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



## **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.

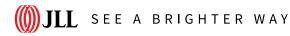


1.5M+ Visits to SB Vistoso shopping center\* to Downtown Tucson

±13 Miles



\$146K+ Avg. HHI



within 3 miles\*

### Listing agents:

**Regan G. Amato Executive Vice President** T +1 602 282 6322

> **Ryan Tanner** Senior Associate T +1 602 282 6318

\*Demo Source: Esri | \*\*Demo Source: Placer.ai, the last 12 months Jones Lang LaSalle Americas, Inc. RE Lic. #018562

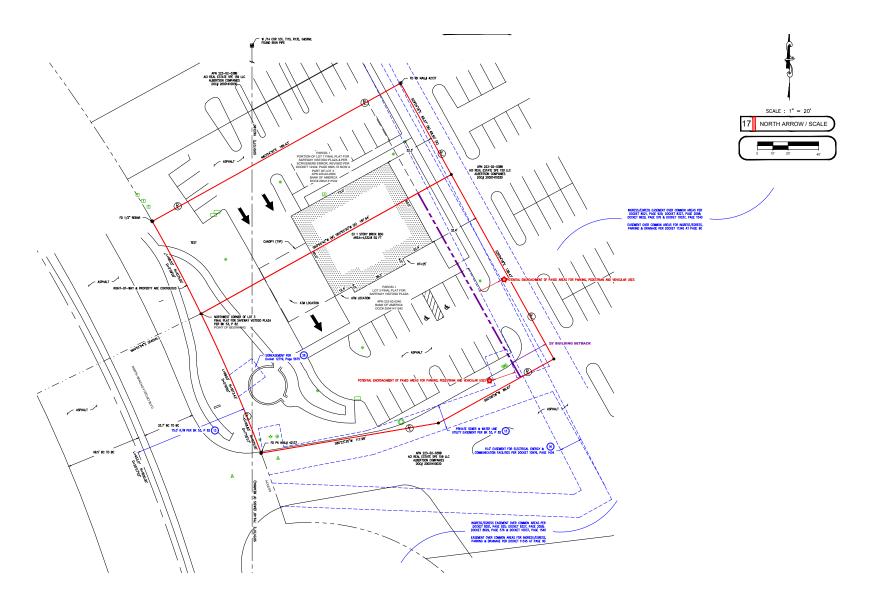
### For Sale | 12132 N Rancho Vistoso Blvd, Oro Valley, AZ

Building SF	±4,533 SF	2024 Demos*	1 Mile	3 Mile	5 Mile
Land SF	±0.860 acres   ±37,441 SF	Total population	4,977	36,344	57,880
Address	12132 N Rancho Vistoso Blvd, Oro Valley, AZ 85755	Total households	2,108	16,301	25,342
Parcel Number(s)	223-02-038C 223-02-0340	Median age Avg. household income	55.3 \$143,421	57.2 \$146,938	55.4 \$143,753
Zoning	C-1	2029 Estimated Demos*	1 Mile	3 Mile	5 Mile
Current Use	Former Bank Branch	Total population	5,265	37,236	59,230
Parking	27 spaces (25 standard & 2 handicapped)	Total households	2,297	17,162	26,608
Additional Info	<ul> <li>Property is being sold "as-is where is" without any representations of warranties as to the condition of the building.</li> <li>Property being sold via a modified sealed bid process.</li> <li>Reuse, repositioning, or redevopment opporunity.</li> </ul>	Median age	56.2	58.3	56.3
		Avg. household income	\$167,259	\$170,542	\$168,101
		○ 57K+	<b>25K+</b>	<i>.</i>	\$ 146K+
details includi	perty and purchase ng Title, Survey, and isclosures can be found	People within 5 miles*	<b>ZONT</b> Households within 5	miles* Avg. HH	<b>146K+</b> Income Household vithin 3 miles*
and accessed directly at <u>www.bankingcentersforsale.com</u> .		ââ	$\bigcirc$		••
To submit an offer email the signed PSA (found in the Virtual Deal Room) to the listing broker.		<b>55+</b> Median age within 1 mile*	<b>1.5M+</b> Visits to SB Vistos shopping center*		

shopping center\*\*

# Parcel overview

Complete ALTA Survey is available on www.bankingcentersforsale.com



# Wide view aerial



# Retail cooridor aerial







### For more information:

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.

#### **Listing brokers:**

#### **Regan Amato**

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#### Ryan Tanner

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