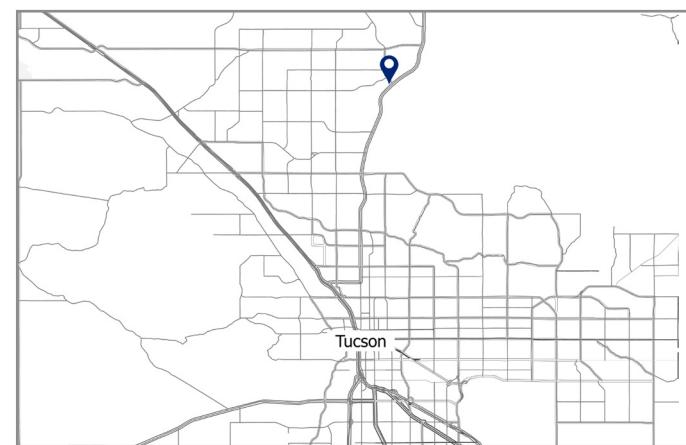


ROONEY RANCH | NORTH ORACLE RD & NORTH FIRST AVE | ORO VALLEY, ARIZONA



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



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Phoenix, Arizona, 85016
www.BarclayGroup.com
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Matthew Archer
Leasing Associate
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marcher@barclaygroup.com

ROONEY RANCH | SITE PLAN (ORO VALLEY B)

NORTH

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



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ROONEY RANCH | SITE PLAN (ORO VALLEY D)



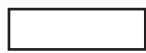
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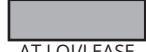
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ROONEY RANCH | SHOPS A (ORO VALLEY B)



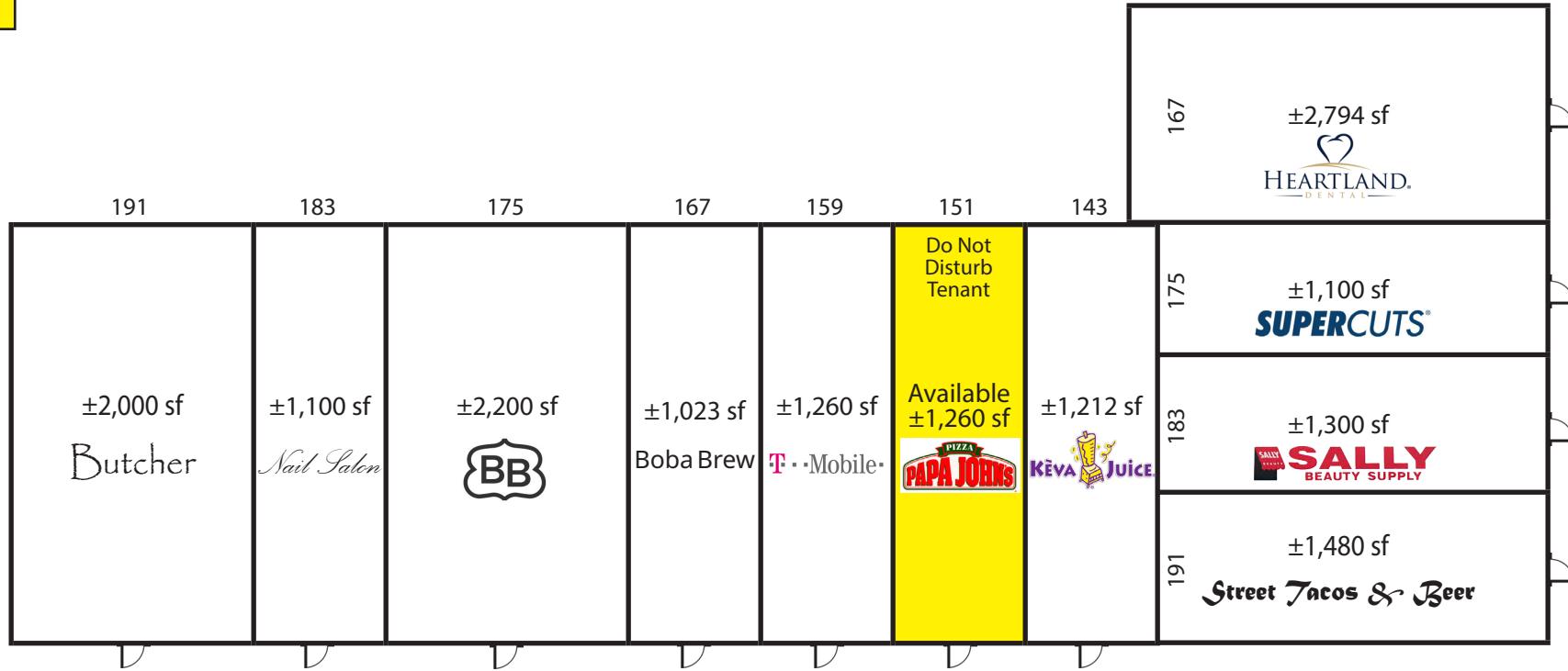
SIGNED LEASE



AT LOI/LEASE



AVAILABLE



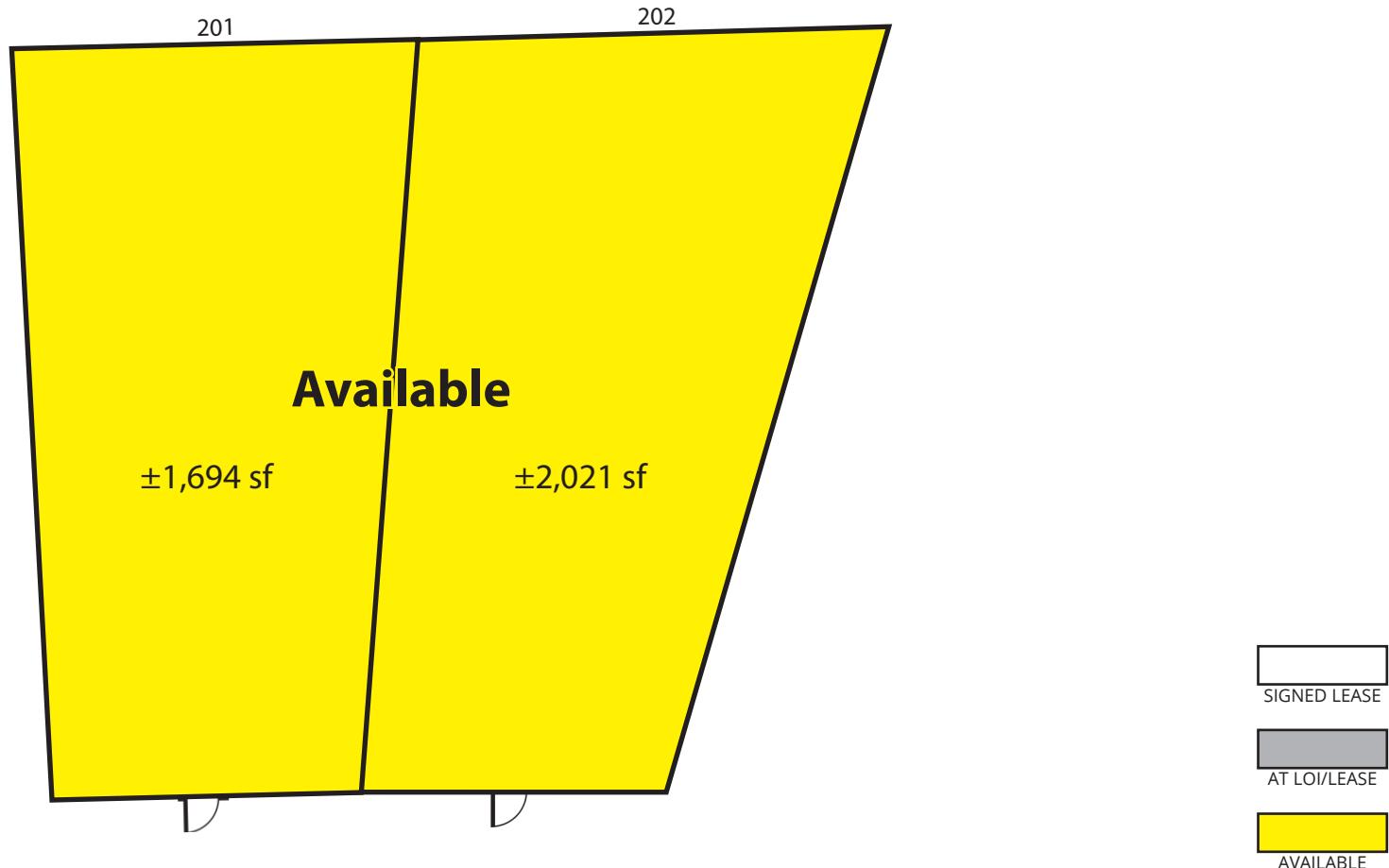
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ROONEY RANCH | SHOPS B (ORO VALLEY B)



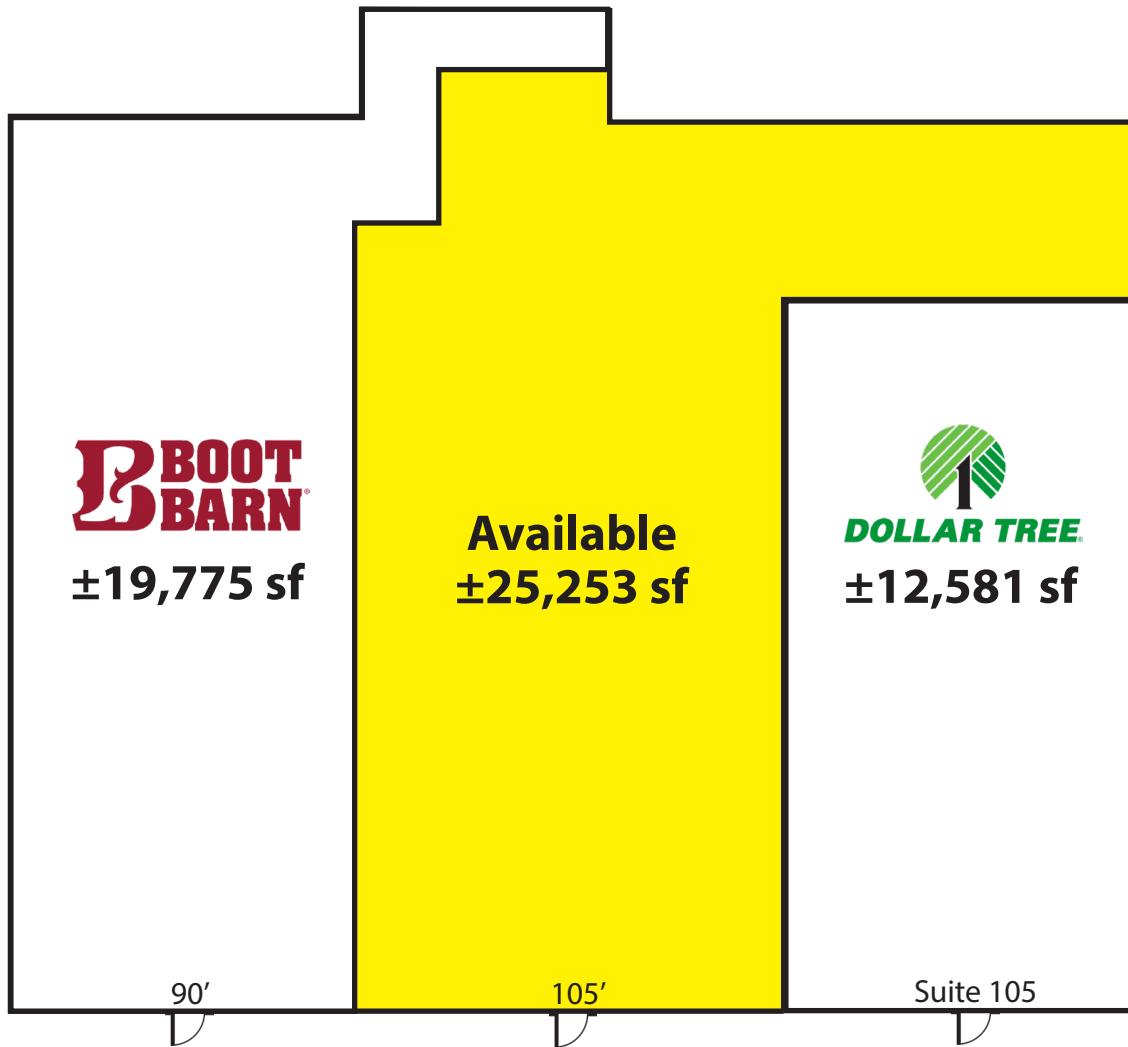
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ROONEY RANCH | JR ANCHORS (ORO VALLEY B)



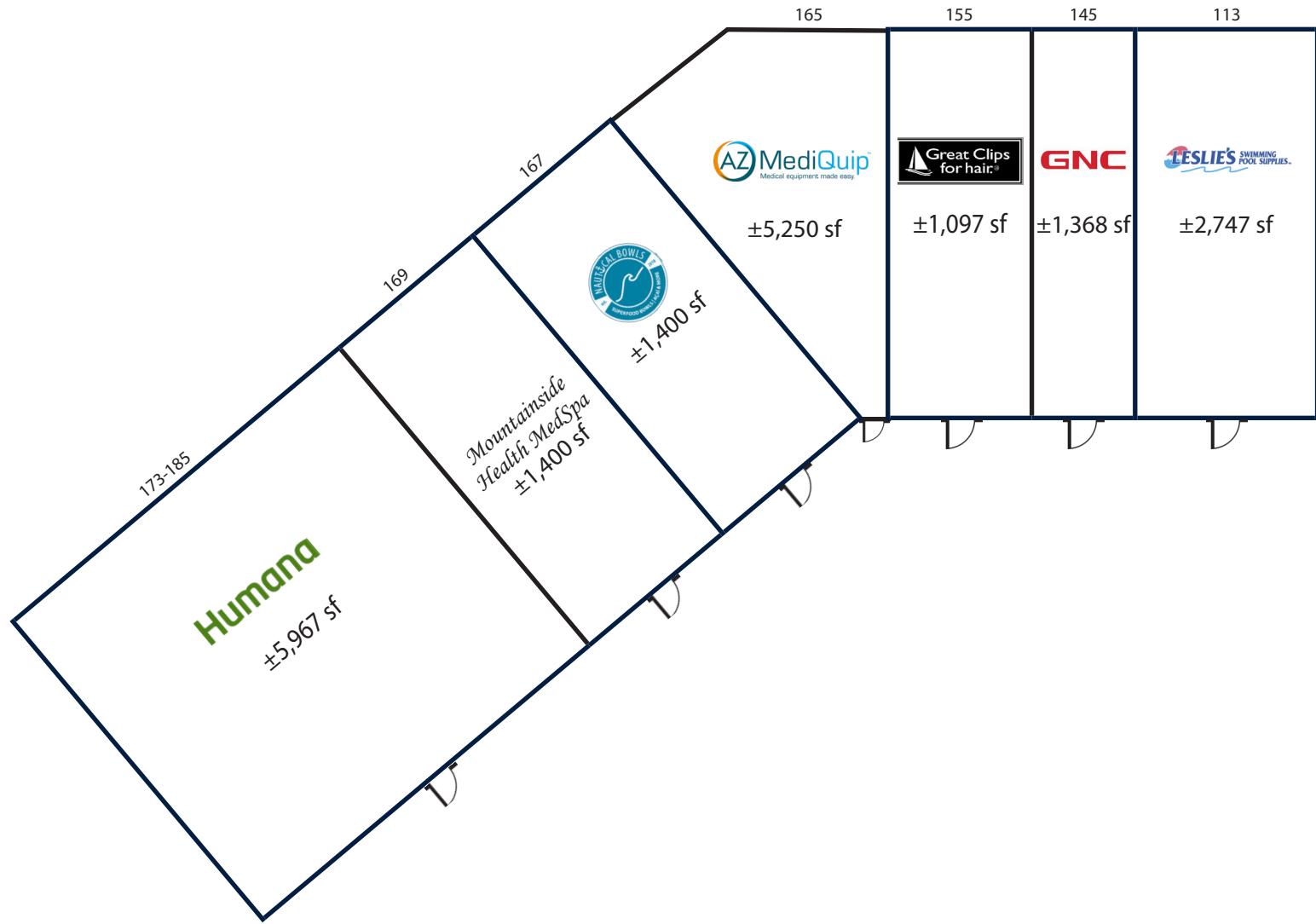
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ROONEY RANCH | BUILDING 1 (ORO VALLEY D)



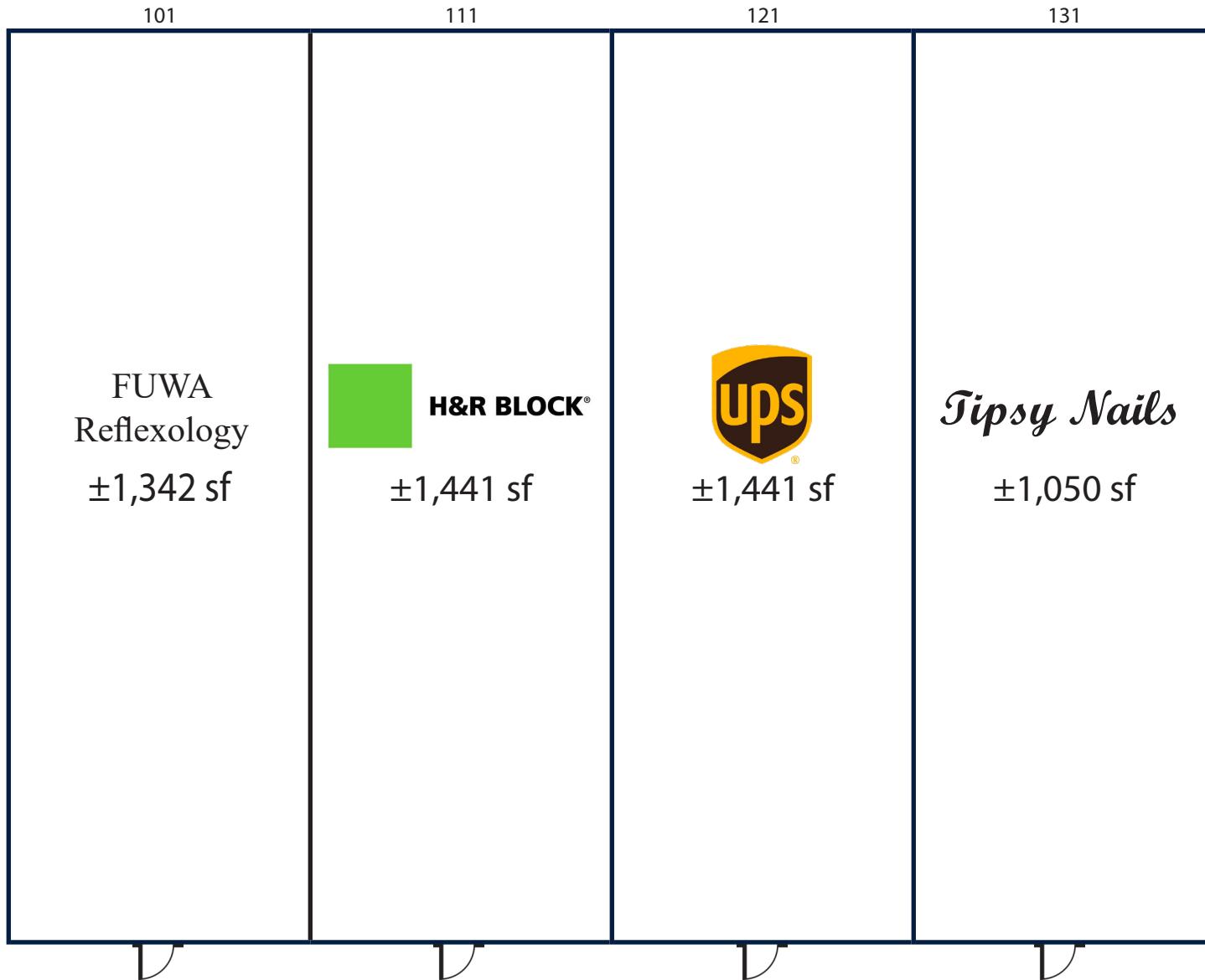
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ROONEY RANCH | BUILDING 7 (ORO VALLEY D)



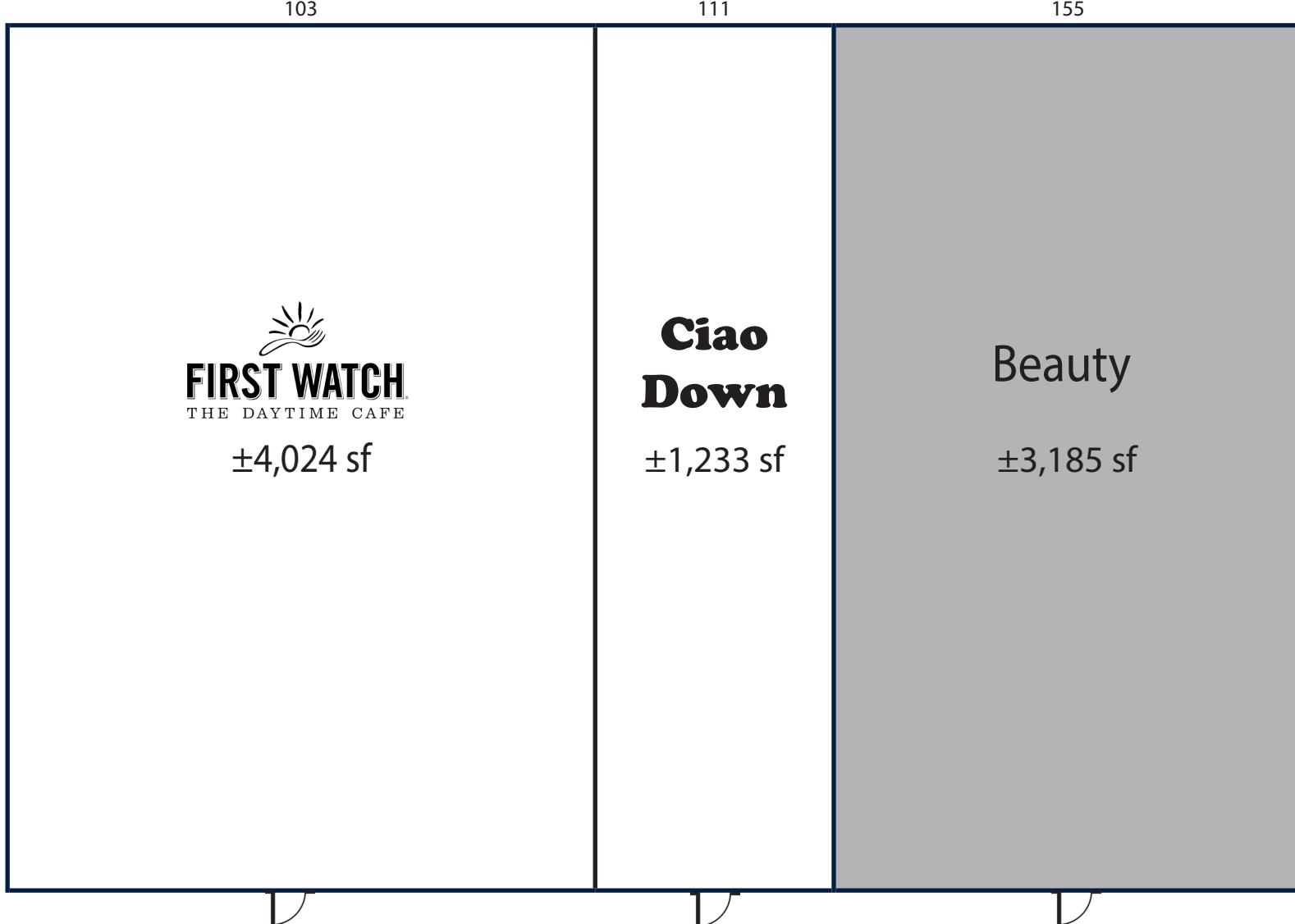
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ROONEY RANCH | BUILDING 8 (ORO VALLEY D)



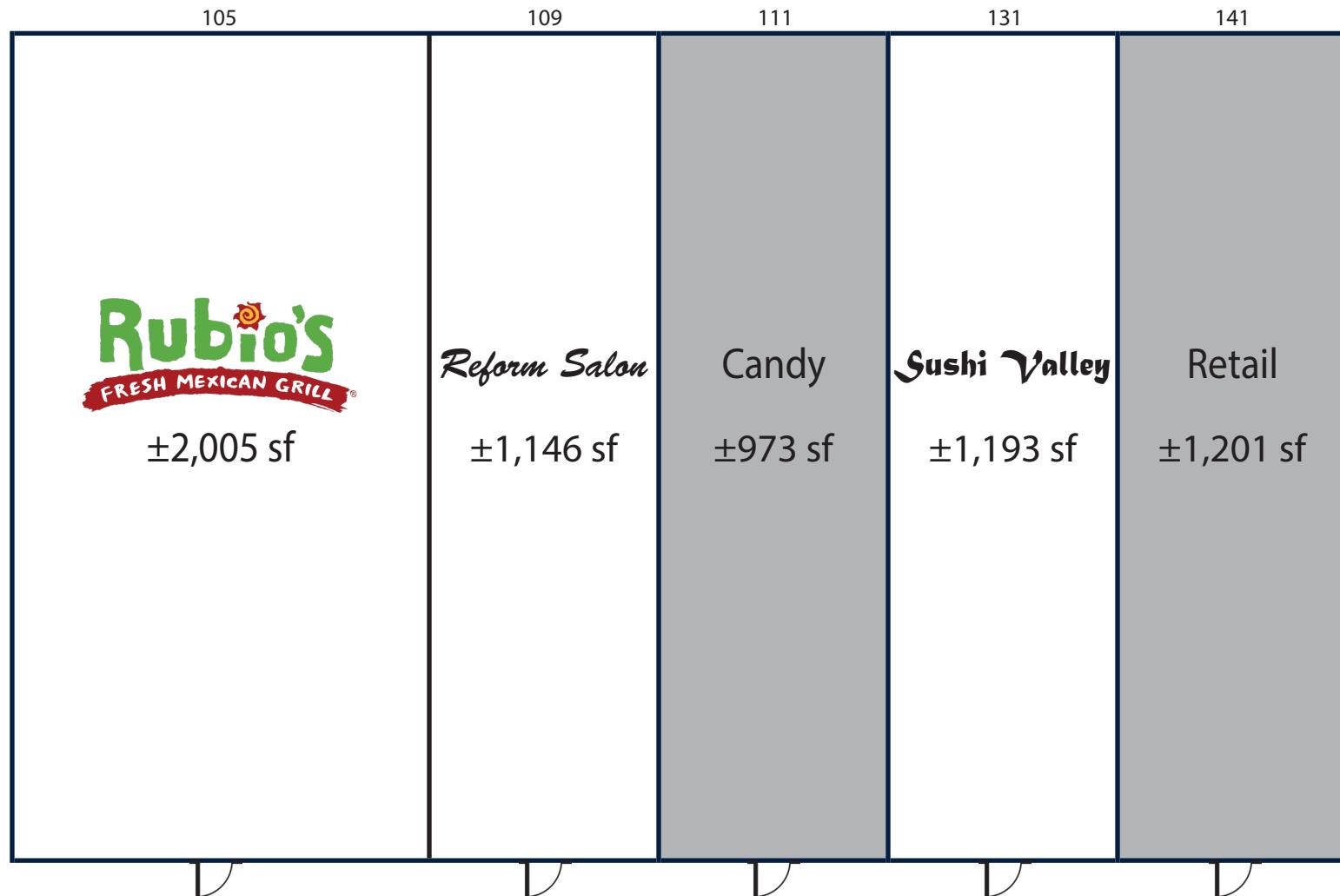
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ROONEY RANCH | BUILDING 12 (ORO VALLEY D)



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ROONEY RANCH | AERIAL



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ROONEY RANCH | DEMOGRAPHICS (3-Miles)

