



OFFERING MEMORANDUM

Multi-Tenant Leased Investment (Partial Sale Leaseback)

El Corredor Retail

9630 N Oracle Road, Oro Valley, AZ 85704



CONTACT

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FINANCIAL HIGHLIGHTS

9630 N Oracle Road
Oro Valley, AZ 85704




PRICE
\$4,050,000



















PRICE PER SF
\$524



YEAR 1 NOI
\$263,343



CAP RATE
6.5%

	LOCATION	9630 N Oracle Road, Oro Valley, AZ 85704		YEAR BUILT	2018
	PROPERTY TYPE	Retail		CONSTRUCTION	Masonry
	TOTAL GLA	7,725 SF		ROOF	Built up
	SITE AREA SIZE	31,858 SF		OCCUPANCY	100%
	ACCESSOR PARCEL NO.	224-31-0400		UTILITIES	Electricity: TEP Water/Sewer: Tucson Water Dept Natural Gas: SWG Telephone: COX Cable
	ZONING	PAD (Planned Area Development) Town of Oro Valley			
	PARKING	40 (w/ cross access) (5:1,000)			
	ACCESS	Left-in/left-out fully signalized access at Oracle Rd & Linda Vista Blvd		HEATING/COOLING	Heat pump units
	PROPERTY TAXES	\$48,262.87 (2025)		LEASE	Multi-tenant (see detail) partial sale leaseback

TOWN OF ORO VALLEY

Oro Valley, named the 'Upscale Tech Mecca of Southern Arizona' by the Arizona Daily Star, is located northwest of Tucson and surrounded by the stunning Catalina and Tortolita Mountains. Key industries include aerospace and defense, bioscience, and other high-tech companies, of which the majority are located within Innovation Park. The town is committed to growing more startups in the bioindustry and has numerous incentives to assist in business development.

The aerospace sector in Oro Valley generates over 2,000 jobs and is expected to increase by 124% in the next 5 years. This industry's labor cost is \$1.38/hour below the national median. Oro Valley's biggest player in the aerospace industry is Meggitt, which is also located in Innovation Park.

Bioscience in Oro Valley is flourishing with 19 sites for high-tech and bioscience development. Users such as Roche Tissue Diagnostics, the University of Arizona Center for Innovation, Oro Valley Hospital, and Sigmalabs generate over 3,000 jobs for the local economy. The number of bioscience jobs has increased 93% over the last 5 years and is projected to increase by 195% in the next 5 years.

Other emerging industries in Oro Valley include electronic vehicle battery manufacturing, thin film applications, optics, destination marketing and content management systems.

Oro Valley was ranked not only as one of America's best cities for its bioscience disciplines, but also for its quality of life. A distinct feature setting it apart from Tucson is its elevated lifestyle while maintaining an affordable cost of living. Families are drawn to the nationally ranked schools in Oro Valley such as BASIS charter school, Lemay Academy of Excellence, and other institutions within the Amphitheater School District. The city provides a variety of activities including shopping, restaurants, and caters to an outdoor lifestyle with numerous trails perfect for hiking, biking, and horseback riding.



52,866
People



97%
High School
Diploma or Higher

\$138,946
Average Household
Income

56%
Bachelor's Degree
or Higher

Oro Valley Statistics



#1 Safest Place to Live in AZ



Consistently ranked among Arizona's
best communities for families



3.8% Population Growth Rate
from 2020-2025



44 Miles of Natural Trails and
79 Miles of Bike Pathways

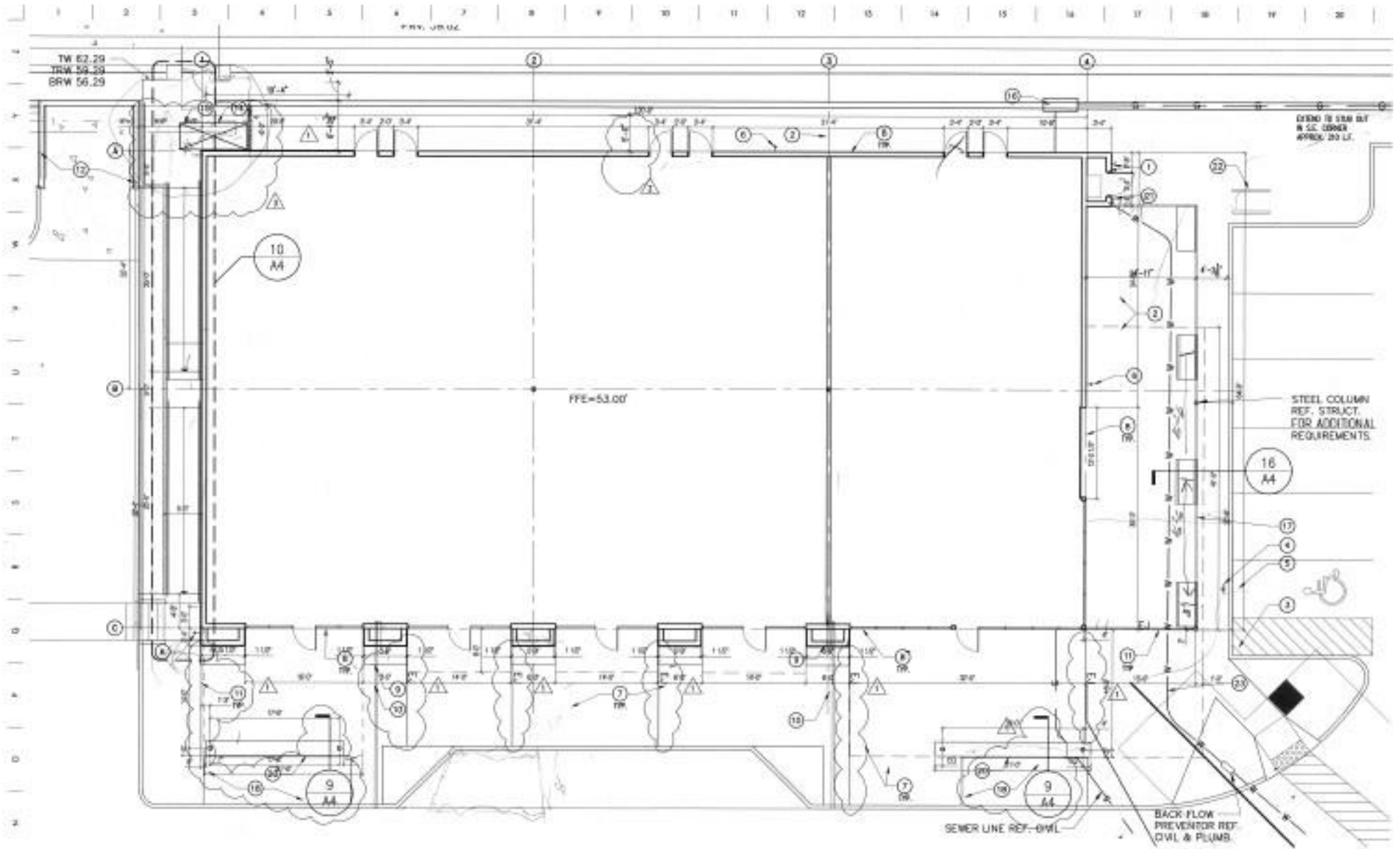


Standardized test scores outpace
national, state, and county averages



BUILDING OUTLINE DIAGRAM

9630 N Oracle Road
Oro Valley, AZ 85704



CLEAR VISION EXPRESS PHOTOS

9630 N Oracle Road
Oro Valley, AZ 85704



DIBELLA BRUNCH & BOOZE PHOTOS

9630 N Oracle Road
Oro Valley, AZ 85704



OV POSH NAILS PHOTOS

9630 N Oracle Road
Oro Valley, AZ 85704



AERIAL VIEW

9630 N Oracle Road
Oro Valley, AZ 85704



ROONEY RANCH SHOPPING CENTER

THE CANYONS AT LINDA VISTA TRAIL (228 UNITS)

ORACLE VISTA CENTRE- NEW MEDICAL OFFICES

Oracle Road 45,159 VPD (2024)

Linda Vista Blvd: 1,098 VPD (2024)





DEMOGRAPHIC OVERVIEW

9630 N Oracle Road
Oro Valley, AZ 85704



2025 DEMOGRAPHIC OVERVIEW

DRIVE TIME	5 MIN	10 MIN	15 MIN
POPULATION	16,272	60,606	145,375
HOUSEHOLDS	7,654	26,719	62,848
AVG HOUSEHOLD INCOME	\$122,639	\$130,956	\$123,471
DAYTIME POPULATION	6,557	21,701	51,986
RETAIL EXPENDITURE	\$395.94 M	\$1.48 B	\$3.36 B

2030 DEMOGRAPHIC PROJECTIONS

DRIVE TIME	5 MIN	10 MIN	15 MIN
POPULATION	16,120	60,140	144,903
HOUSEHOLDS	7,781	27,183	64,208
AVG HOUSEHOLD INCOME	\$121,293	\$130,294	\$122,836

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

Oracle Rd	45,159 VPD	(2024)
Linda Vista Blvd	1,098 VPD	(2024)

TUCSON/ORO VALLEY MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



CUSHMAN &
WAKEFIELD



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