



ENTRADA DE ORO PLAZA | Walmart Neighborhood Market  
Anchored Center in Affluent Oro Valley

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# Site Plan



Suite	Tenant	SF
1	Oracle & MaGee Dental	2,250
2	<b>AVAILABLE</b>	<b>1,220</b>
3	Games Workshop	1,125
4	Zounds Hearing	1,050
5	<b>AVAILABLE</b>	<b>1,130</b>
6	Supercuts	1,500
7	Milano Nails Salon	1,220
8	<b>AVAILABLE (June 2026)</b>	<b>4,790</b>
9	Wingstop	2,250
10	Wal-Mart Neighborhood Market	45,163
11	Begin Again	2,000
12	Play It Again Sports	4,000
13	Mama's Pizzas	2,980
14	Oranju Juice Bar	1,360
15	Taco Bell	2,320
16	Eegee's	2,031
17	Black Rock Coffee	2,676
18	Veterinary Clinic	3,998
19	O'Reilly	10,428
20	<b>AVAILABLE</b>	<b>2,400</b>
21	Sunny Spa	1,600
22	Oro Valley Hospital	5,600



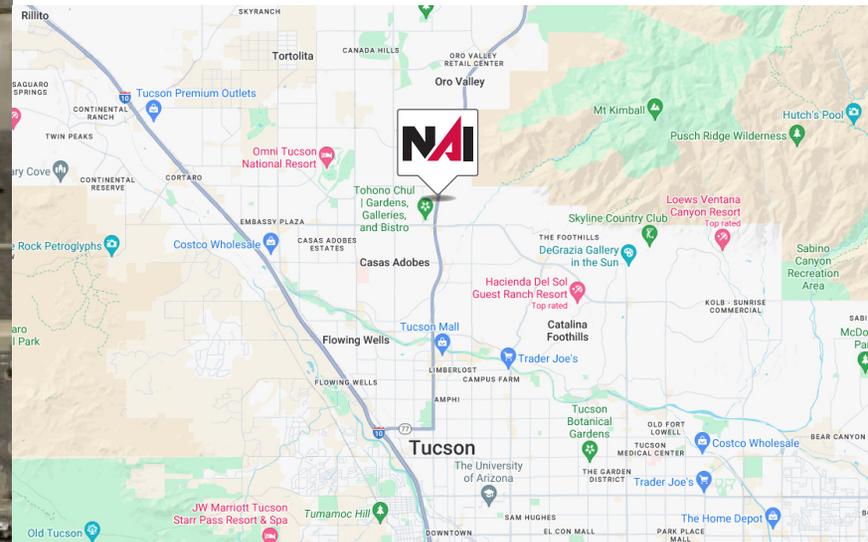
## Property Highlights

- Located in Oro Valley, an affluent suburb north of Tucson
- The surrounding trade area boasts a high income and well-educated population. The center is strategically positioned to serve these customers.
- 3 Mile Radius Population: 41,039
- Average Household Income: \$93,863
- Just north of the intersection of Oracle & Ina
- The center is located at the southwest corner of Magee Rd and Oracle Rd, adjacent to Oracle Crossings, which is anchored by Sprouts, Kohl's & HomeGoods and has many other regional and national retailers.
- Lease Rate: Call to discuss

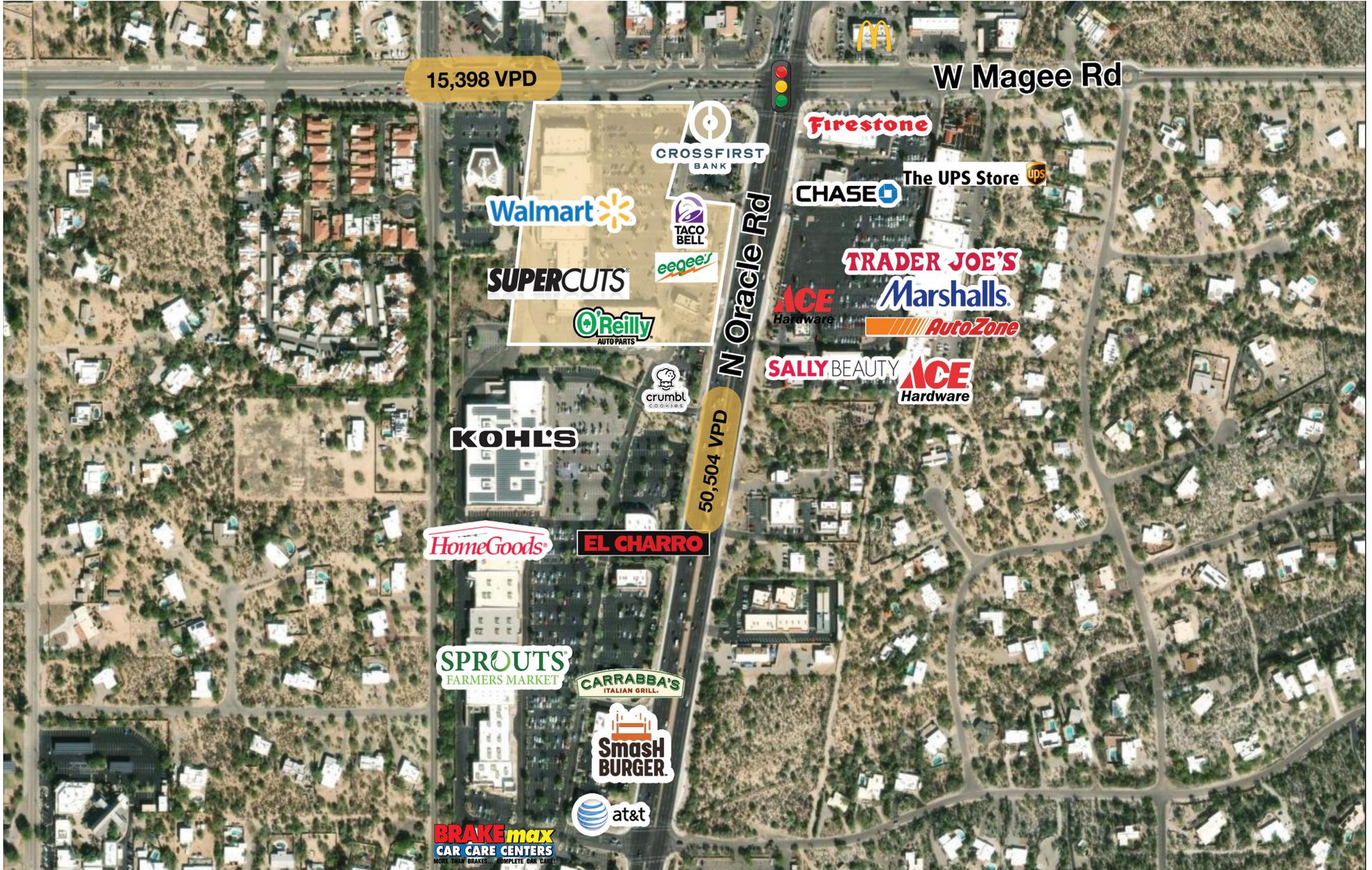


## Traffic Counts

Traffic Counts	VPD
W MaGee Rd	15,398
N Oracle Rd	50,504



# Retail Map



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# Entrada de Oro Plaza

## Property Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2028 Population	5,188	42,575	152,221
2023 Population	5,069	41,039	146,423
2020 Population	5,203	39,009	137,471
Growth 2023-2028	-0.15%	0.00%	0.07%
Growth 2020-2025	2.35%	3.74%	3.96%
<b>Race &amp; Ethnicity</b>			
% White	77.7%	76.7%	70.7%
% Black	1.7%	2.1%	2.3%
% Asian	3.2%	4.1%	4.5%
% Other	5.1%	4.7%	7.2%
% Hispanic Origin	18.5%	18.0%	25.2%
<b>Income &amp; Education</b>			
Median HH Income	\$75,574	\$81,404	\$75,261
Avg HH Income	\$117,538	\$123,562	\$108,095
% College Graduates	47.7%	52.7%	44.8%
<b>Age</b>			
Median Age	52.4	52.7	45.3
% Age <19	14.9%	14.5%	17.1%
% Age 65+	30.4%	31.9%	24.9%
<b>Households &amp; Housing</b>			
Households	2,232	19,229	64,034
Average Household Size	2.10	2.10	2.21
Median Housing Value	\$416,299	\$462,094	\$372,304
% Owner Occupied Housing	58.1%	53.8%	59.2%
% Renter Occupied Housing	34.2%	38.7%	33.7%
% Vacant Housing	7.7%	7.6%	7.1%
<b>Workplace &amp; Workers</b>			
Number of Businesses	2,195	18,739	67,778
Total Number of Employees (FTE)	2,196	18,739	67,776

T23-04-028

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