

# TWO ORACLE

7315 N. ORACLE ROAD | ORO VALLEY, AZ 85704

ORACLE PLAZA, RE-IMAGINED!



Retail Shop Space Available



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# AVAILABILITY

Retail space:

Suite 107            ±1,610 SF

Lease Rate:            \$32/sf NNN\*

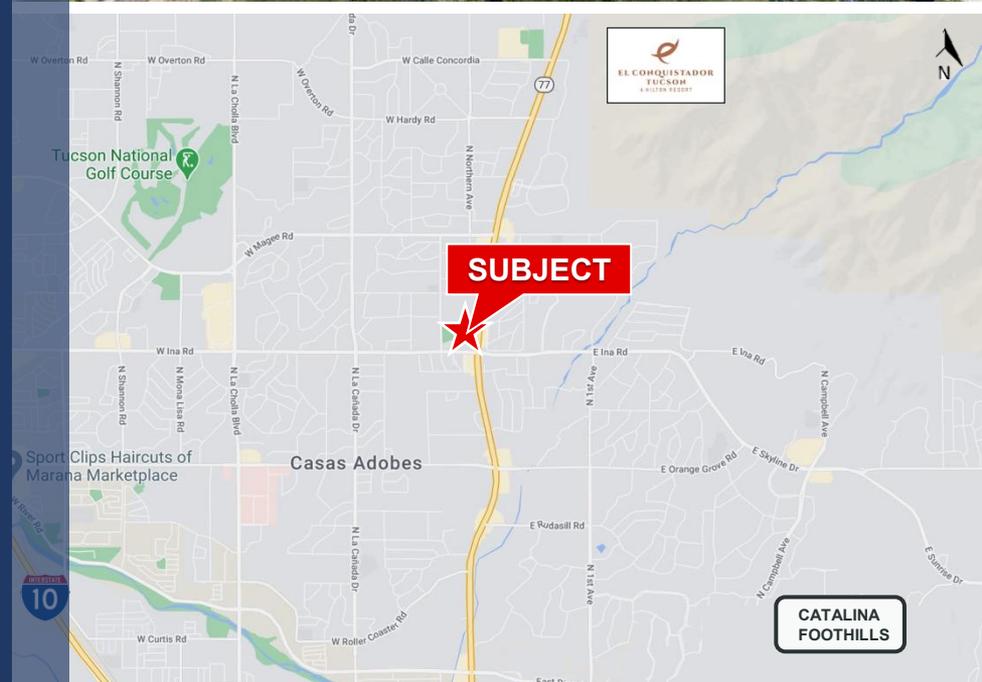
NNN~\$6.82

# PROPERTY FEATURES

Zoning:    C-2

# PROPERTY HIGHLIGHTS

- Adaptive re-use project at gateway to Oro Valley
- Restaurants, Retail, Fitness, Office
- High impact at Ina and Oracle Roads, easily accessible at key intersection
- Multi-story, convenient parking, mountain views, visibility



# FLOOR PLAN

## Ground Level Floorplan



# DEMOGRAPHICS (2019)

	10 Minutes	20 Minutes	30 Minutes
<b>Population</b>	97,864	340,400	628,413
<b>Average Family income</b>	\$86,273	\$76,501	\$71,198
<b>Employees</b>	53,123	166,143	312,443

Sources: Applied Geographical Solutions/TIGER Geography, 10/2019



Traffic Counts  
Source: SITEUSA  
2019

