

PLACITA DEL NORTE

5809-5851 N. ORACLE RD, TUCSON, AZ 85704



For Lease | Retail Strip Center

WE ARE
THE CENTER
OF RETAIL



Greg Furrier / gfurrier@picor.com / +1 520 909 6111
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663
PICOR.COM

PLACITA DEL NORTE

5809-5851 N. ORACLE RD, TUCSON, AZ 85704

RETAIL SPACE

1,320 SF

LEASE RATE

Contact Agent

ZONING

CB-1, Pima County

TRAFFIC COUNTS

Oracle Rd: 45,169 vpd (2020)

NEIGHBORING TENANTS

Best Western Inn, Boxing Inc. North, TJ Maxx, Natural Grocers, Starbucks & More

COMMENTS

- Located on Tucson's dominant retail corridor
- Easy access to the affluent Foothills community
- Easy access to rapidly growing northwest trade area
- Strong income demographics



NEIGHBORHOOD DEMOGRAPHICS



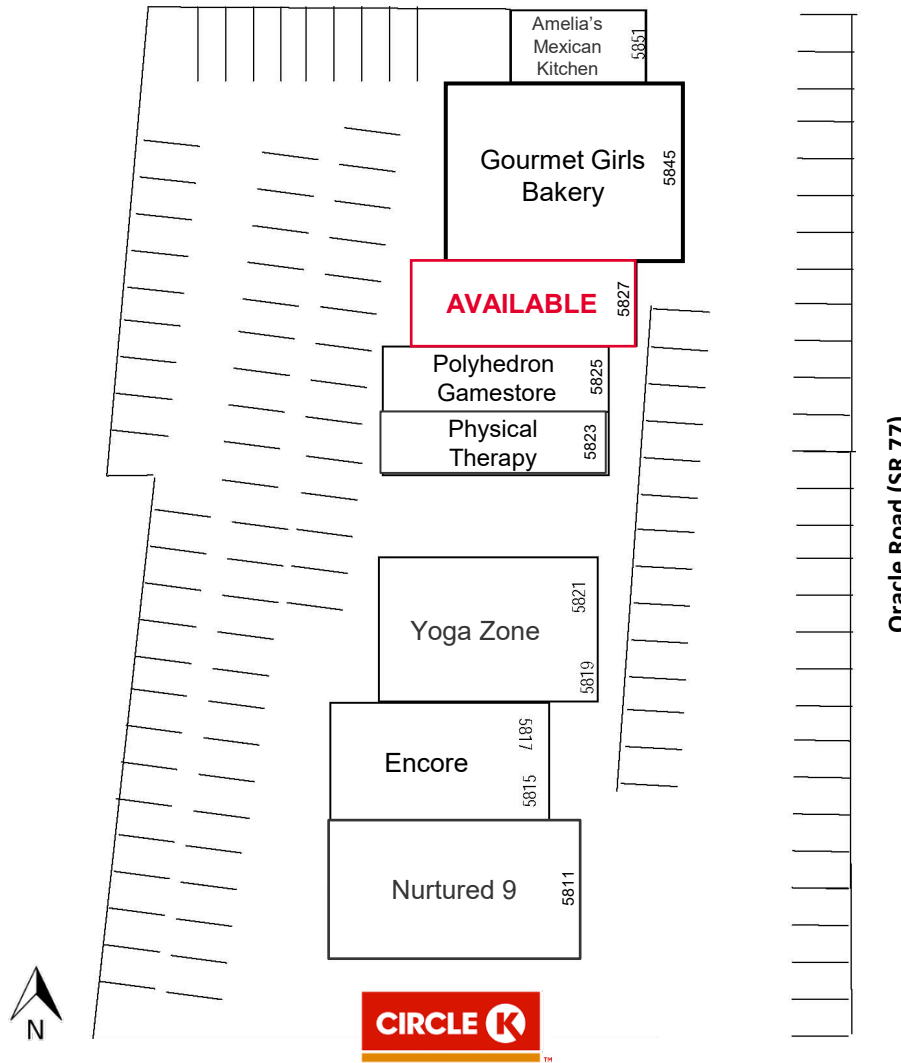
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	7,864	\$100,827	2,277	\$136.06 M
3 Miles	75,256	\$102,617	40,530	\$1.13 B
5 Miles	183,523	\$95,595	85,837	\$2.65 B

Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 9/12/2023
 Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PLACITA DEL NORTE

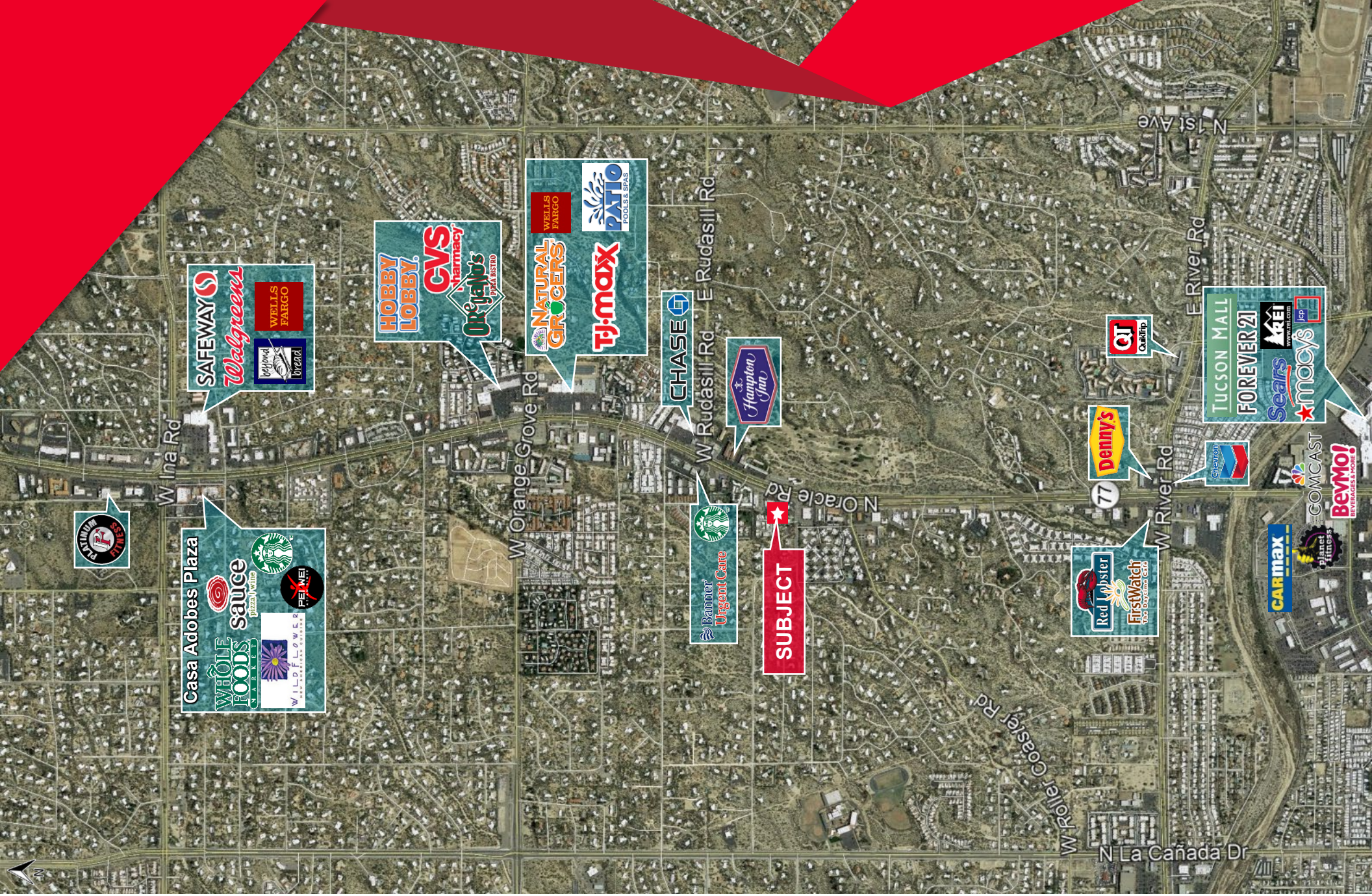
5809-5851 N. ORACLE RD, TUCSON, AZ 85704



Suite	Tenant
5851	Amelia's Mexican Kitchen
5845	Gourmet Girls Bakery
5827	1,320 SF AVAILABLE
5825	Polyhedron Gamestore
5823	Physical Therapy
5821	Yoga Zone
5815	Encore Salon
5811	Nurtured 9

Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111
 Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 9/12/2023
 Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Greg Furrier / gfurrier@picor.com / +1 520 909 6111
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663



A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 9/12/2023

WE ARE THE CENTER OF RETAIL
 PICOR.COM