

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



SOLD **AVAILABLE**

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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

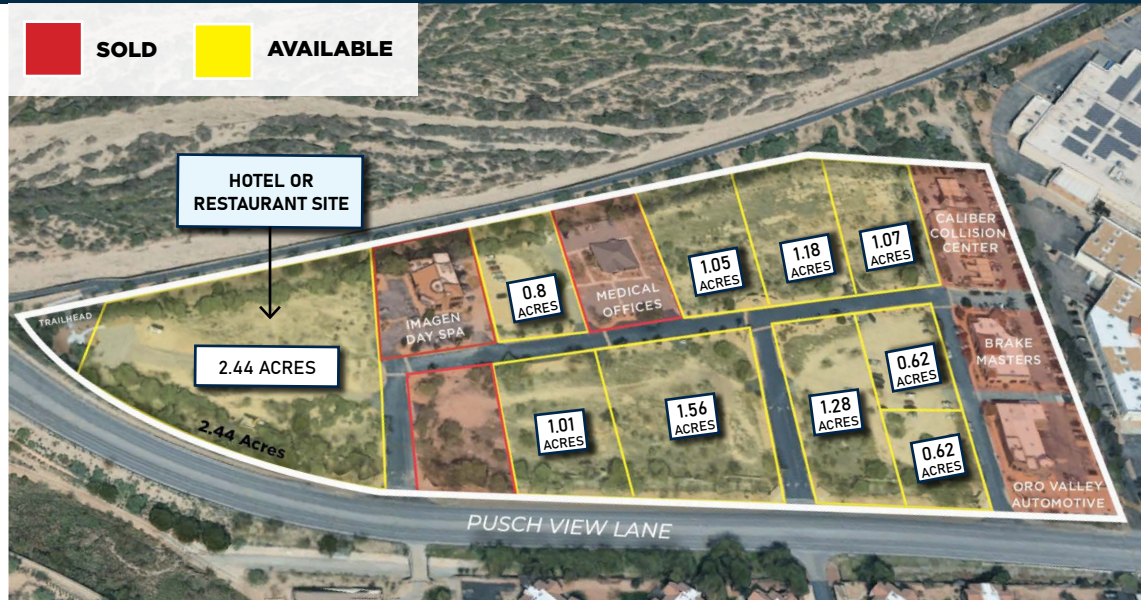
All lots are priced at \$15 PSF

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*

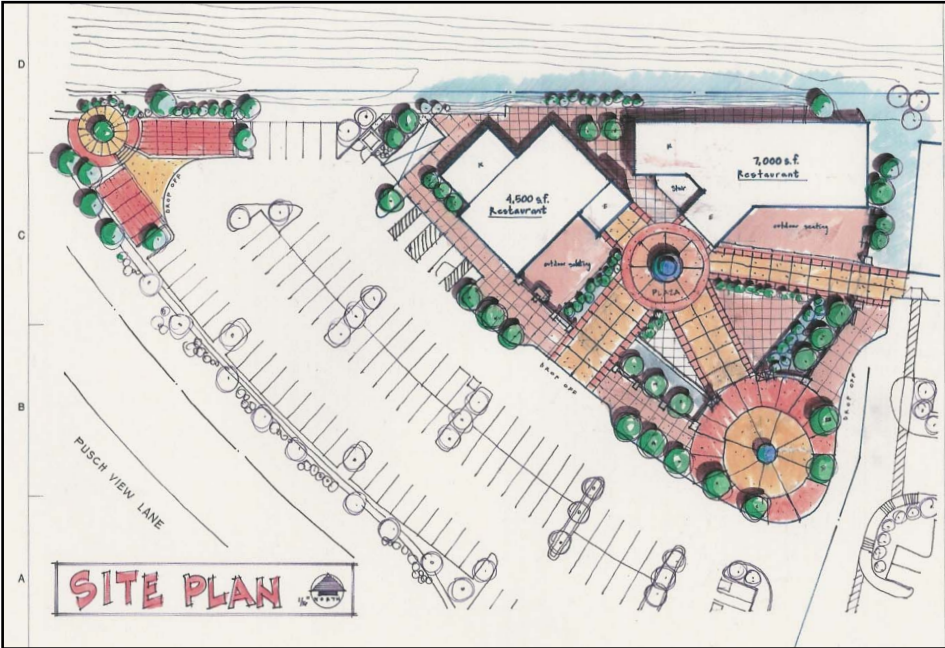


MERCADO DEL RIO

Mercado del Rio is currently comprised of individually owned and operated businesses servicing the Oro Valley and Northwest Tucson market. The businesses are: Imagen 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.



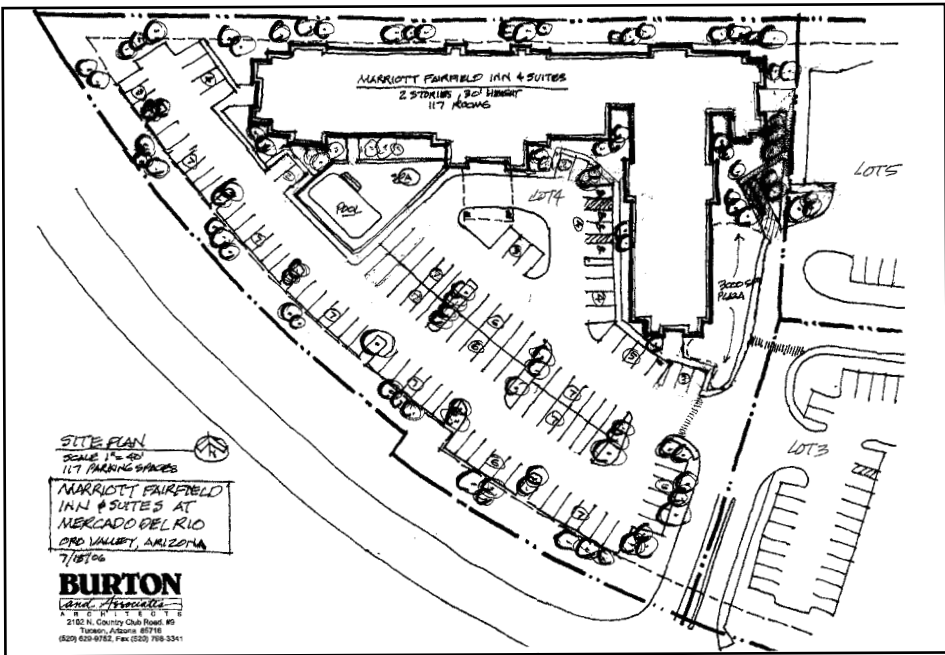
RESTAURANT SITE PLAN | 2 SPACES



RESTAURANT RENDERING | 2 SPACES



HOTEL SITE PLAN | 2 STORIES - 117 ROOMS



PARCEL | 2.44 ACRES AVAILABLE





TANGERINE ROAD

ORO VALLEY MARKETPLACE



ROONEY RANCH SHOPPING CENTER



★ SUBJECT PROPERTY

TUCSON
PREMIUM OUTLETS[®]
A SIMON CENTER



CROOKED TREE GOLF COURSE

CANYON DEL ORO HIGH SCHOOL



ORACLE CROSSINGS



OMNI TUCSON NATIONAL
RESORT & SPA



ORACLE ROAD

ORACLE CROSSINGS



ORACLE PLAZA



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

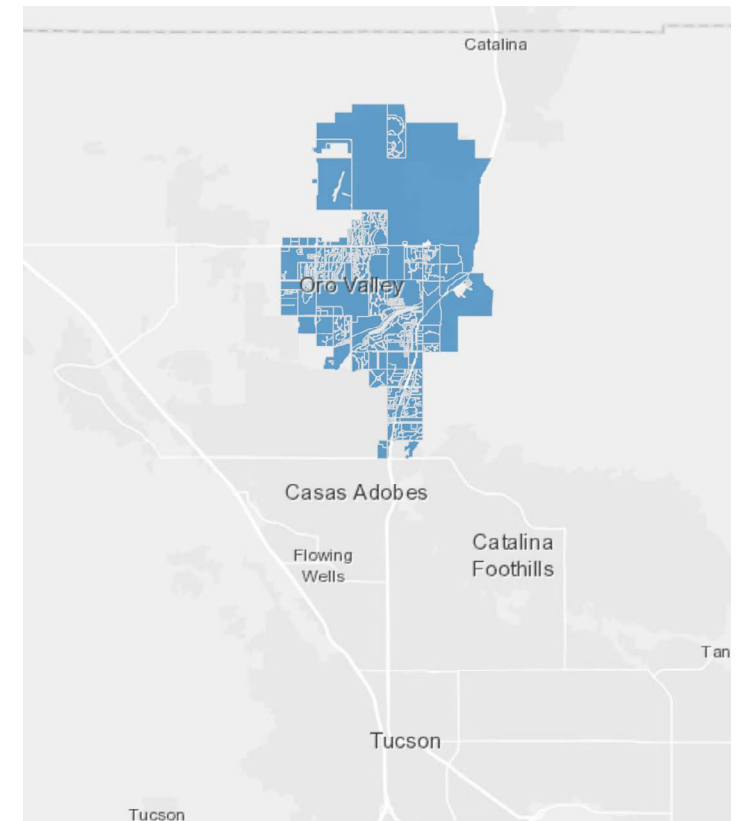


5 MILE AVG HOUSEHOLD INCOME

\$146,723

2025 DEMOGRAPHICS (Sites USA)

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