Oracle Rd | Tucson, AZ 85705

Lease Rate: Contact Agent

Size: 2,328 SF

Zoning: OCR-2, Tucson

Primary Use: Retail

Parcel: 105-11-0700

Property Features

- Anchored by the strongest Total Wine in Arizona
- Tenants at The Corner include Nordstrom Rack, Aspen Dental, Mattress Firm, Sleep Number, America's Best Contacts & Eyeglasses, Mountain Mike's Pizza, T-Mobile, Jimmy John's, My Doctor Now and Total Wine!

Site Features

- Located on the corner of Oracle Rd (State Hwy 77) & Wetmore Rd
- 4,907,542 SF of retail space within a one mile-radius

Demographics	1 mile	3 miles	5 miles
Population	13,906	96,661	232,663
Average Age	41.6	37.6	37.2
Average HH Income	\$62,011	\$72,410	\$83,137
Employed Population	6,870	48,790	116,776

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Property Photos



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Site Plan



Suite	Tenant	SF
001	Total Wine & More	22,179
002	Mountain Mike's Pizza	2,650
003	T-Mobile	2,849
004	Sleep Number	2,500
005A	My Doctor Now	1,728
005B	AVAILABLE	2,328
006	Jimmy John's	1,420
007	Aspen Dental	3,594
009	America's Best Contacts & Eyeglasses	3,000
010	Mattress Firm	4,000
011	Nordstrom Rack	33,704

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Retail Map



T24-04-018

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