

# MERCADO DEL RIO - HOTEL/RESTAURANT SITE

27,000 SF PADS TO SEVERAL ACRES AVAILABLE

C-2 HARD ZONED IN ORO VALLEY

NORTH ORACLE ROAD & PUSCH VIEW | ORO VALLEY, ARIZONA 85737



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**ORION**  
INVESTMENT REAL ESTATE

In Association with:  
Donley Commercial

**DONLEY COMMERCIAL**  
REAL ESTATE SERVICES

# PROPERTY OVERVIEW

SALE PRICE: \$15 PER SF

## LOCATION

North Oracle and Pusch View Lane  
Located next to a Target & Fry's Center

## ZONING

C-2  
Oro Valley's most intense  
commercial zone

## PRICES

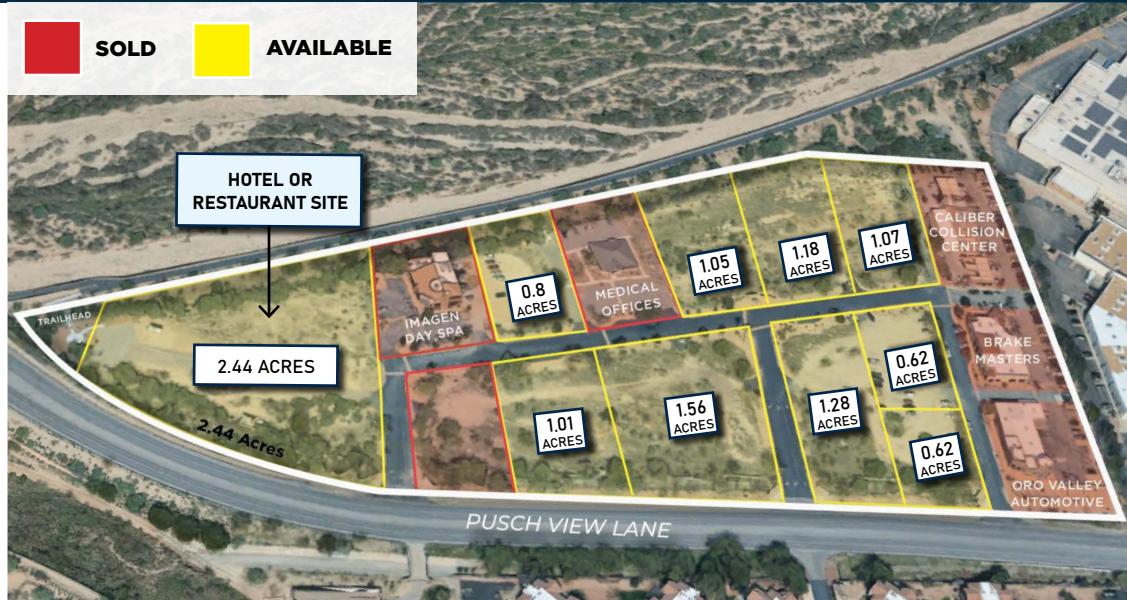
All lots are priced at \$15 PSF

## APPROVED PLANNED USE

Oro Valley has approved the Master Development Plan, Final Plat, Master Architectural Concept Plan, and the Sign Criteria for Mercado del Rio

## UTILITIES

Sewer: To Lot  
Telephone: To Lot  
Cable: To Lot  
Gas: To Lot  
Electric: To Lot  
Water: To Lot



## MERCADO DEL RIO

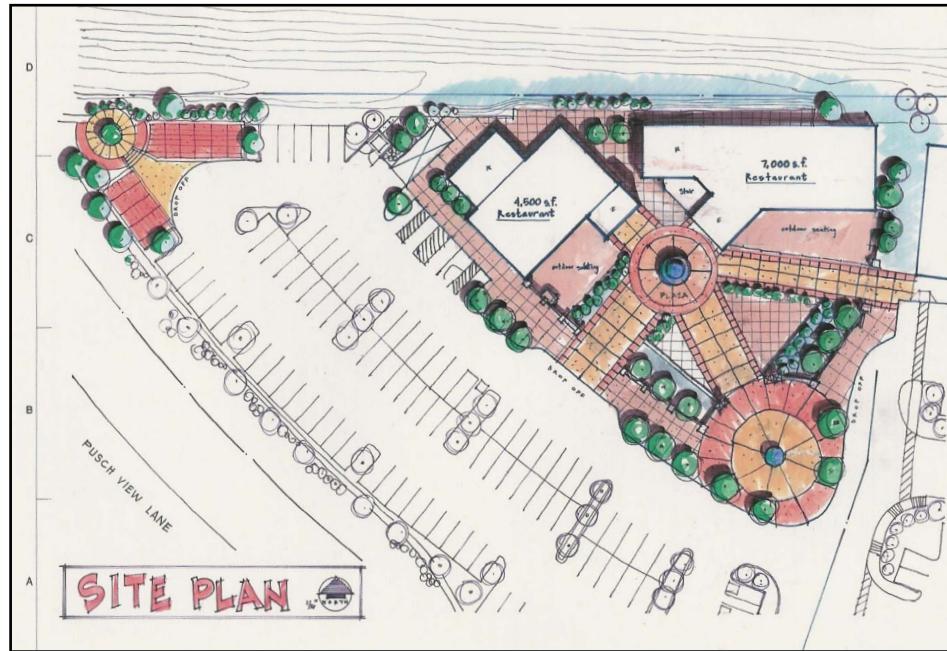
Mercado del Rio is currently comprised of individually owned and operated businesses servicing the Oro Valley and Northwest Tucson market. The businesses are: Imagin Spa, Caliber Collision Center, and Oro Valley Automotive. Mercado del Rio has over 1,700 feet of frontage along Pusch View Lane, with all lots having great visibility. All lots are fully developed building sites with all utilities, roads, curb cuts, sidewalks, perimeter landscaping, all site drainage fully constructed and landscaped public plazas that contain public art and shaded gathering areas. Oro Valley has approved the Master Development Plan, Final Plat, Master Architectural Concept Plan, and the Sign Criteria for Mercado del Rio. With these approvals in hand, all lots are ready for a buyer to simply prepare a site plan and building plans to be submitted to Oro Valley thus they will be ready to "break ground" within five months.



# SITE PLANS

SALE PRICE: \$15 PER SF

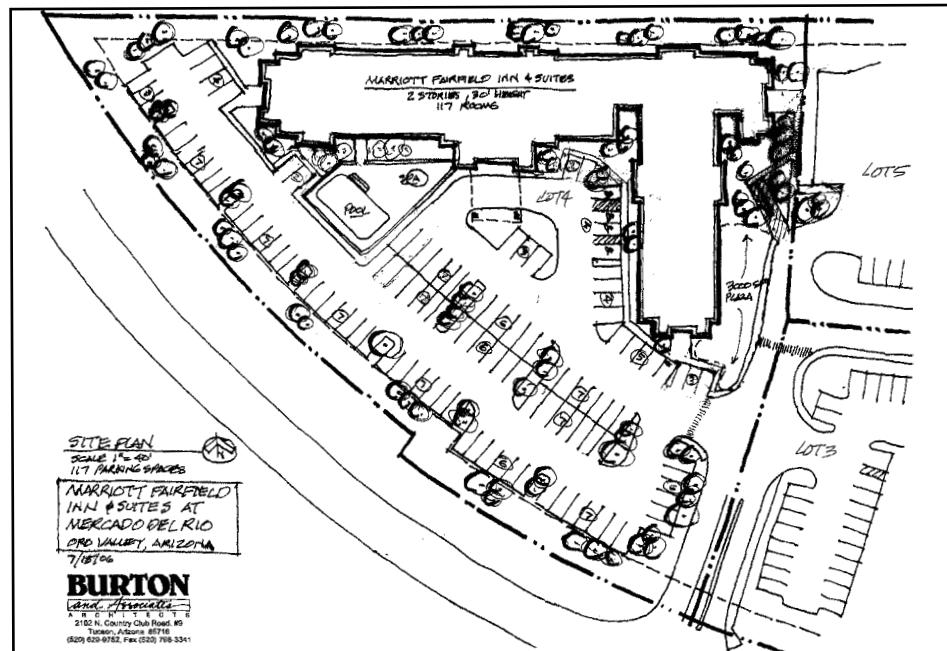
RESTAURANT SITE PLAN | 2 SPACES



RESTAURANT RENDERING | 2 SPACES



HOTEL SITE PLAN | 2 STORIES - 117 ROOMS



PARCEL | 2.44 ACRES AVAILABLE



# AERIAL MAP



# ORO VALLEY - TUCSON, ARIZONA

Located just north of Tucson, Oro Valley is one of Southern Arizona's premier suburban communities, known for its high quality of life, strong household incomes, and exceptional natural surroundings. With a well-educated population, abundant outdoor recreation, and proximity to major employment hubs, Oro Valley attracts families, professionals, and retirees seeking an upscale yet accessible lifestyle. The area continues to experience steady growth supported by top-rated schools, master-planned neighborhoods, and robust retail and healthcare sectors. Its scenic views, low crime rate, and business-friendly environment make Oro Valley a desirable market within the greater Tucson region.



5 MILE DAYTIME POPULATION

**66,014**

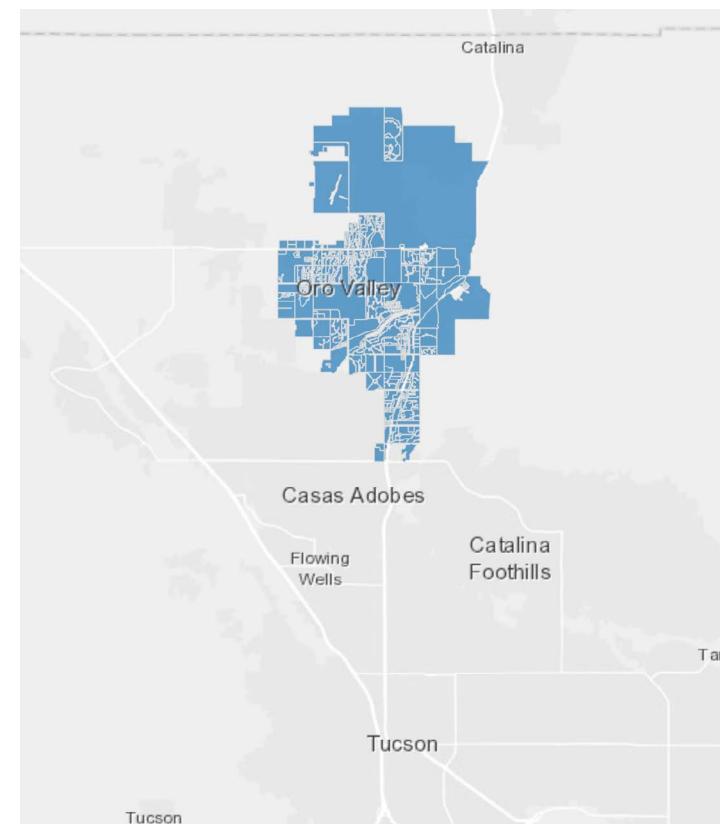


5 MILE AVG HOUSEHOLD INCOME

**\$146,723**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>5,179</b>	<b>30,242</b>	<b>66,014</b>
Employees:	<b>2,658</b>	<b>7,670</b>	<b>12,338</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>1,159</b>	<b>10,149</b>	<b>23,160</b>
Average Size:	<b>2.2</b>	<b>2.2</b>	<b>2.3</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$139,949</b>	<b>\$138,080</b>	<b>\$146,723</b>
Annual Household Expenditure:	<b>\$133.1 M</b>	<b>\$1.16 B</b>	<b>\$2.77 B</b>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agents for More Information:

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