



# WALMART NEIGHBORHOOD MARKET | Anchored Center Adjacent to Sprouts-Anchored Oracle Crossing and Walmart Neighborhood-Anchored Entrada De Oro

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





## Property Highlights

- Located in affluent Oro Valley, North of Tucson
- This center is grocery anchored by a Wal-Mart Neighborhood Market
- This center is located at the Southwest corner of Magee Rd and Oracle Rd
- Adjacent to Oracle Crossing Shopping Center anchored by Kohl's, Sprouts and many other regional and national retailers
- The surrounding trade area boasts a high income and well-educated population
- This center is strategically positioned to serve these customers
- Tenants at the intersection include Trader Joe's, ACE Hardware, AutoZone, Marshalls, Kohl's, HomeGoods, O'Reilly Auto Parts, Today's Patio, SPENGA Fitness, Summit Hut, Wal-Mart and Sprouts
- Located on Oracle Road/AZ State Hwy 77, the major north/south Tucson MSP arterial

### Demographics

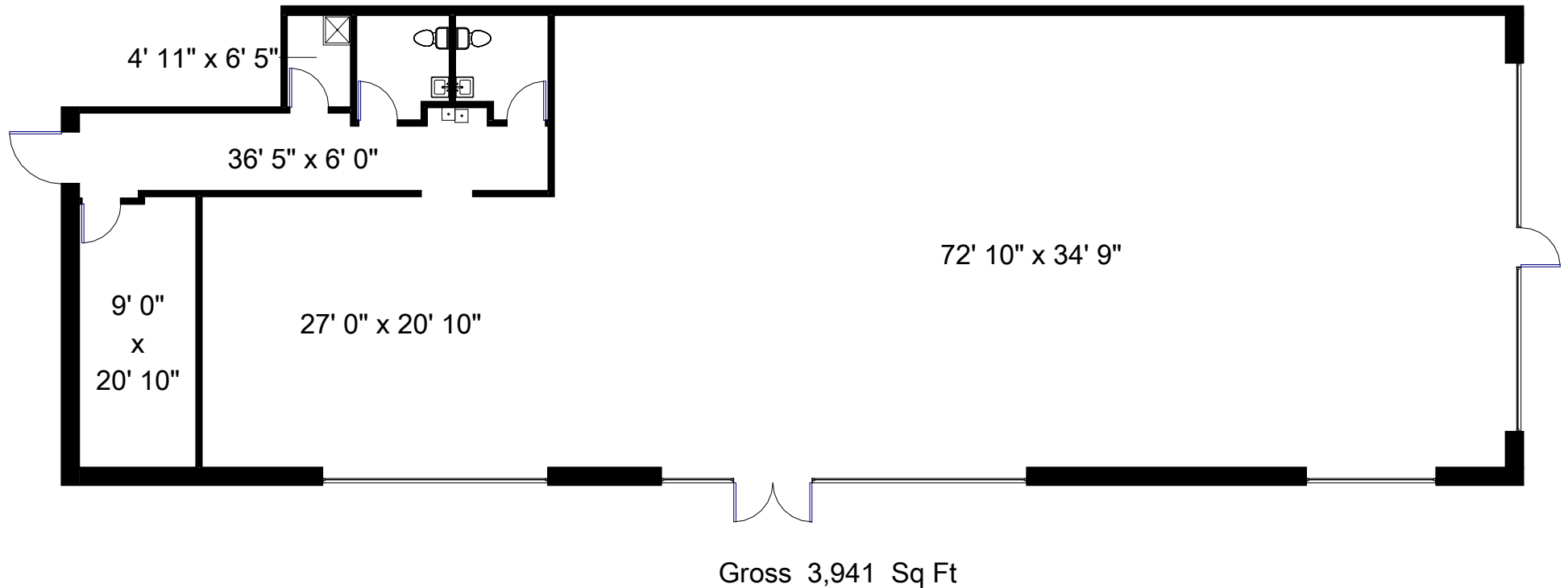
	1 Mile	3 Miles	5 Miles
Median Age:	51.7	52.4	45.6
Population:	4,799	40,830	147,314
Average HH Income:	\$125,406	\$129,725	\$113,373

### Traffic Counts

	VPD
W MaGee Rd	17,021
N Oracle Rd	45,414

# Floor Plan

\*All ceilings are 10'-6" unless noted otherwise



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# Site Plan



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# Property Photos



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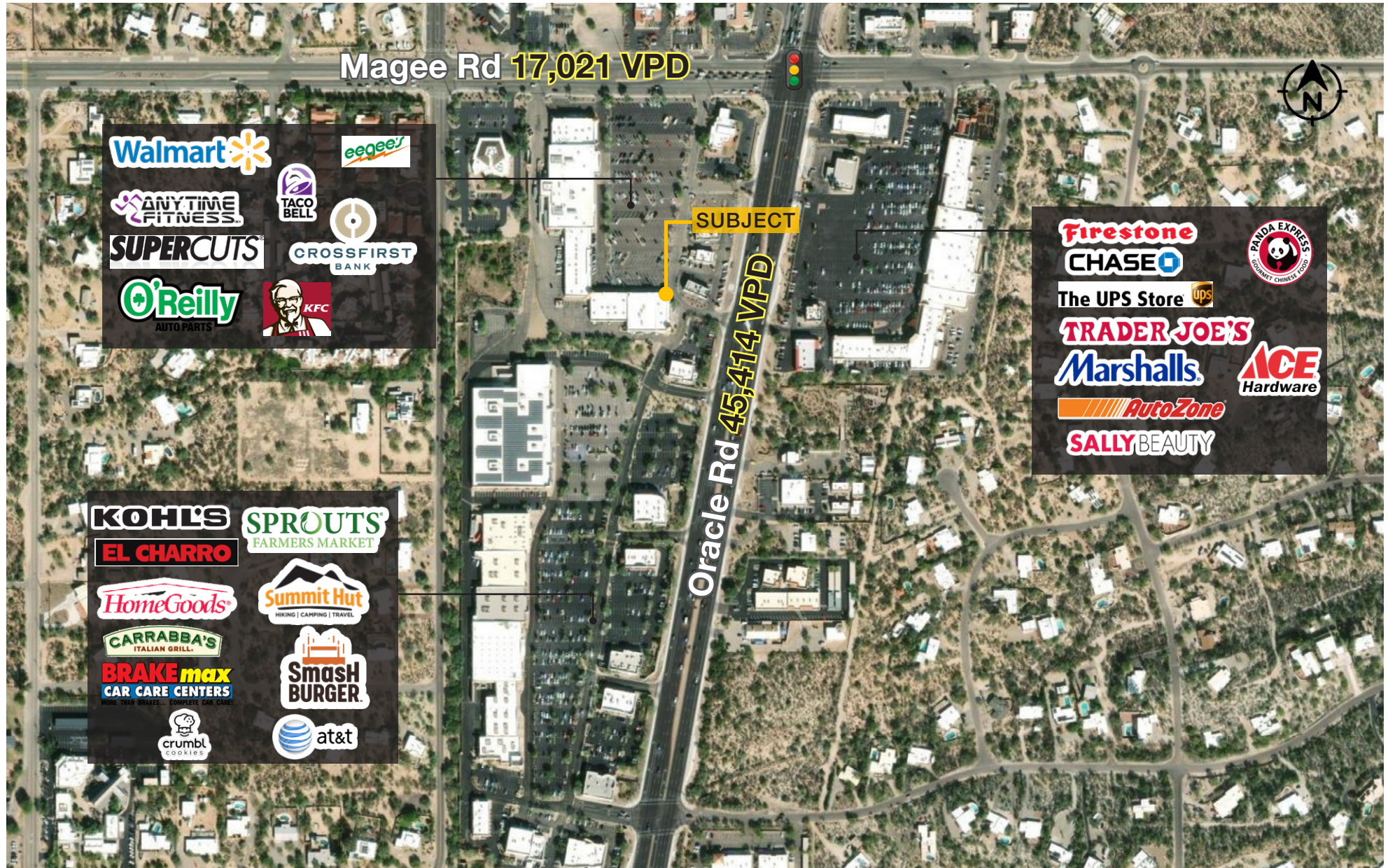
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# Retail Map



T25-04-001

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