

ORACLE & FT. LOWELL CENTER

3202-3204 N. ORACLE RD.
TUCSON, AZ 85705



RETAIL/OFFICE/FLEX SPACE AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM
Director of Leasing and
Sales
520.296.0200 x218
isaac@larsenbaker.com

Elaina Elliott
Leasing Associate
520.296.0200 x21
elaina@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Retail/Office/Flex: 21,539

Lease Rate: \$9.00 PSF + NNN*

*NNN estimated at \$4.45 PSF

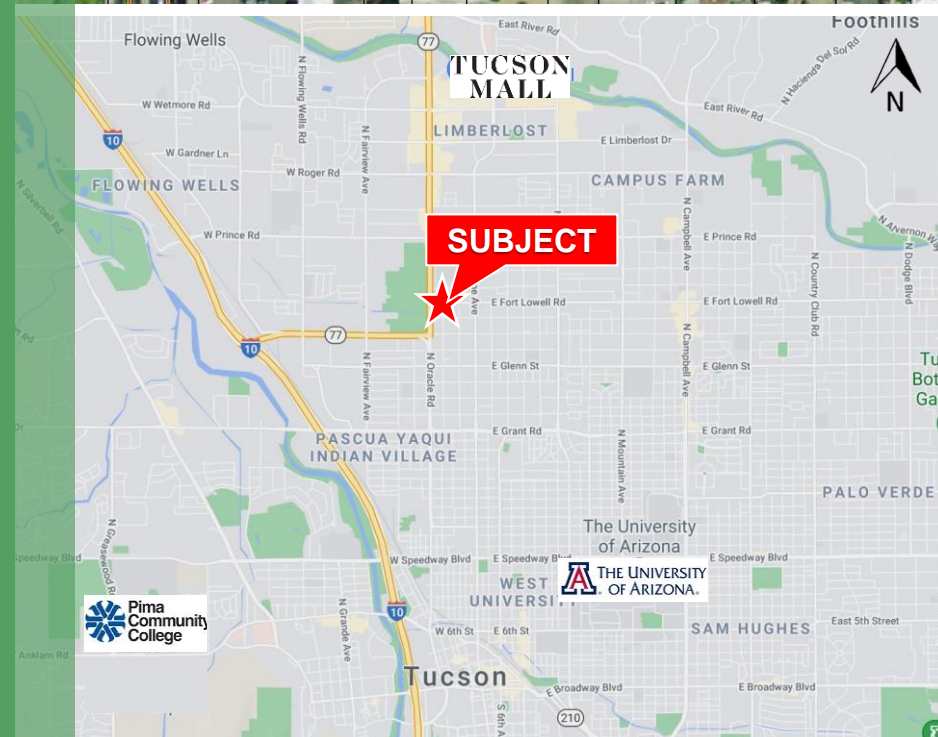
PROPERTY FEATURES

Parking: 4.78/1,000 SF

Zoning: C-2

PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Roll up doors in back
- Signalized intersection
- Retail or Office use
- Great accessibility
- Abundant parking
- Close to Interstate 10



AERIAL VIEW

| Tenant | Suite # | Size (SF) |
|---|-------------|---------------|
| Arizona Department of Economic Security | 316 | 23,218 |
| Flor de Liz Dance | 318 | 5,000 |
| Mountain Rose Academy | 326 | 19,000 |
| AVAILABLE | 3202 | 21,539 |
| Carpet Store | 3204 | 2,146 |
| Patio Connection | 3210 | 20,421 |
| Patio Connection | 3214 | 2,864 |
| Parts Authority | 290 | 21,750 |
| QuikTrip | PAD | 5,000 |

| DEMOGRAPHICS (2018) | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------|-----------------|---------------|----------------|
| Population | 20,743 | 127,223 | 251,050 |
| Average Family Income | \$32,300 | \$47,115 | \$57,460 |
| Employees | 7,085 | 103,345 | 162,634 |
| Total Retail Expenditures | \$307.5 Million | \$2.5 Billion | \$3.96 Billion |



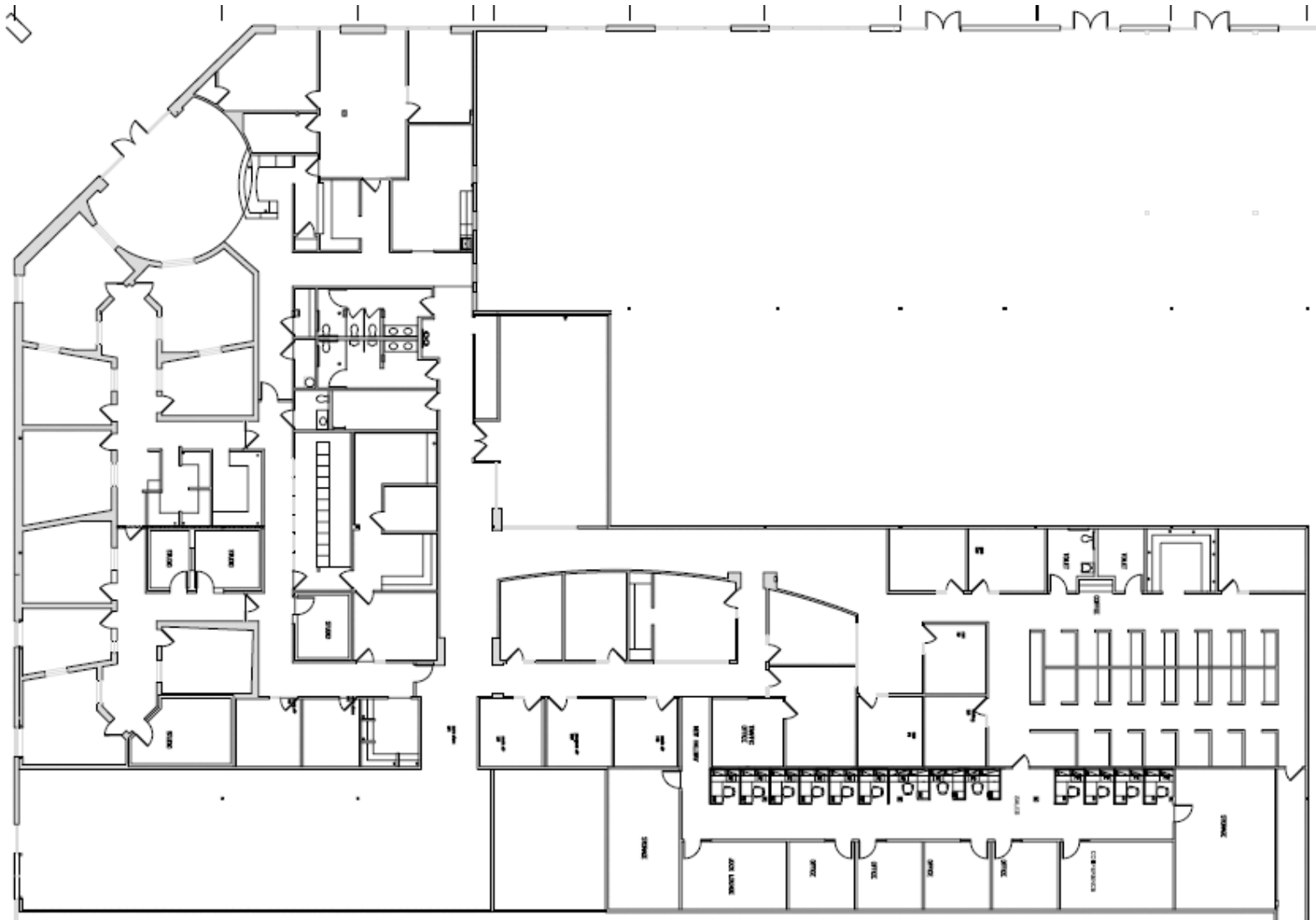
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FLOOR PLAN



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Isaac Figueroa, CCIM, SIOR
Principal, Director of
Leasing and Sales
520.296.0200 x218
isaac@larsenbaker.com

Elaina Carbo, CCIM
Leasing Associate
520.296.0200 x215
elaina@larsenbaker.com

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