

For sale

±4,533 SF | Former Bank w/Existing Drive Thru Lane | 12132 N Rancho Vistoso Blvd, Oro Valley, AZ

ACCEPTING OFFERS



Property Details:

- Reuse, repositioning or redevelopment opportunity
- Property being sold via a modified sealed bid process
- Property being sold “as-is” without any warranties, express or implied, as to the condition of such property.

Listing agents:

Regan G. Amato

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Ryan Tanner

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1.5M+ Visits

to SB Vistoso shopping center*



±13 Miles

to Downtown Tucson



\$146K+ Avg. HHI

within 3 miles*

For Sale | 12132 N Rancho Vistoso Blvd, Oro Valley, AZ

Building SF	±4,533 SF
Land SF	±0.860 acres ±37,441 SF
Address	12132 N Rancho Vistoso Blvd, Oro Valley, AZ 85755
Parcel Number(s)	223-02-038C 223-02-0340
Zoning	C-1
Current Use	Former Bank Branch
Parking	27 spaces (25 standard & 2 handicapped)

Additional Info

- Property is being sold “as-is where is” without any representations of warranties as to the condition of the building.
- Property being sold via a modified sealed bid process.
- Reuse, repositioning, or redevelopment opportunity.

*Additional property and purchase details including Title, Survey, and Environmental Disclosures can be found and accessed directly at www.bankingcentersforsale.com.

To submit an offer... email the signed PSA (found in the Virtual Deal Room) to the listing broker.



2024 Demos*	1 Mile	3 Mile	5 Mile
Total population	4,977	36,344	57,880
Total households	2,108	16,301	25,342
Median age	55.3	57.2	55.4
Avg. household income	\$143,421	\$146,938	\$143,753

2029 Estimated Demos*	1 Mile	3 Mile	5 Mile
Total population	5,265	37,236	59,230
Total households	2,297	17,162	26,608
Median age	56.2	58.3	56.3
Avg. household income	\$167,259	\$170,542	\$168,101



57K+
People within 5 miles*



25K+
Households within 5 miles*



\$146K+
Avg. HH Income Households within 3 miles*



55+
Median age within 1 mile*



1.5M+
Visits to SB Vistoso shopping center**

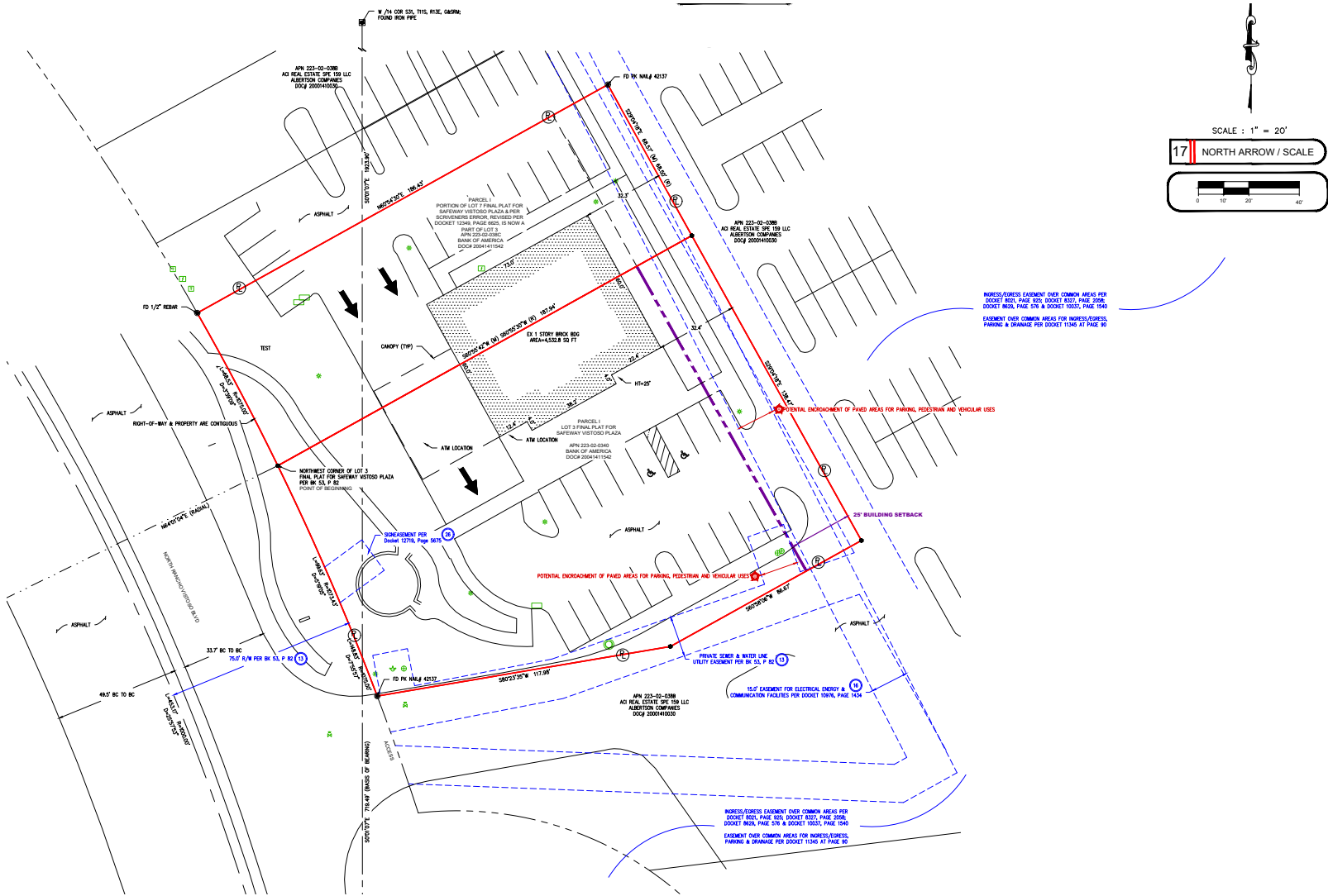


33K+
Traffic Flow at intersection*

*Demo Source: Esri **Demo Source: Placer.ai, the last 12 months

Parcel overview

Complete ALTA Survey is available on www.bankingcentersforsale.com



Wide view aerial



Retail cooridor aerial





**SCAN TO VIEW
LISTING**

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