

# FOR LEASE | 1,986 SF RETAIL SPACE

9660 N ORACLE RD, ORO VALLEY, AZ



## QUICK SPEED TO MARKET 2ND GEN RETAIL SPACE

- ORACLE RD/SR-77 FRONTAGE  
STRONG TRAFFIC 46,756 VPD
- CLOSE PROXIMITY TO SCHOOLS  
DEL ORO HIGH SCHOOL &  
PUSCH RIDGE ACADEMY
- FORMER RESTAURANT FF&E  
AVAILABLE
- JOIN JIMMY JOHNS ENDCAP  
D/T OPENING Q2 2026!

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# TRADE AREA | HIGHLIGHTS

9660 N ORACLE RD, ORO VALLEY, AZ



## UNDERSERVED TRADE AREA FOR RETAIL & RESTAURANT

- **STRONG TRAFFIC & VISIBILITY**  
**46,756 VPD ON ORACLE RD/SR-77**
- **HIGH MEDIAN HH INCOME**  
**\$91,347/YR WITHIN 5MI**
- **436 MULTIFAMILY UNITS**  
**AT INTERSECTION**
- **490FT FROM PUSCH RIDGE ACADEMY (560 STUDENTS)**
- **0.61MI FROM CANYON DEL ORO HIGH SCHOOL (1,613 STUDENTS)**

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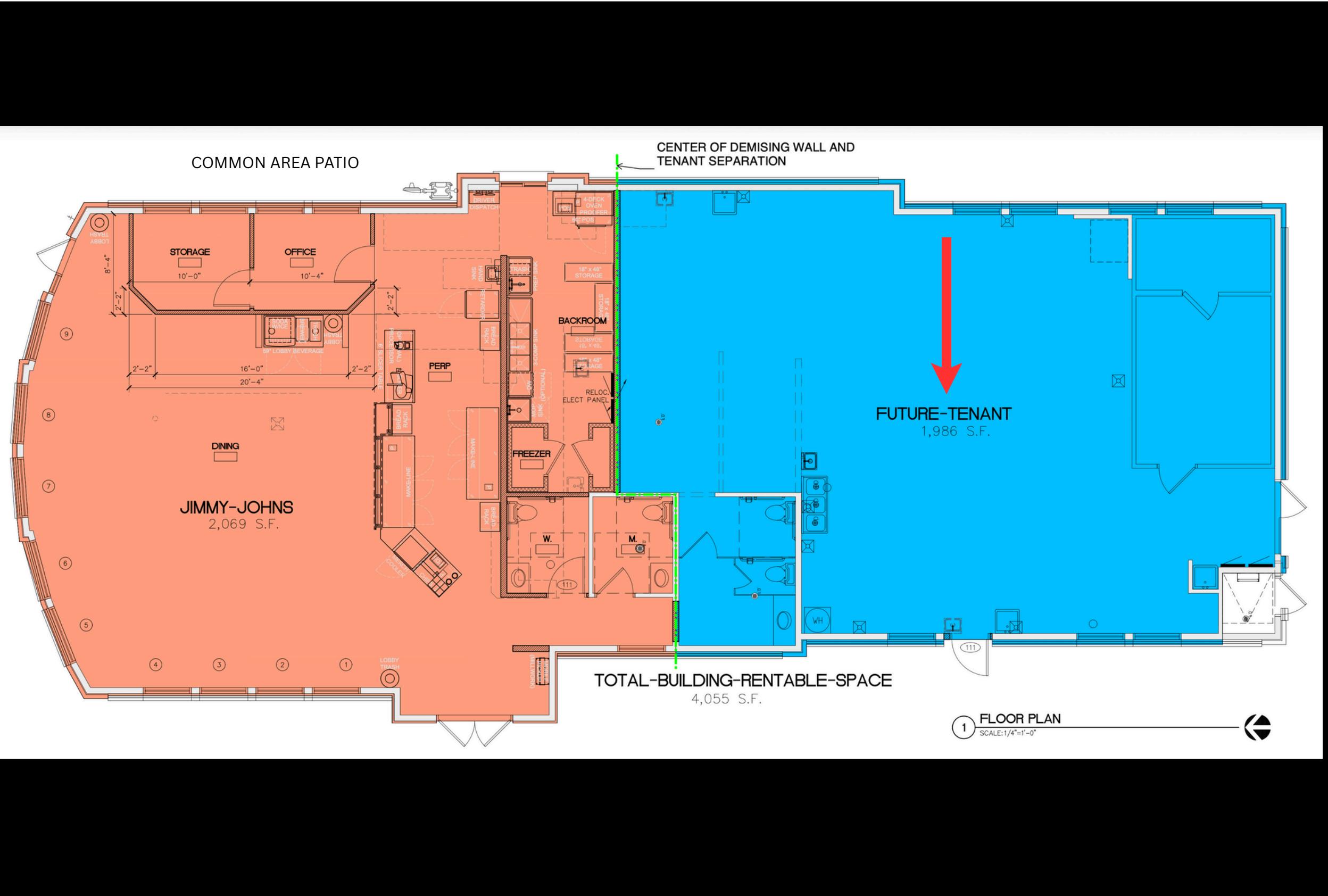
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# FLOOR PLAN | SITE HIGHLIGHTS

9660 N ORACLE RD, ORO VALLEY, AZ



## 1,986 SF | SOUTH ENDCAP | 2ND GEN RETAIL SPACE

- Q2 2026 DELIVERY: OPTIONAL DEMOED TO GRAY SHELL OR AS-IS WITH FORMER RESTAURANT FF&E
- SIGNALIZED INTERSECTION
- 62 SHARED PARKING SPACES
- LARGE 753 SF COMMON AREA PATIO
- CO-TENANCY WITH JIMMY JOHNS ENDCAP D/T OPENING Q2 2026
- CROSS-ACCESS WITH DUTCH BROS, F45 TRAINING, DUNN EDWARDS & 228 MULTIFAMILY UNITS

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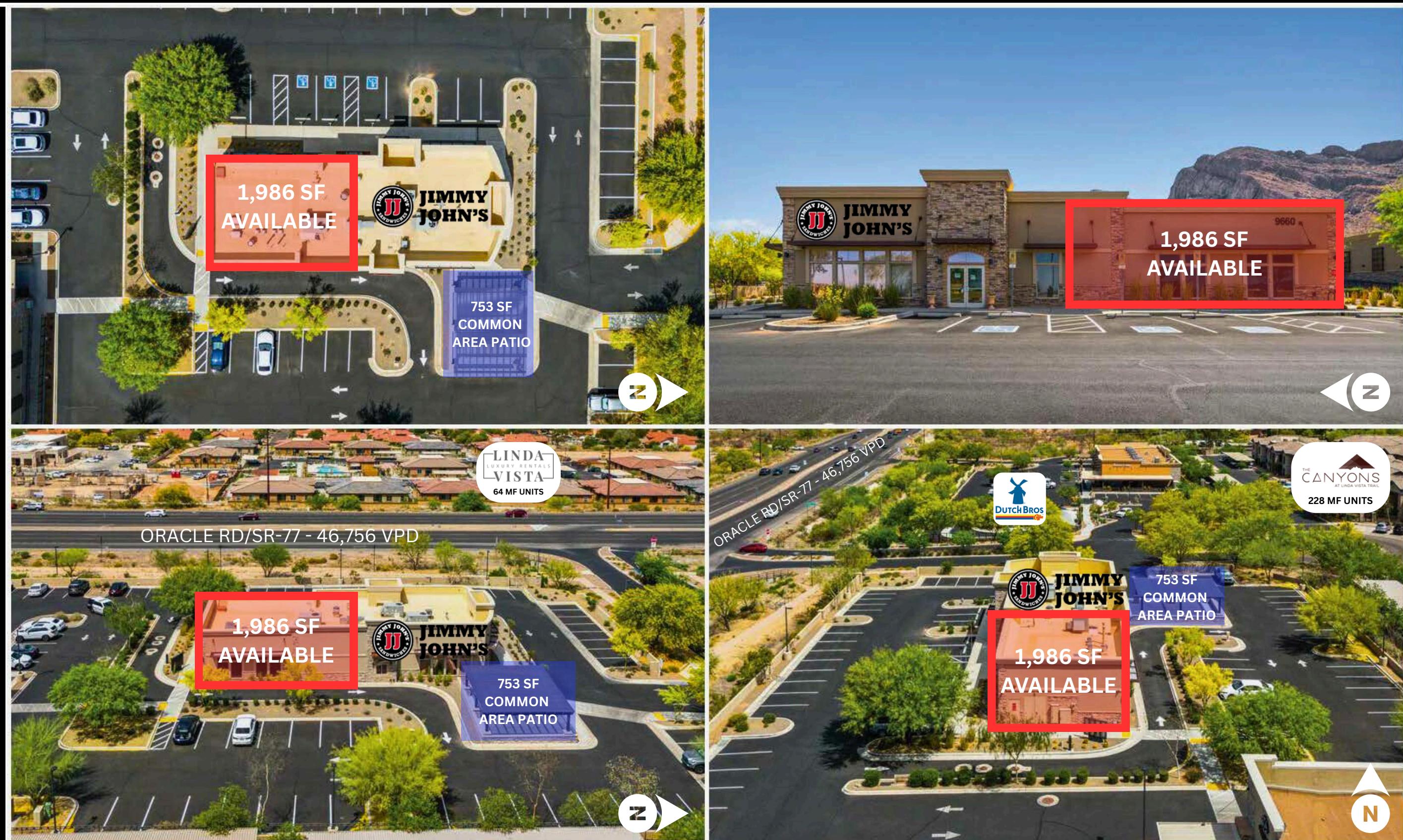
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# BUILDING & SITE | AERIALS

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# TRADE AREA | DEMOGRAPHICS

9660 N ORACLE RD, ORO VALLEY, AZ

Population				Households			
	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
2020 Population	3,917	29,682	91,257	2020 Households	2,017	13,527	39,557
2024 Population	3,985	30,242	94,636	2024 Households	2,049	13,771	40,937
2029 Population Projection	4,132	31,373	98,482	2029 Household Projection	2,126	14,292	42,607
Annual Growth 2020-2024	0.4%	0.5%	0.9%	Annual Growth 2020-2024	0%	0.3%	0.9%
Annual Growth 2024-2029	0.7%	0.7%	0.8%	Annual Growth 2024-2029	0.8%	0.8%	0.8%
Median Age	53.5	50.8	47.4	Owner Occupied Households	1,219	9,604	30,101
Bachelor's Degree or Higher	44%	48%	49%	Renter Occupied Households	907	4,687	12,506
U.S. Armed Forces	20	132	411	Avg Household Size	1.9	2.1	2.2
Population By Race				Avg Household Vehicles	2	2	2
	1 mile	3 miles	5 miles	Total Specified Consumer Spending (\$)	\$70.2M	\$492.4M	\$1.5B
White	3,049	22,883	69,166	Income			
Black	77	448	1,713		1 mile	3 miles	5 miles
American Indian/Alaskan Native	21	177	672	Avg Household Income	\$116,893	\$113,360	\$117,824
Asian	148	1,298	4,460	Median Household Income	\$90,478	\$89,385	\$91,347
Hawaiian & Pacific Islander	12	36	93	< \$25,000	154	1,332	3,808
Two or More Races	678	5,401	18,533	\$25,000 - 50,000	341	2,397	6,696
Hispanic Origin	643	5,308	18,996	\$50,000 - 75,000	264	1,925	5,904
Housing				\$75,000 - 100,000	428	2,141	6,209
	1 mile	3 miles	5 miles	\$100,000 - 125,000	160	1,641	5,007
Median Home Value	\$367,294	\$376,317	\$372,080	\$125,000 - 150,000	284	1,366	3,377
Median Year Built	1991	1991	1992	\$150,000 - 200,000	125	1,088	3,712
				\$200,000+	292	1,882	6,223

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