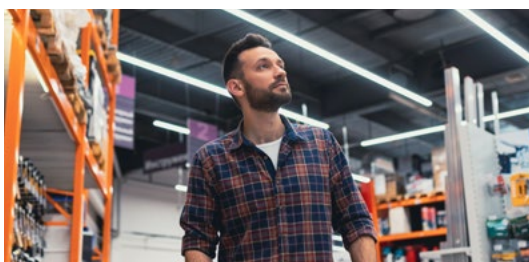




SAN DORADO SHOPS



SWC

1ST AVE & ORACLE RD

Oro Valley, Arizona



property highlights

AVAILABLE: ±4,000 SF Endcap

PRICING: Call for Pricing

ZONING: PAD, City of Oro Valley

NNN: ±\$13.00 PSF

location highlights

- **Premier ±4,000 SF Endcap** with excellent retail frontage along **Oracle Rd (±45,159 VPD)** – the primary north south arterial in Oro Valley.
- Oro Valley is branded the “**Upscale Tech Mecca of Southern Arizona**,” home to 10+ high-tech firms.
- **Affluent trade area** with a **median household income of ~\$144,000 within 3 miles** – nearly 2x the U.S. median.
- **Top-ranked retail corridor** in Oro Valley (Rooney Ranch/ Oracle Rd corridor is among the highest-traffic centers in the Tucson MSA).
- **Visitor loyalty:** Over 50% of visits are repeat within 3 months (Placer.ai true trade area).
- **Cross-shopping synergies:** Visitors also frequent **Home Depot, Target, and Fry's**, boosting spillover traffic potential.

Sources: ESRI 2025 Estimates, Placer.AI)

traffic count

ADOT 2023 & 2024

1st Ave

N ±33,317 VPD (NB & SB)

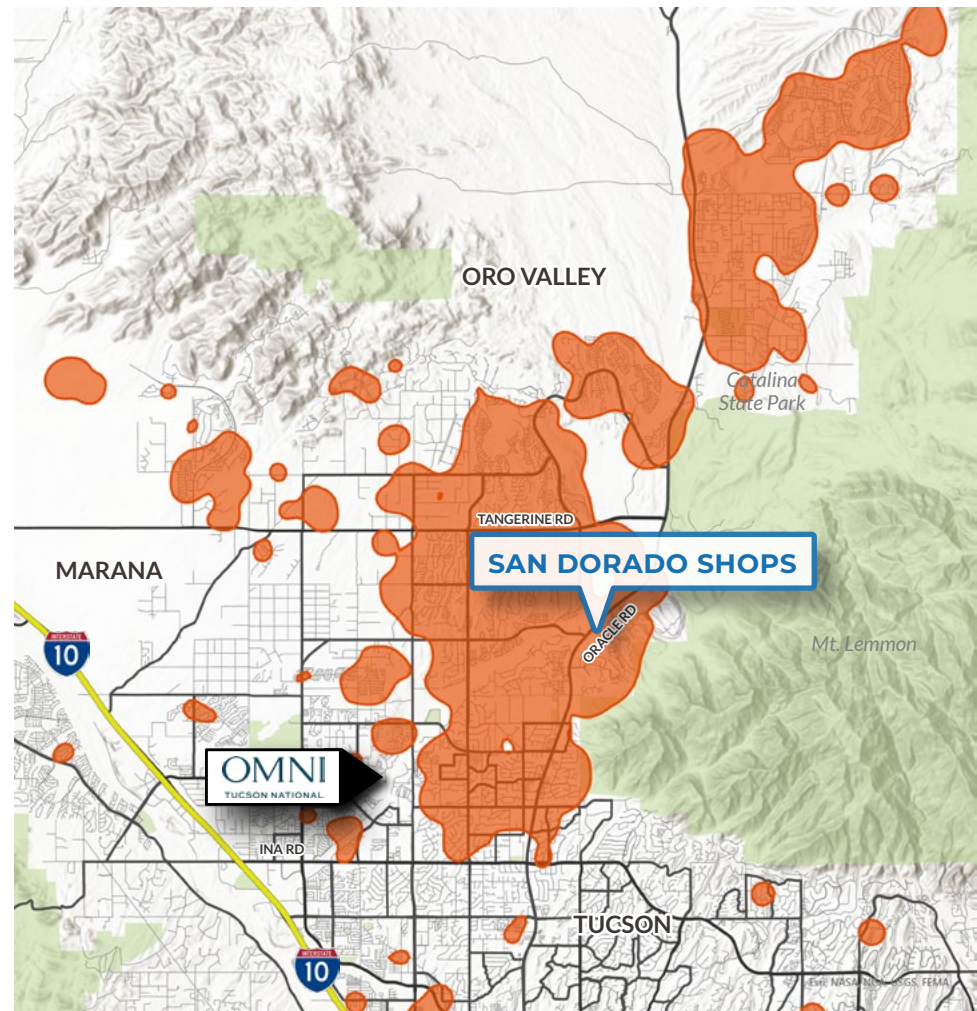
S ±45,159 VPD (NB & SB)

Oracle Rd

E N/A VPD (EB & WB)

W ±20,298 VPD (EB & WB)

neighboring tenants





site plan



zoom aerial

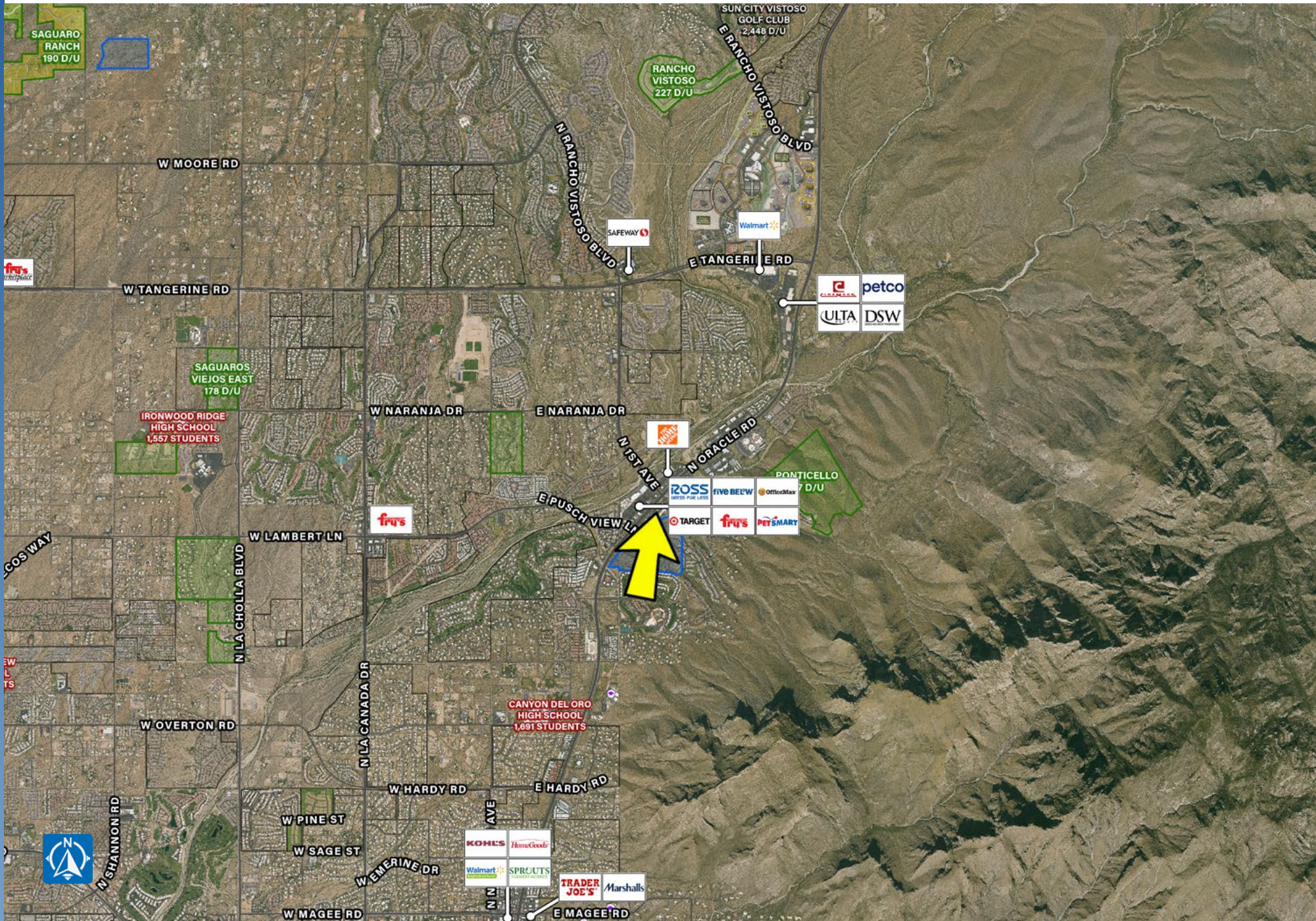


Imagery Date As Of
02-06-2025

mid zoom aerial

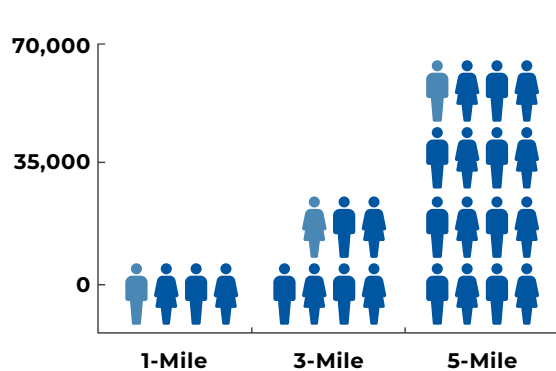


wide aerial

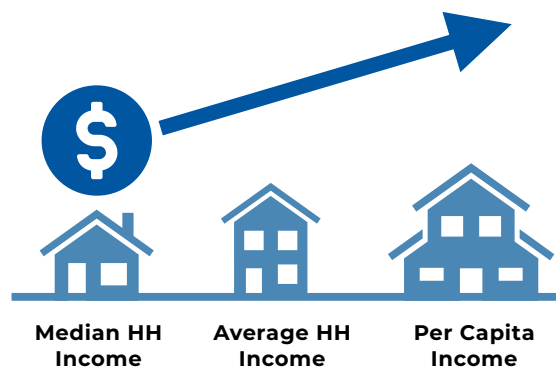


demographics

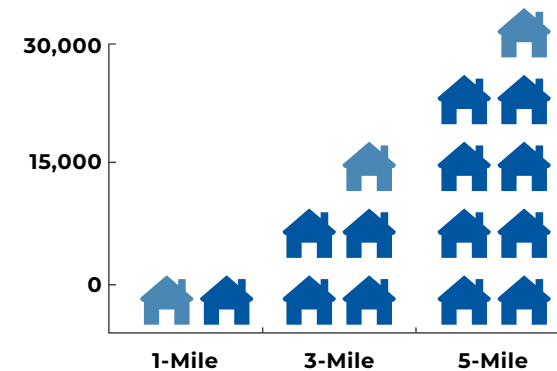
ESRI 2025



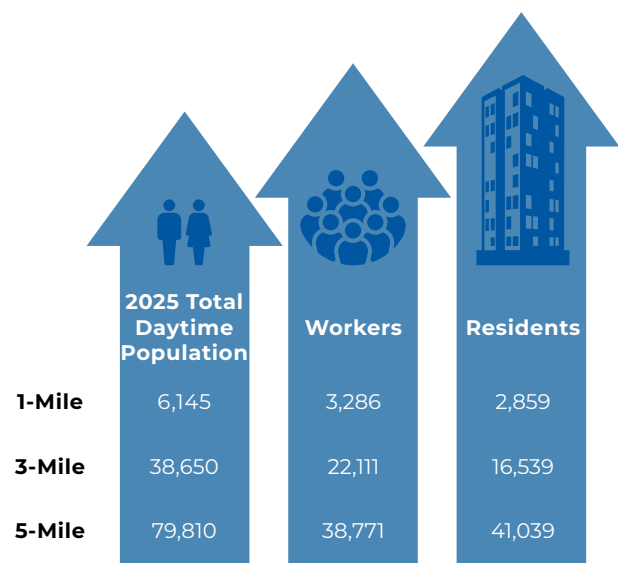
2025 Total Population	4,753	28,181	70,283
2030 Total Population	4,813	28,400	71,864



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$102,362	\$132,412	\$71,267
3-Mile	\$111,573	\$144,276	\$66,098
5-Mile	\$114,319	\$152,704	\$68,138

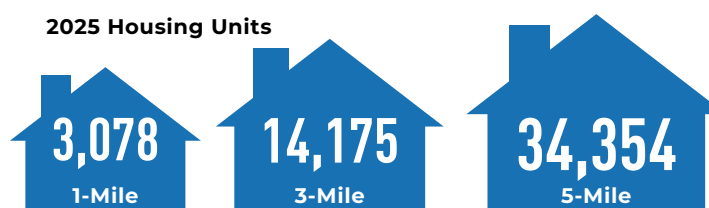


2025 Households	2,701	13,026	31,298
2030 Households	2,778	13,374	32,480

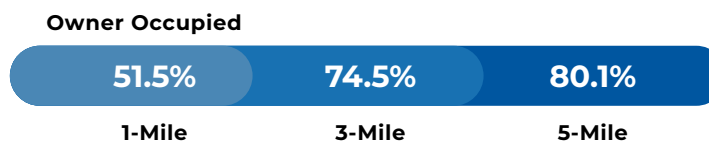


	2025 Total Daytime Population	Workers	Residents
1-Mile	6,145	3,286	2,859
3-Mile	38,650	22,111	16,539
5-Mile	79,810	38,771	41,039

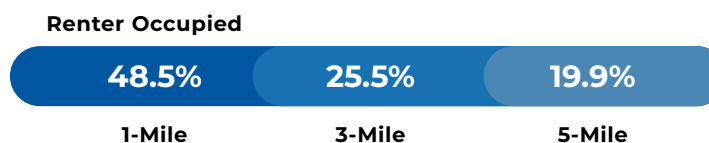
2025 Housing Units



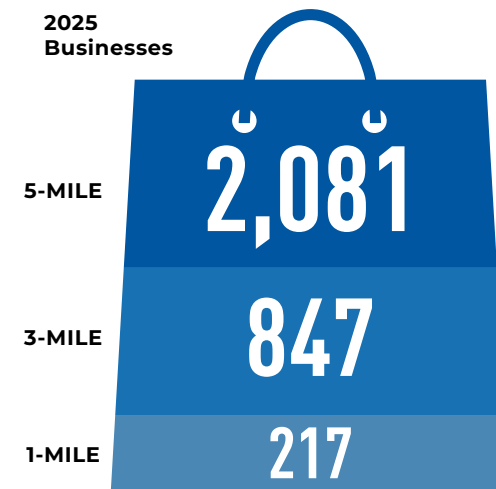
Owner Occupied



Renter Occupied



2025 Businesses



5-MILE

3-MILE

1-MILE



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