

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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VIAONE
PROPERTIES

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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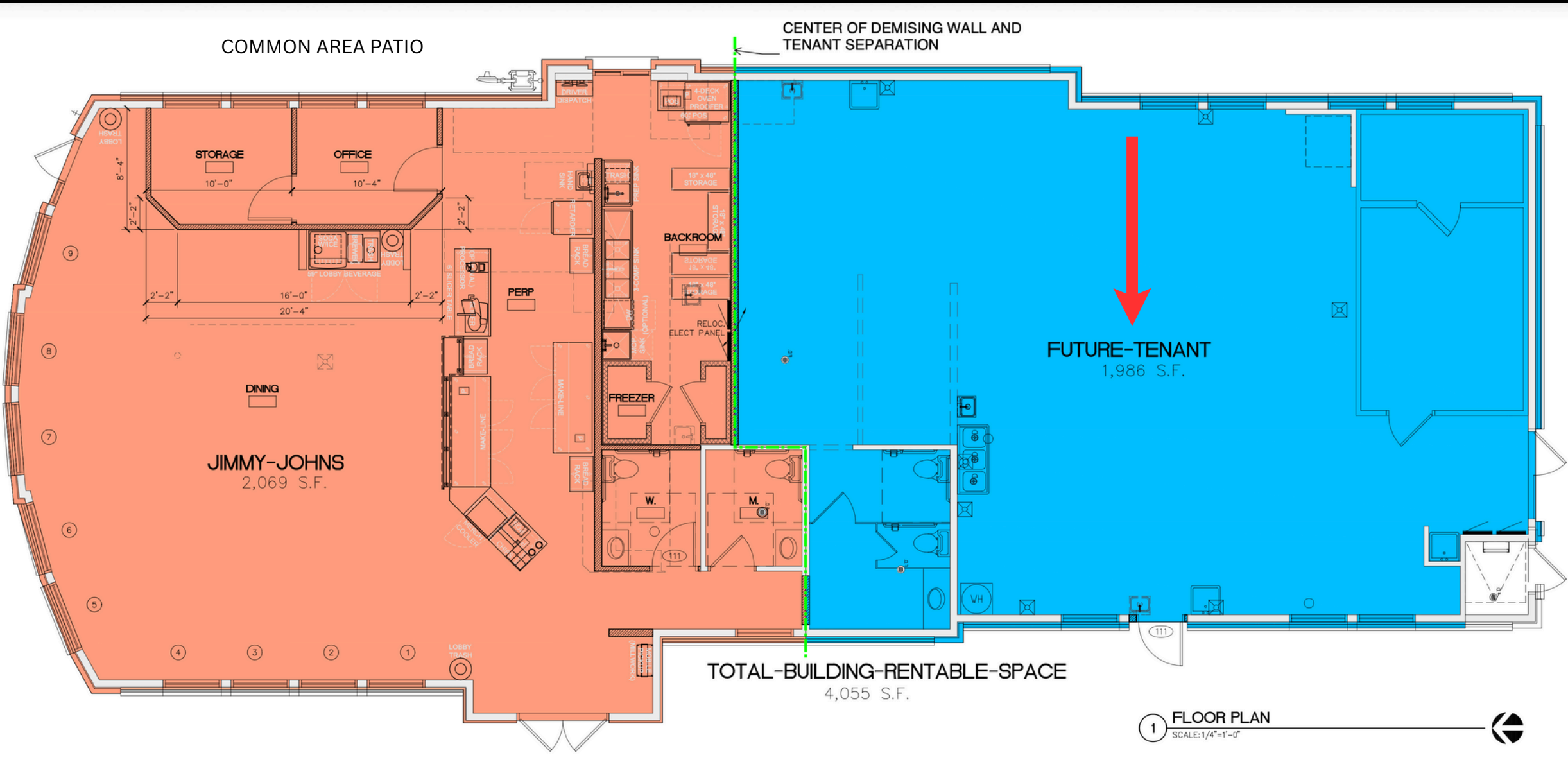
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VIAONE
PROPERTIES

FLOOR PLAN | SITE HIGHLIGHTS

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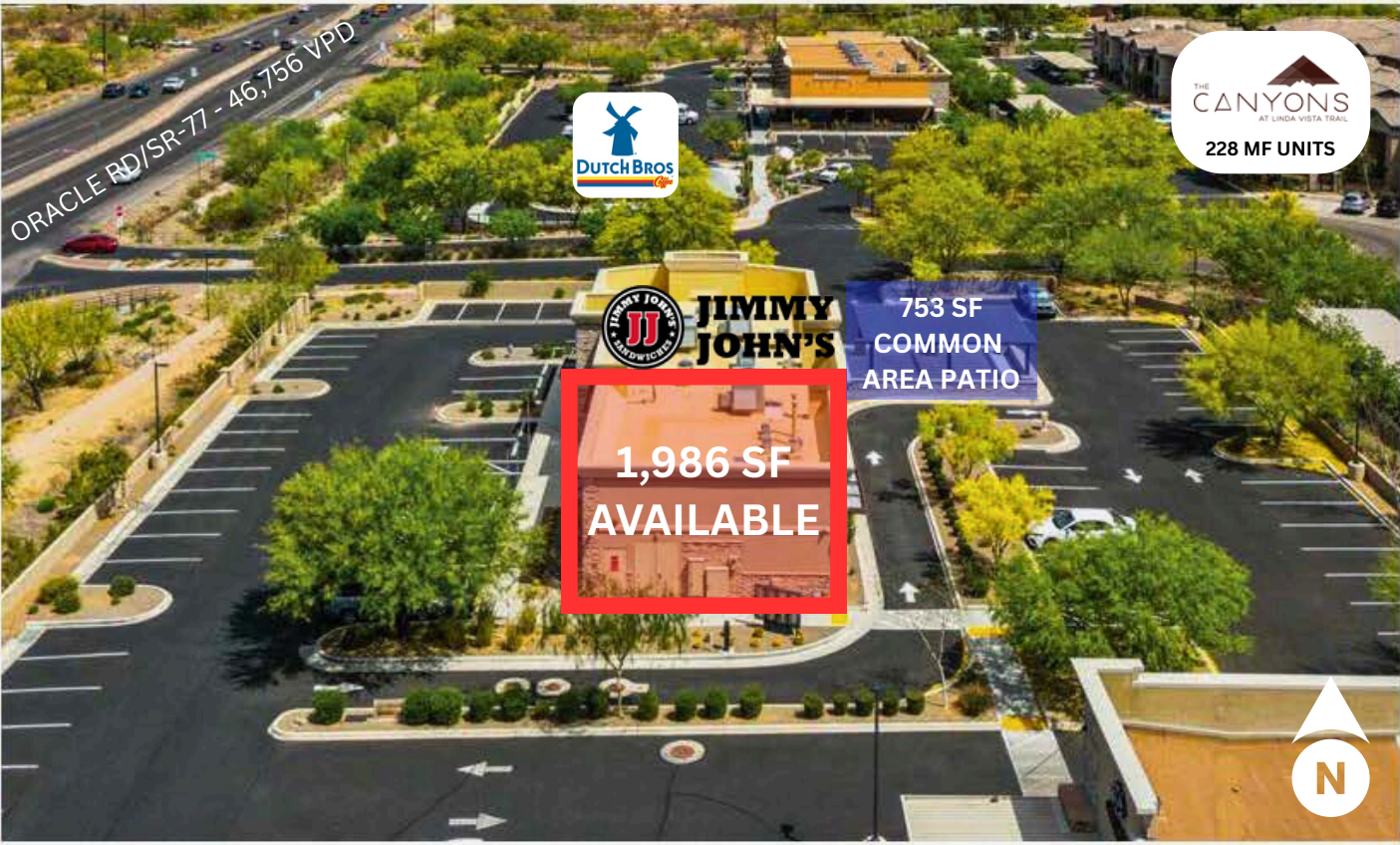
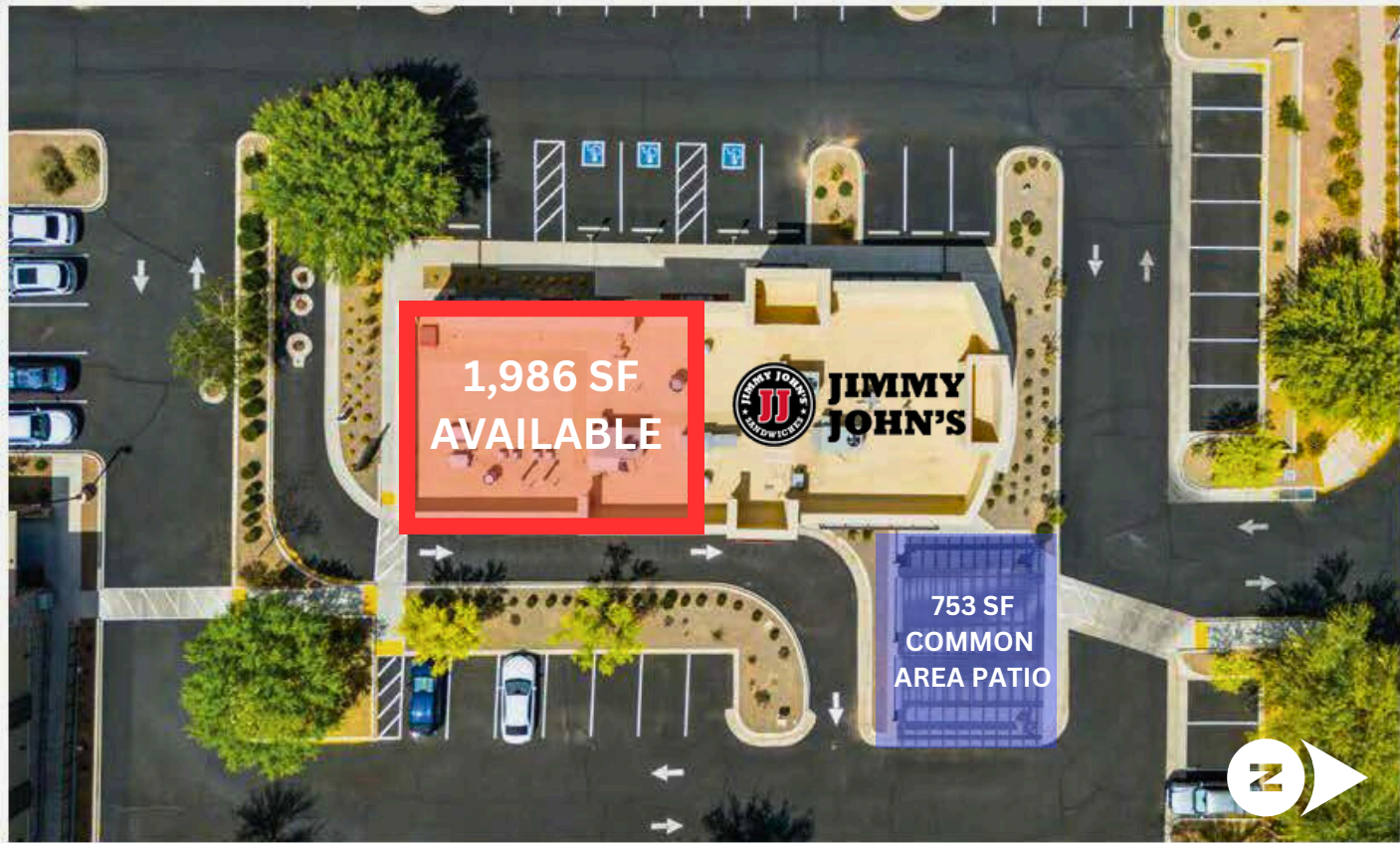


1,986 SF | SOUTH ENDCAP | 2ND GEN RETAIL SPACE

- 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

BUILDING & SITE | AERIALS

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TRADE AREA | DEMOGRAPHICS

9660 N ORACLE RD, ORO VALLEY, AZ

Population			
	1 mile	3 miles	5 miles
2020 Population	3,917	29,682	91,257
2024 Population	3,985	30,242	94,636
2029 Population Projection	4,132	31,373	98,482
Annual Growth 2020-2024	0.4%	0.5%	0.9%
Annual Growth 2024-2029	0.7%	0.7%	0.8%
Median Age	53.5	50.8	47.4
Bachelor's Degree or Higher	44%	48%	49%
U.S. Armed Forces	20	132	411

Population By Race			
	1 mile	3 miles	5 miles
White	3,049	22,883	69,166
Black	77	448	1,713
American Indian/Alaskan Native	21	177	672
Asian	148	1,298	4,460
Hawaiian & Pacific Islander	12	36	93
Two or More Races	678	5,401	18,533
Hispanic Origin	643	5,308	18,996

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$367,294	\$376,317	\$372,080
Median Year Built	1991	1991	1992

Households			
	1 mile	3 miles	5 miles
2020 Households	2,017	13,527	39,557
2024 Households	2,049	13,771	40,937
2029 Household Projection	2,126	14,292	42,607
Annual Growth 2020-2024	0%	0.3%	0.9%
Annual Growth 2024-2029	0.8%	0.8%	0.8%
Owner Occupied Households	1,219	9,604	30,101
Renter Occupied Households	907	4,687	12,506
Avg Household Size	1.9	2.1	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$70.2M	\$492.4M	\$1.5B

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$116,893	\$113,360	\$117,824
Median Household Income	\$90,478	\$89,385	\$91,347
< \$25,000	154	1,332	3,808
\$25,000 - 50,000	341	2,397	6,696
\$50,000 - 75,000	264	1,925	5,904
\$75,000 - 100,000	428	2,141	6,209
\$100,000 - 125,000	160	1,641	5,007
\$125,000 - 150,000	284	1,366	3,377
\$150,000 - 200,000	125	1,088	3,712
\$200,000+	292	1,882	6,223

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