



**COMMERCIAL RETAIL ADVISORS, LLC**

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# ORACLE GATEWAY



**NEWLY REMODELED!**

## Description

Location: NEC of Oracle & Pastime Roads,  
Tucson AZ

Space Available: 1,344SF PAD Endcap Contiguous  
1,460 SF PAD Contiguous  
2,200 SF Inline  
10,929 SF (2nd floor office)  
24,799 SF

Lease Rate: \$22.00/SF Endcap PAD  
\$22.00/SF Inline PAD  
\$18.00/SF Inline  
\$9.80/SF (2nd floor office)  
\$11.00/SF (Anchor space)

Triple Net Charges: Currently estimated at \$5.00 SF/year



## Property Highlights

- ◆ Oracle Gateway is an 81,232 SF mixed retail use center situated on 6.68 acres
- ◆ Great Lease Rates on Oracle Rd.
- ◆ Excellent visibility and access
- ◆ Located less than 2 miles from the Tucson Mall
- ◆ Over 645 front feet on Oracle Road
- ◆ Prime Retail space on a major thoroughfare
- ◆ Recently remodeled with new monument signs
- ◆ Retailers include: OfficeMax, Eegees, Sleep America, Pizza Hut, GC Services and Dunn-Edwards Paint
- ◆ Major tenants in the area include: The Tucson Mall, Tucson's largest and highest grossing regional mall, Office Depot, Borders Books, Sports Authority, Target, Lowes, Home Depot, Ultimate Electronics, Ross Dress for Less, Pier 1 Imports, Golf Smith, Golf Galaxy Total Wine, Bevmo and many more

## Demographic Highlights

	1 MI	3 MI	5 MI
Population (2008)	17,212	105,162	231,813
Population (2013)	18,103	112,868	249,032
Households	7,644	48,445	101,694
Average HH Income	\$30,292	\$34,578	\$38,697
Daytime Employees	11,568	55,152	124,049

(Source: ESRI, CCIM Institute Site to do Business 2008)

## Traffic Count

**Oracle Rd near Pastime: 55,000 VPD (2006)**

Source: Pima Association of Governments 2007

For information contact:

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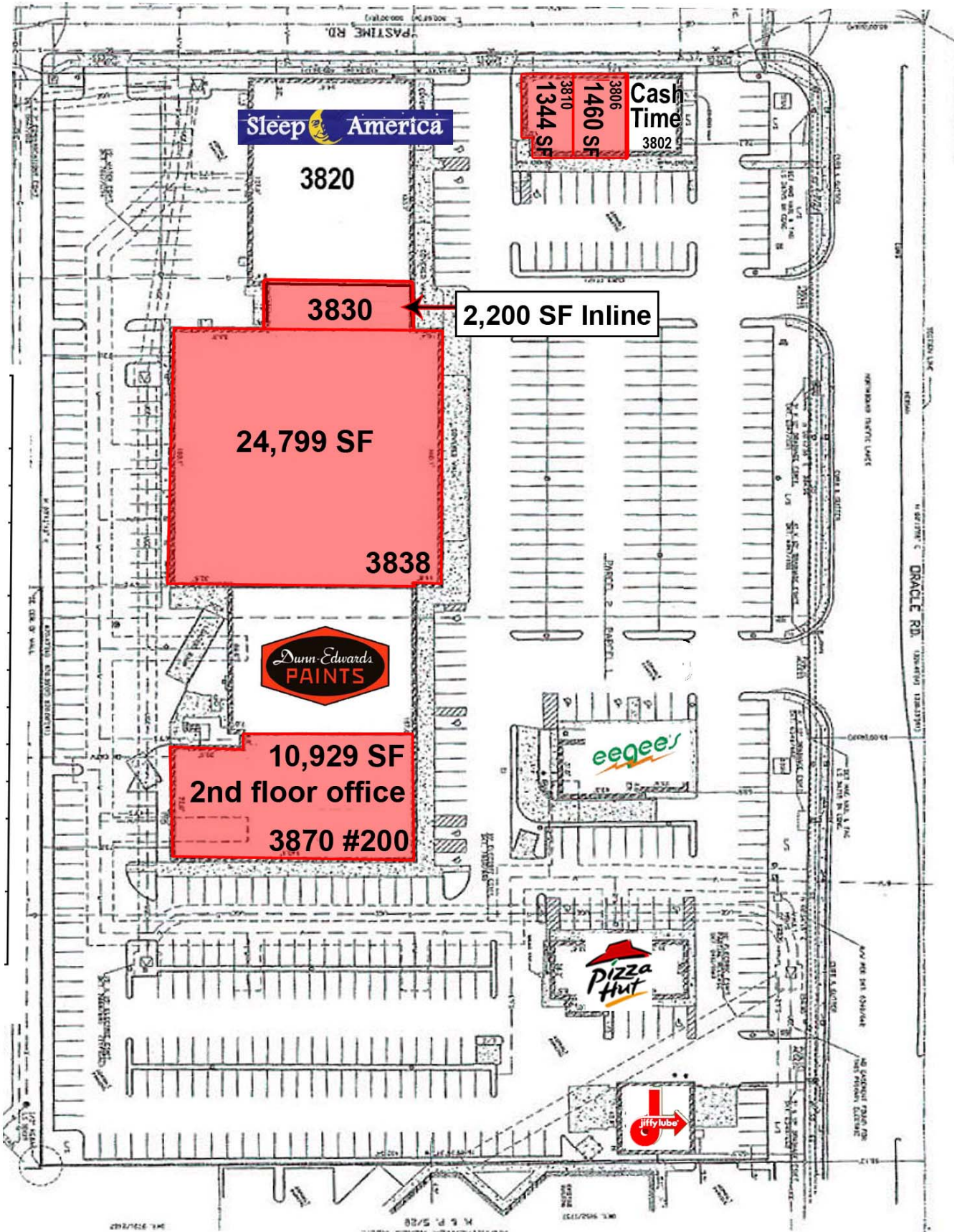


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# Oracle Gateway

Tucson, Arizona

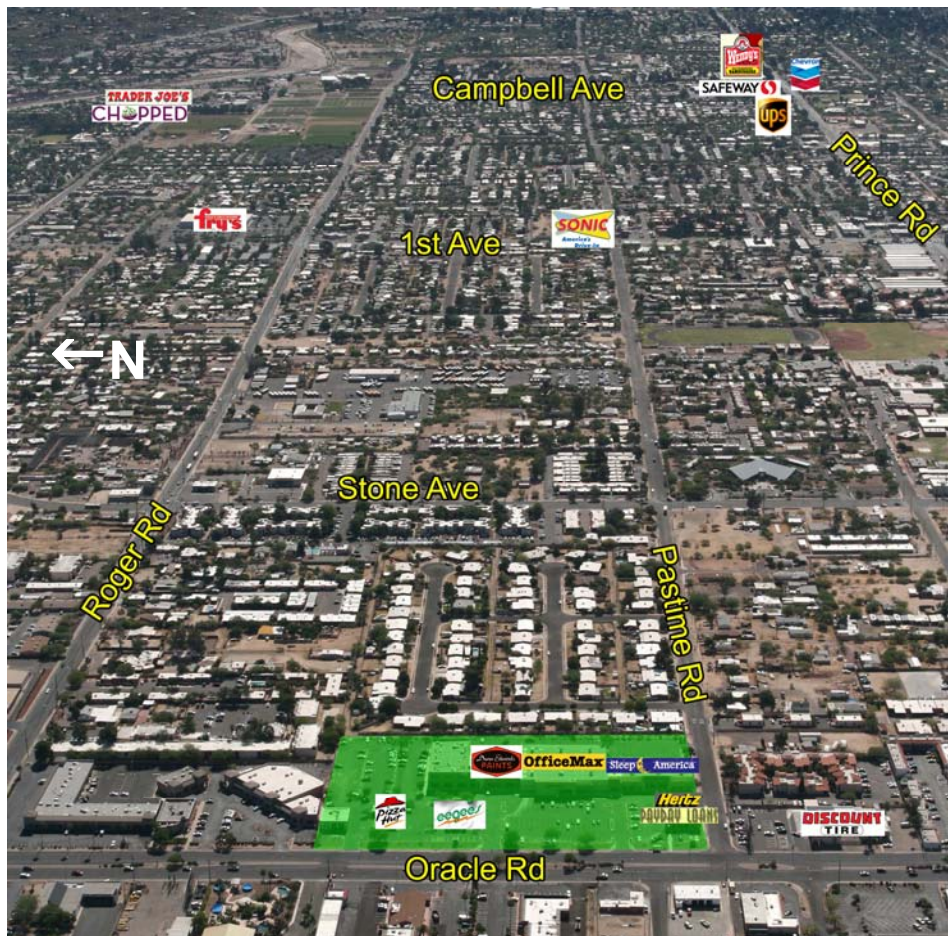
## SITE PLAN



# Oracle Gateway

Tucson, Arizona

## AERIALS



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