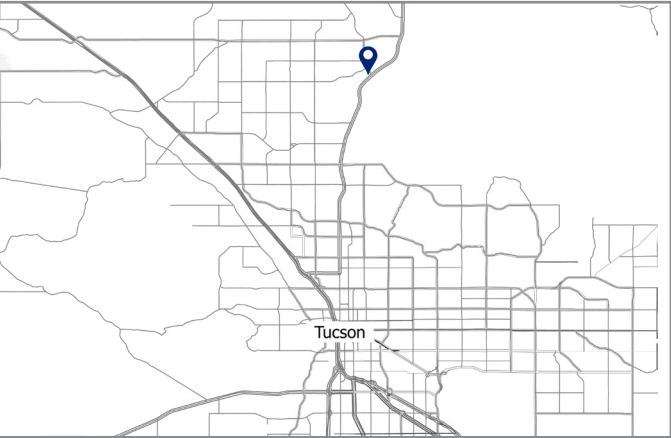


# ROONEY RANCH | NORTH ORACLE RD & NORTH FIRST AVE | ORO VALLEY, ARIZONA



**ADDRESS:**  
10661 N ORACLE RD, ORO VALLEY, AZ 85737

- SUMMARY:**
- **Prime Location & Traffic:** Situated at the high-visibility intersection of Oracle Road (State Route 77, Oro Valley's primary north/south arterial) and First Avenue, with combined daily traffic counts exceeding 98,000 vehicles.
  - **Strong Demographics:** Features an average household income over \$100,000 within a residential population of 68,000
  - **Daytime Draw:** Benefits from a substantial daytime population of 52,000.

**LOCAL REPRESENTATION:**



**Aaron LaPrise**  
*Principal, Retail Properties*  
**(520) 546-2770**  
alaprise@picor.com

**Dave Hammack**  
*Principal, Retail Properties*  
**(520) 546-2712**  
dhammack@picor.com  
**www.Picor.com**



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
www.BarclayGroup.com  
**Leasing: 602.224.4166**

**Brett Sheets**  
*Senior Vice President Leasing*  
602.224.4147 Direct  
602.908.8837 Cell  
bsheets@barclaygroup.com

**Kristin Walrod**  
*Director Leasing*  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

**Matthew Archer**  
*Leasing Associate*  
602.224.4160 Direct  
602.908.8680 Cell  
marcher@barclaygroup.com



# ROONEY RANCH | SITE PLAN (ORO VALLEY B)

NORTH

**ACRES:**  
±57.63  
**SQUARE FEET:**  
±578,503  
**ZONING:**  
Commercial



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# ROONEY RANCH | SITE PLAN (ORO VALLEY D)



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

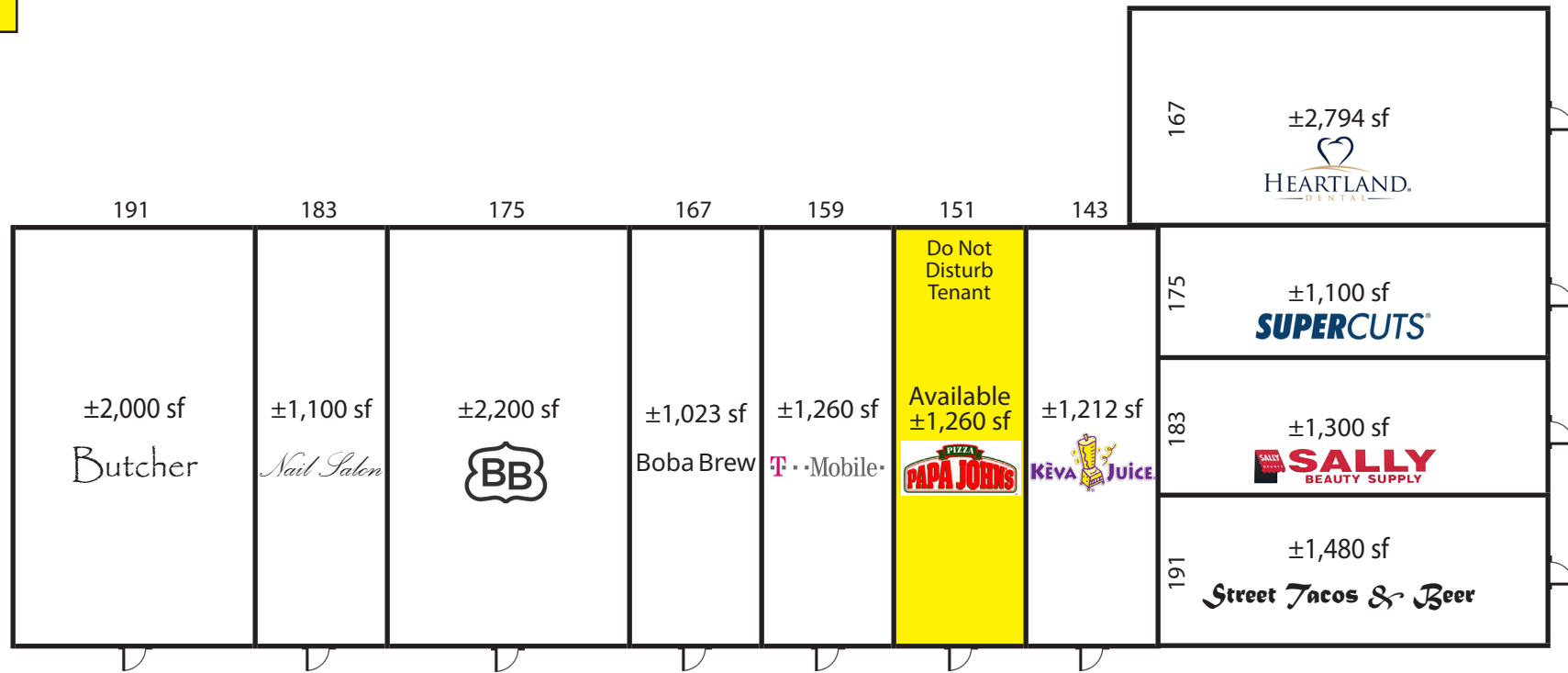
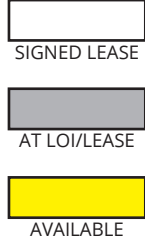
**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)



# ROONEY RANCH | SHOPS A (ORO VALLEY B)



**BARCLAY**  
GROUP

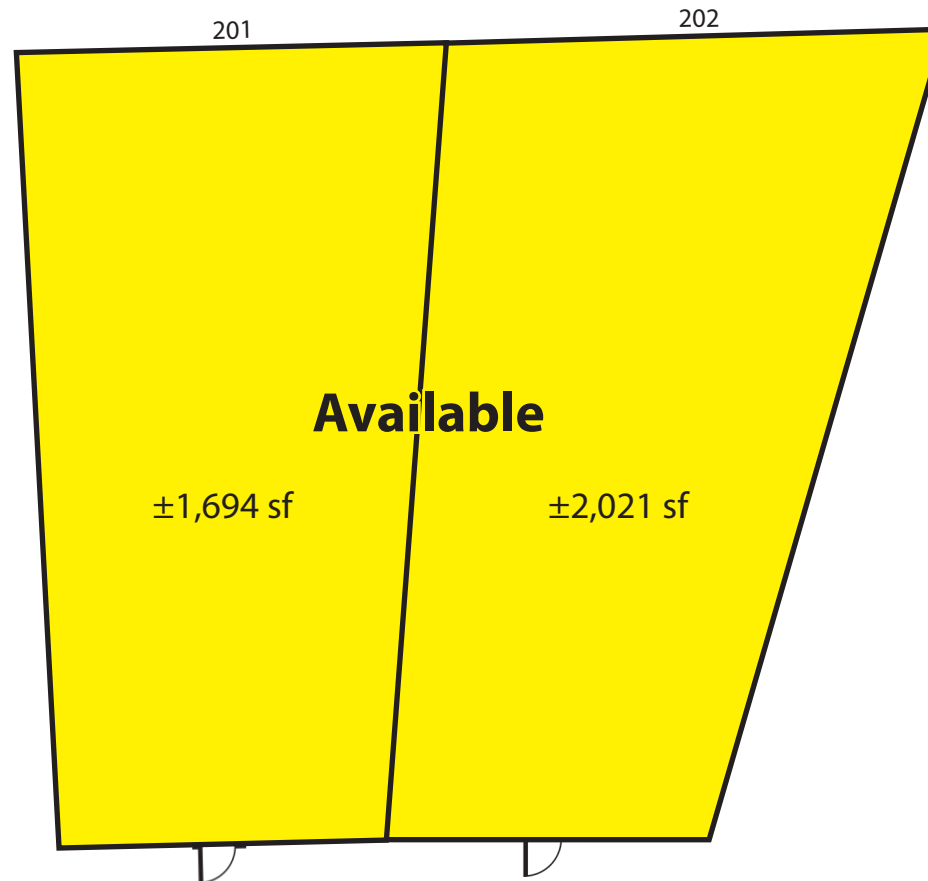
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
www.BarclayGroup.com  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
bsheets@barclaygroup.com

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
marcher@barclaygroup.com

# ROONEY RANCH | SHOPS B (ORO VALLEY B)



**BARCLAY**  
GROUP

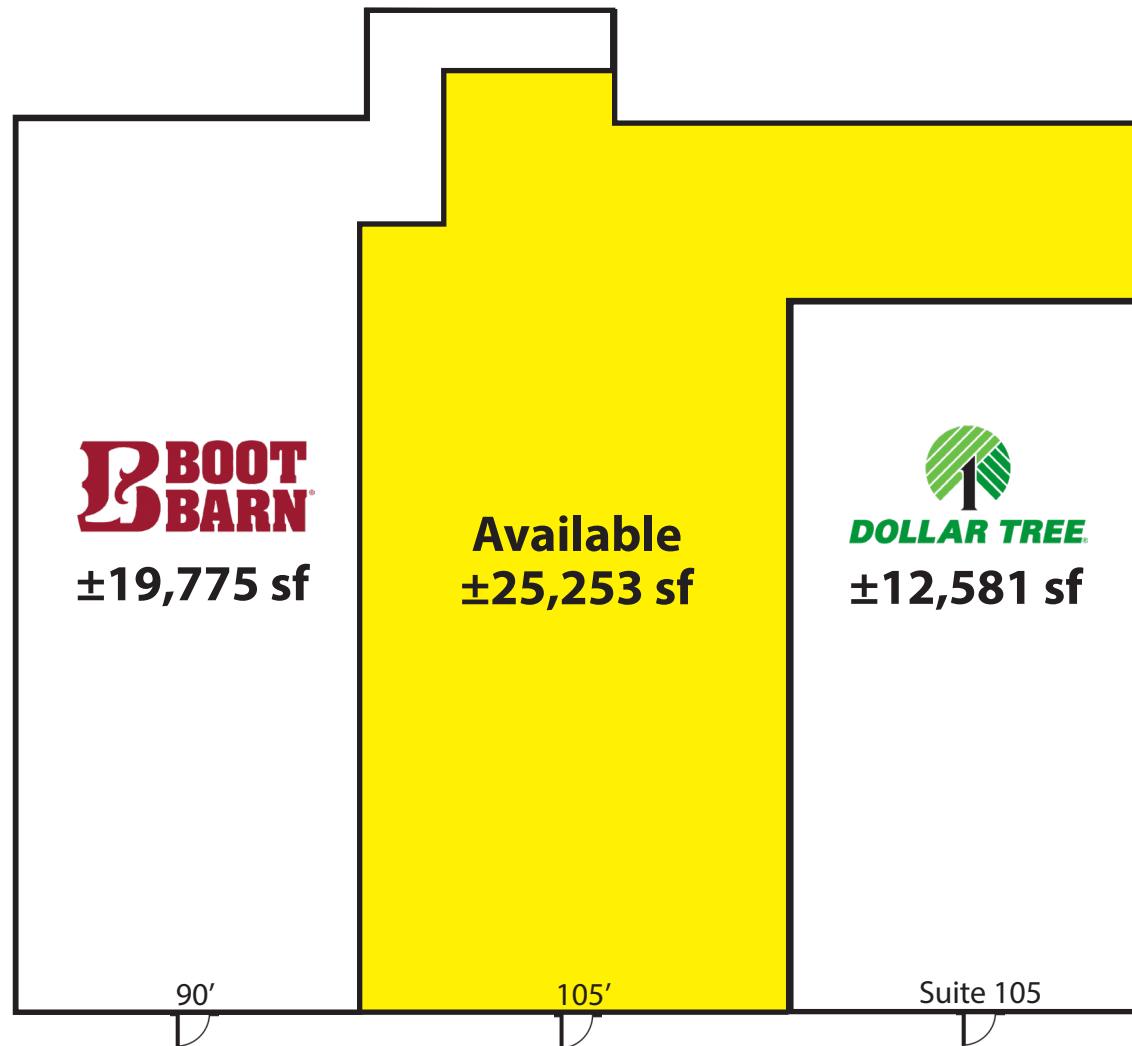
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
*Senior Vice President Leasing*  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
*Director Leasing*  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
*Leasing Associate*  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# ROONEY RANCH | JR ANCHORS (ORO VALLEY B)



**BARCLAY**  
GROUP

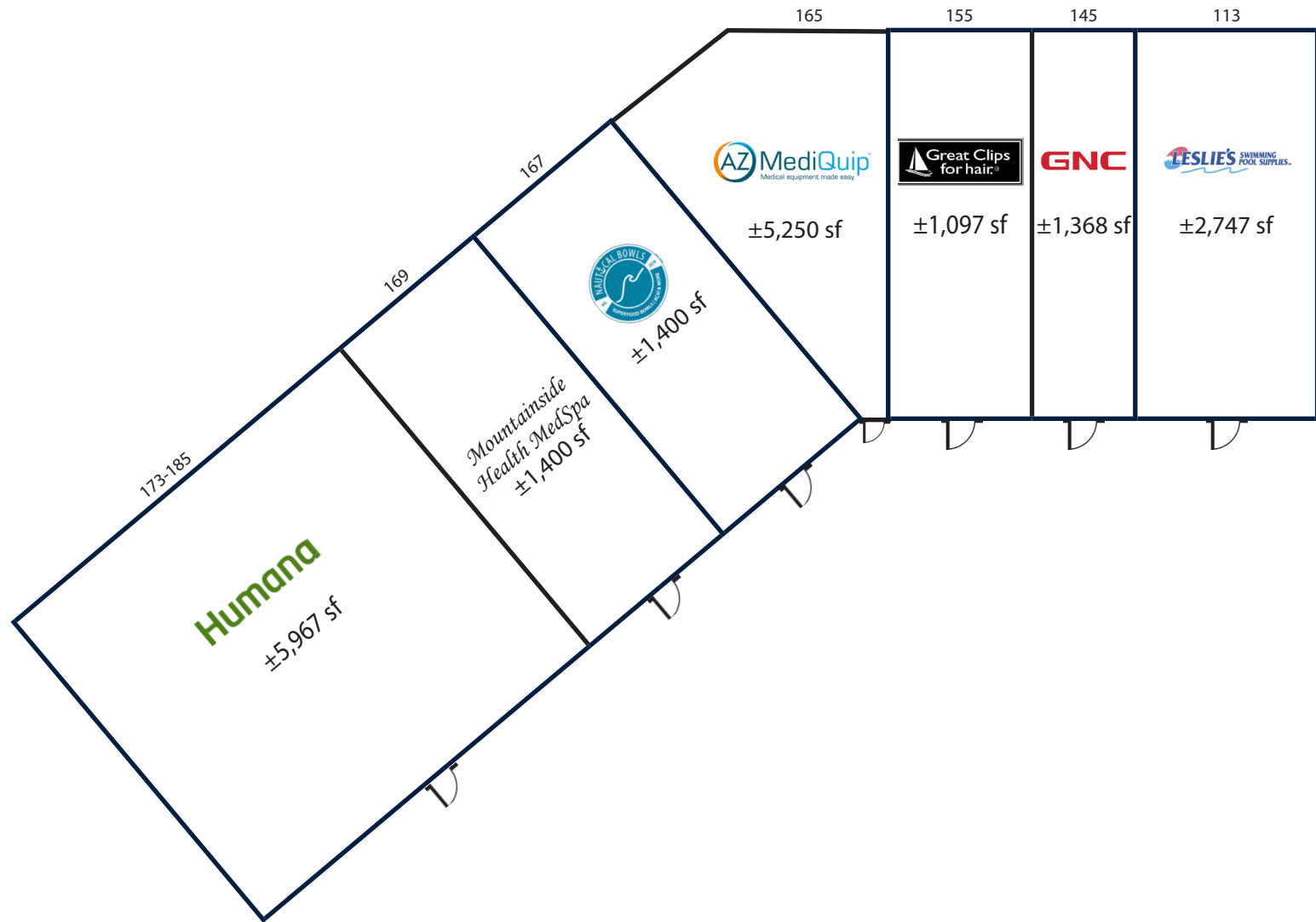
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
*Senior Vice President Leasing*  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
*Director Leasing*  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
*Leasing Associate*  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# ROONEY RANCH | BUILDING 1 (ORO VALLEY D)



**BARCLAY**  
GROUP

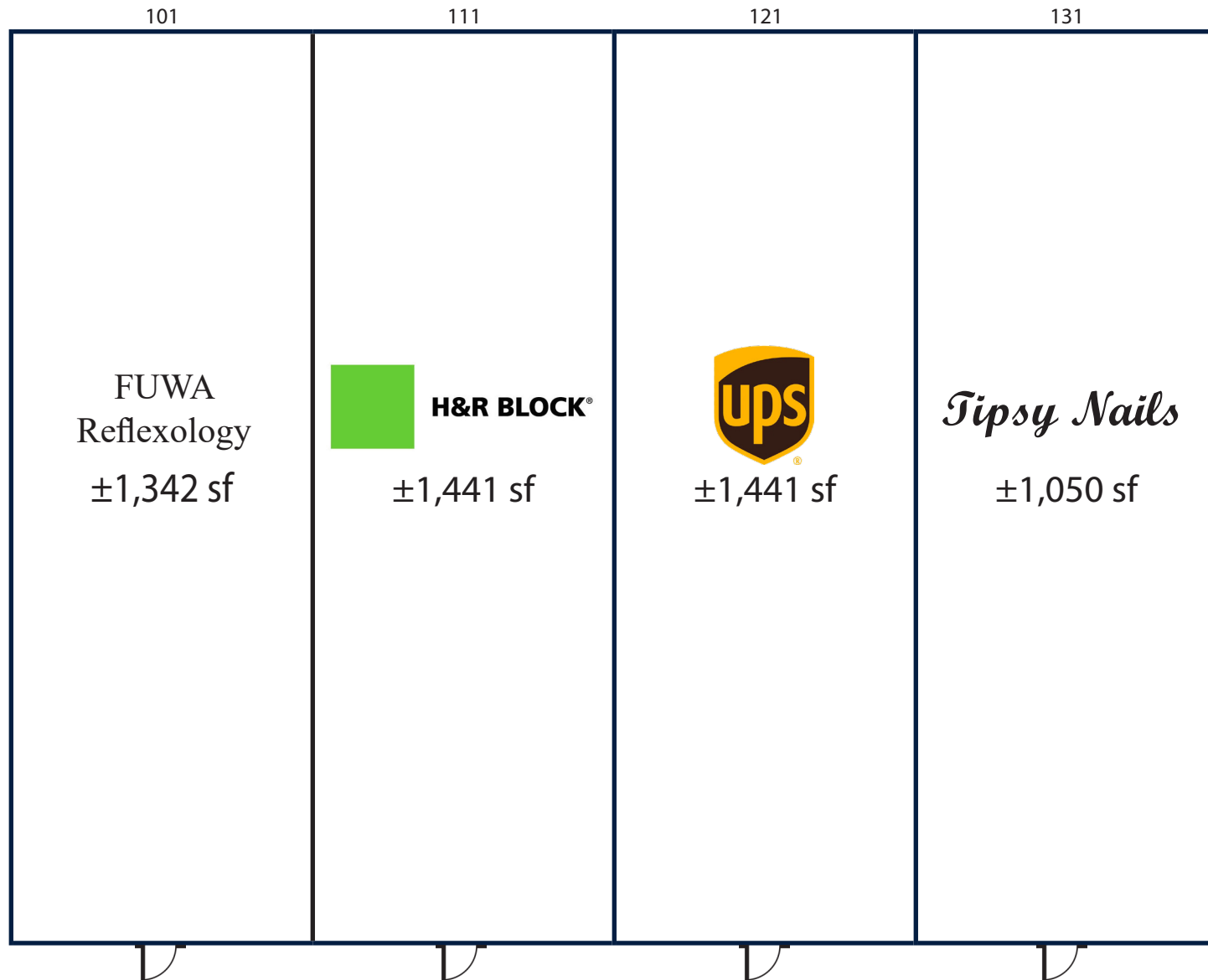
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
www.BarclayGroup.com  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
bsheets@barclaygroup.com

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
marcher@barclaygroup.com

# ROONEY RANCH | BUILDING 7 (ORO VALLEY D)



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

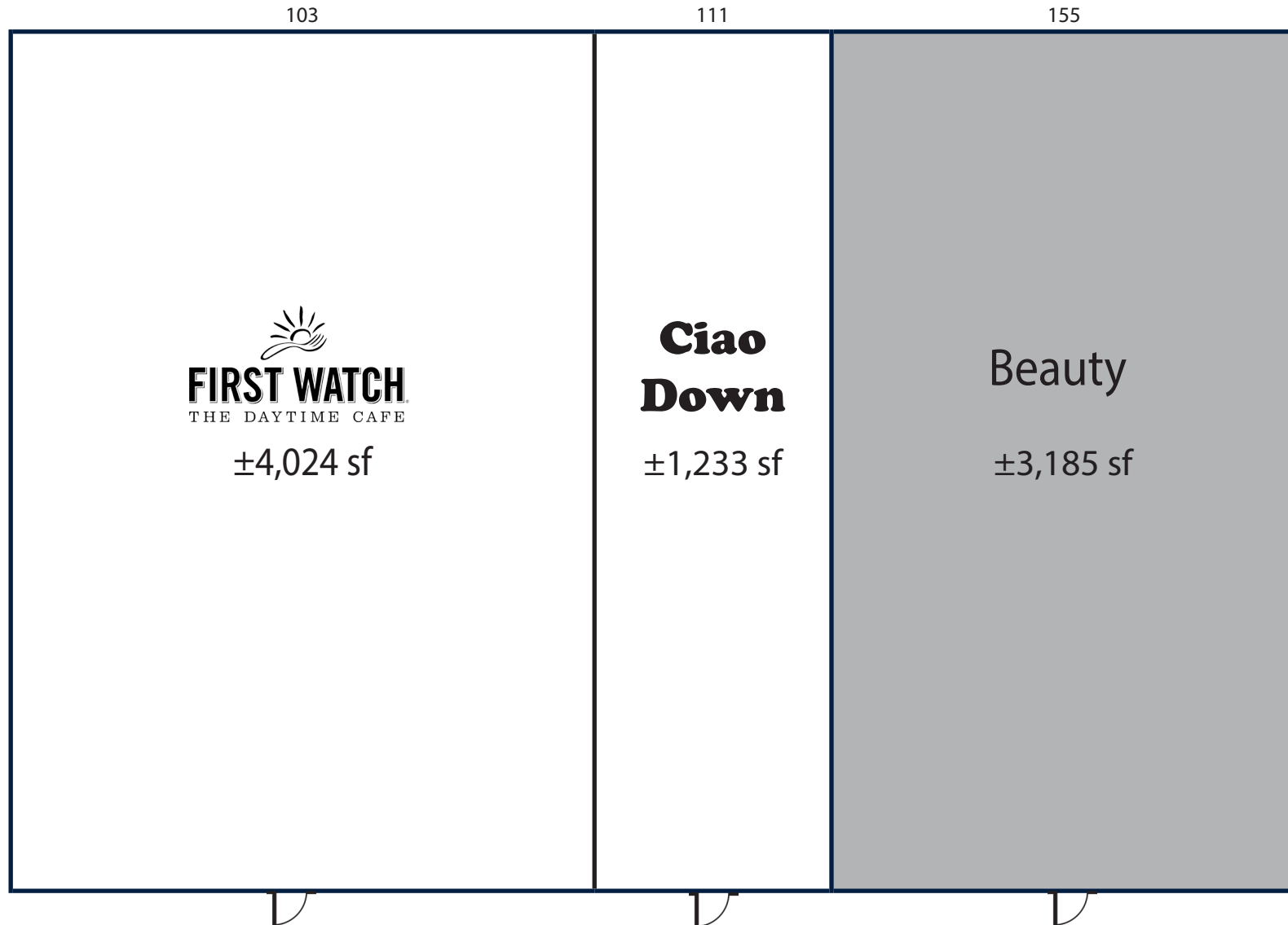
**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)



# ROONEY RANCH | BUILDING 8 (ORO VALLEY D)



**BARCLAY**  
GROUP

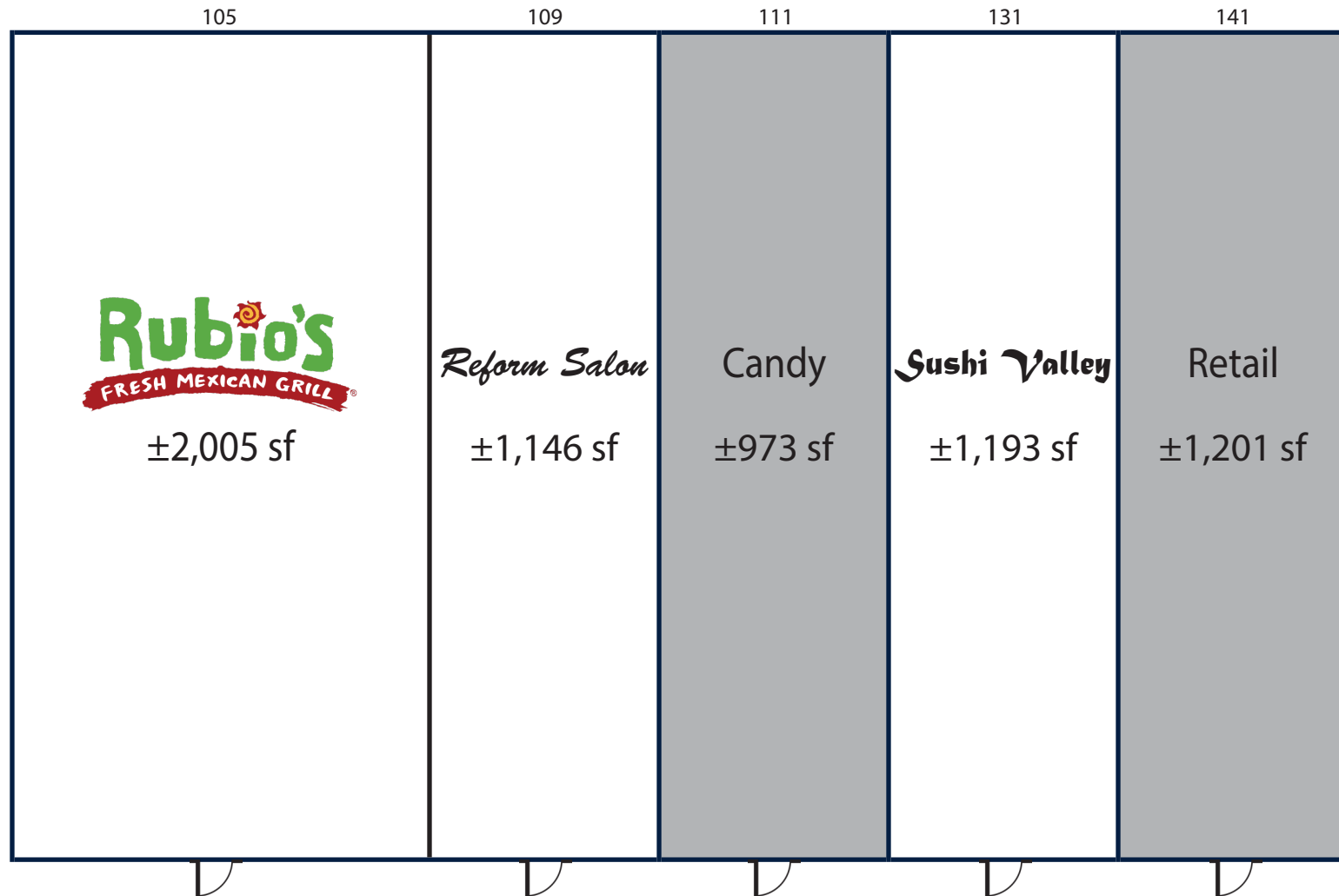
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# ROONEY RANCH | BUILDING 12 (ORO VALLEY D)



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)



# ROONEY RANCH | AERIAL



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

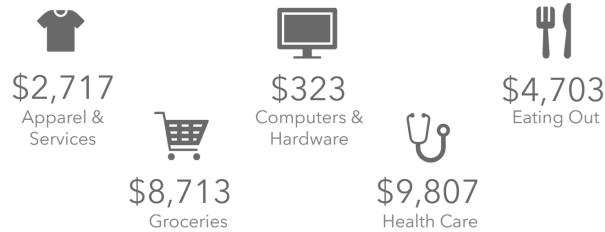
**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

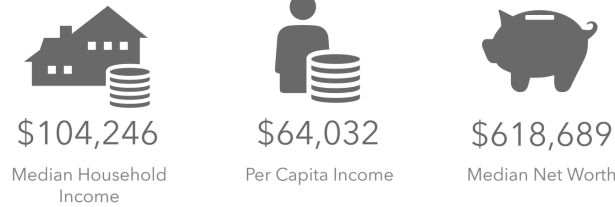


# ROONEY RANCH | DEMOGRAPHICS (3-Miles)

## ANNUAL HOUSEHOLD SPENDING



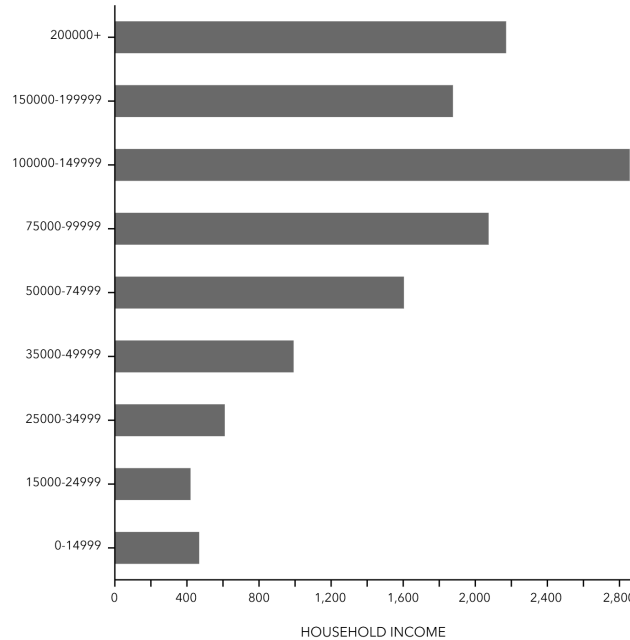
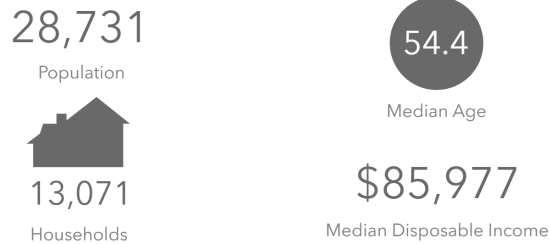
## INCOME



## Tapestry Segments



## KEY FACTS

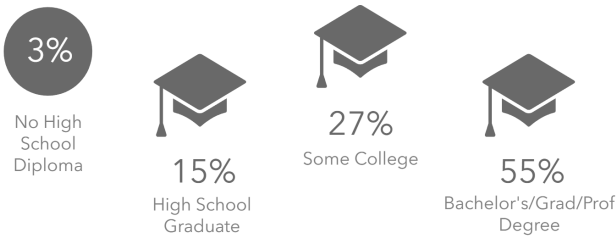


## Average Household Size

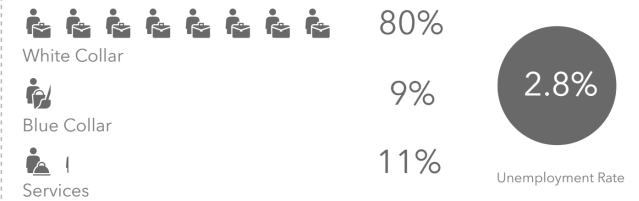
for this area  
**2.18** which is less than the average for United States

Area	Value ▼	0.00	4.00
Arizona	2.56		
United States	2.53		
Pima County	2.34		
This area	2.18		

## EDUCATION



## EMPLOYMENT



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
www.BarclayGroup.com  
**Leasing: 602.224.4166**

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
bsheets@barclaygroup.com

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
marcher@barclaygroup.com