



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

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:

R. Craig Finfrock, CCIM, SCLS
Managing Member, Designated Broker
cfinfrock@cradvisorsllc.com

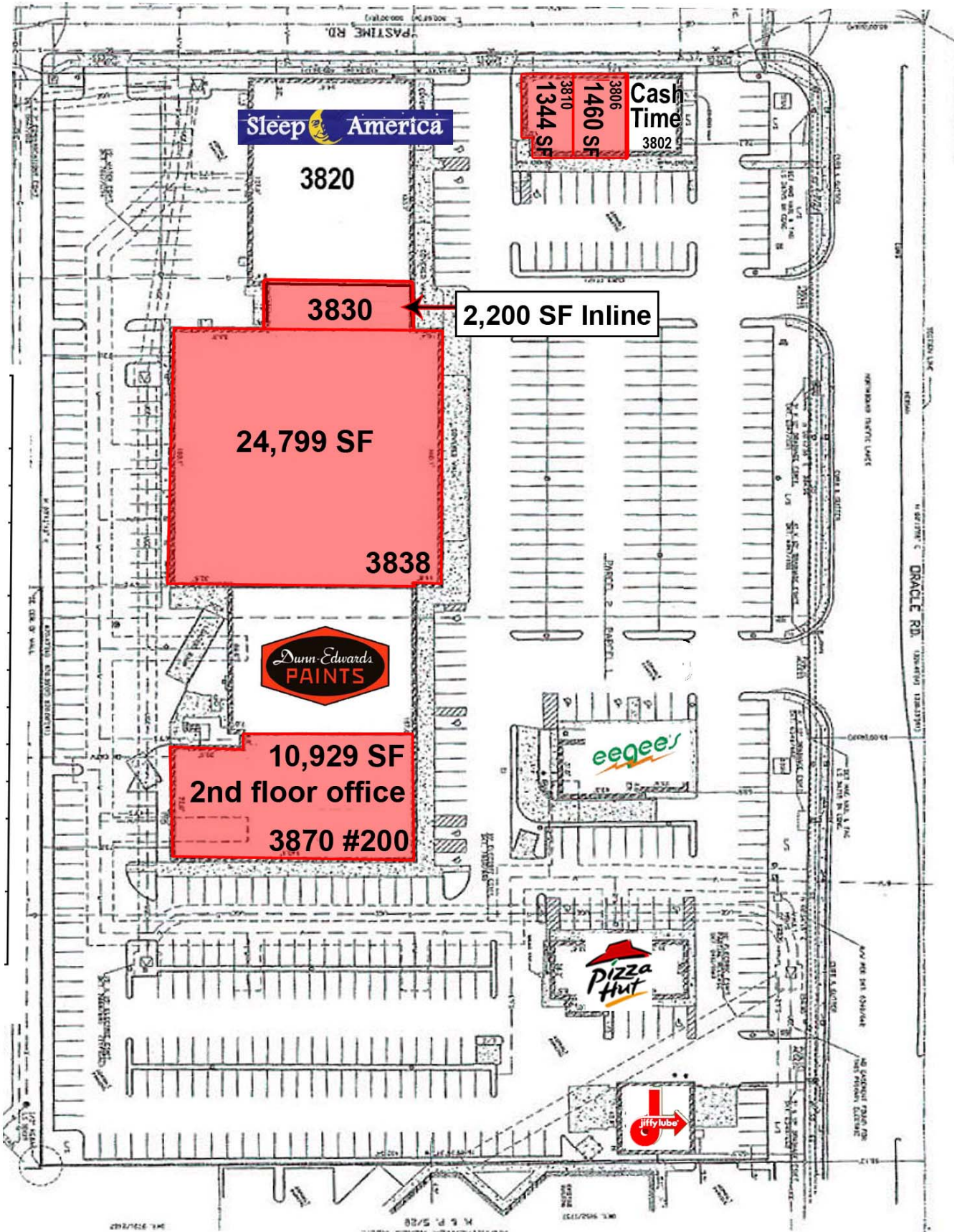


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Oracle Gateway

Tucson, Arizona

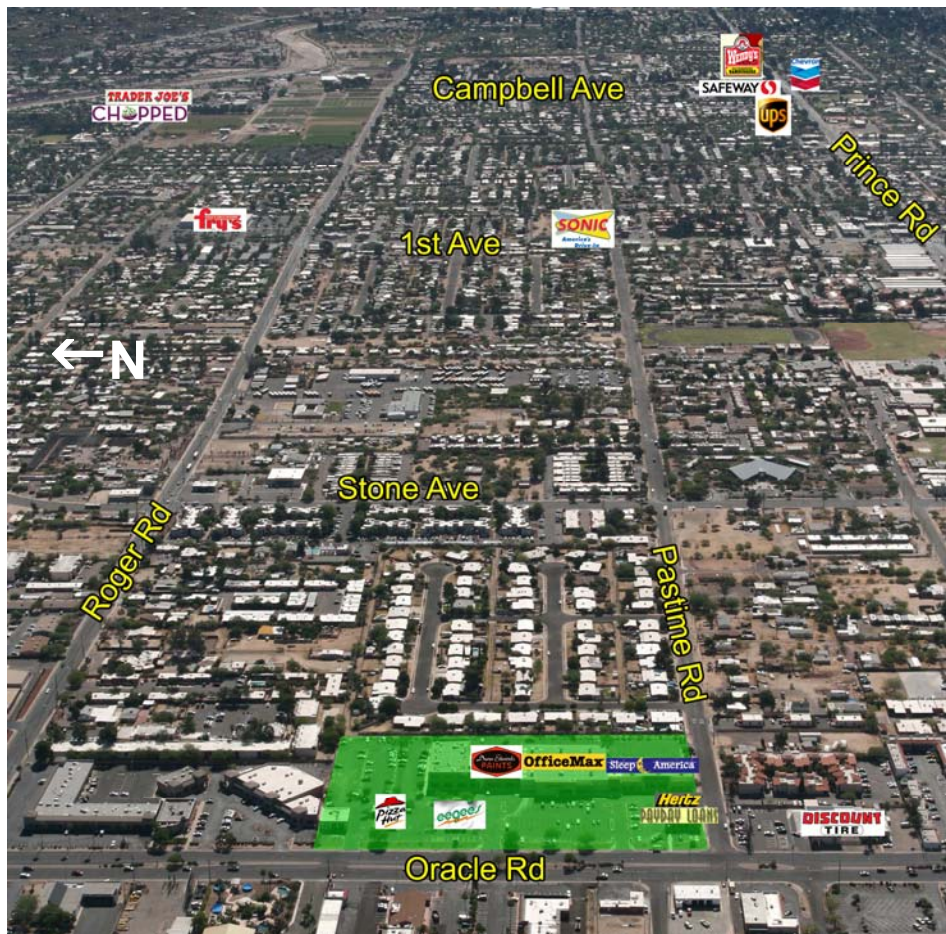
SITE PLAN



Oracle Gateway

Tucson, Arizona

AERIALS

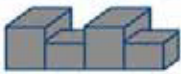
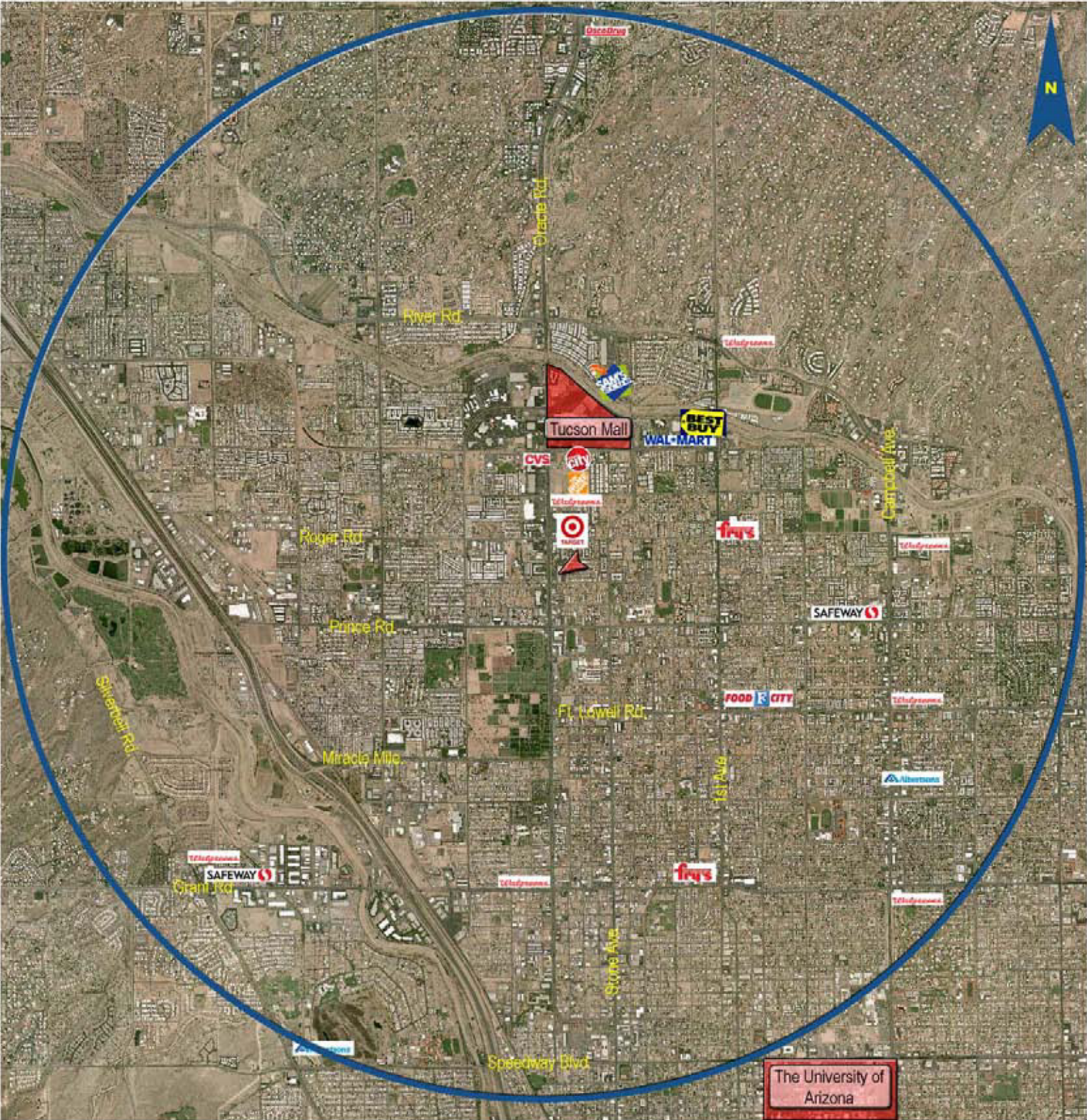


COMMERCIAL RETAIL ADVISORS, LLC

OfficeMax Plaza Site Aerial 3 Mile Radius

Aerial Date: 2004

N



COMMERCIAL RETAIL ADVISORS, LLC

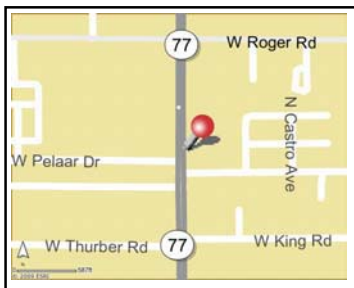
**2990 N. Campbell Ave. Suite 230
Tucson, Arizona 85719
Phone: (520) 290-3200
Website: www.cradvisorsllc.com**

Site Map

3838 N Oracle Rd
Tucson, AZ 85705

Prepared By: Commercial Retail Advisors,
LLC
June 30, 2009

Latitude 32.2763
Longitude -110.978





Demographic and Income Profile

Prepared By: Commercial Retail Advisors, LLC

3838 N Oracle Rd
Tucson, AZ 85705

Latitude 32.2763
Longitude -110.978
Radius: 1.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	16,886	17,212	18,103
Households	7,490	7,644	8,069
Families	3,777	3,673	3,772
Average Household Size	2.24	2.24	2.23
Owner Occupied HUs	2,877	2,860	2,863
Renter Occupied HUs	4,613	4,784	5,206
Median Age	31.2	31.6	32.1

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.01%	3.27%	1.23%
Households	1.09%	3.25%	1.26%
Families	0.53%	3.09%	1.05%
Owner HHs	0.02%	3.1%	1.07%
Median Household Income	3.65%	3.74%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,502	33.3%	1,904	24.9%	1,604	19.9%
\$15,000 - \$24,999	1,645	21.9%	1,306	17.1%	1,050	13.0%
\$25,000 - \$34,999	1,188	15.8%	1,143	15.0%	1,244	15.4%
\$35,000 - \$49,999	1,265	16.8%	1,283	16.8%	1,374	17.0%
\$50,000 - \$74,999	588	7.8%	1,323	17.3%	1,796	22.3%
\$75,000 - \$99,999	217	2.9%	362	4.7%	525	6.5%
\$100,000 - \$149,999	44	0.6%	236	3.1%	383	4.7%
\$150,000 - \$199,000	34	0.5%	22	0.3%	40	0.5%
\$200,000+	32	0.4%	66	0.9%	53	0.7%
Median Household Income	\$22,299		\$30,292		\$36,234	
Average Household Income	\$28,674		\$38,999		\$45,209	
Per Capita Income	\$13,004		\$17,709		\$20,629	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,277	7.6%	1,317	7.7%	1,440	8.0%
5 - 9	1,170	6.9%	1,051	6.1%	1,069	5.9%
10 - 14	983	5.8%	1,005	5.8%	913	5.0%
15 - 19	1,229	7.3%	1,211	7.0%	1,125	6.2%
20 - 24	1,926	11.4%	1,762	10.2%	2,058	11.4%
25 - 34	2,782	16.5%	3,173	18.4%	3,233	17.9%
35 - 44	2,338	13.8%	2,173	12.6%	2,229	12.3%
45 - 54	1,828	10.8%	2,015	11.7%	2,052	11.3%
55 - 64	1,159	6.9%	1,564	9.1%	1,874	10.4%
65 - 74	1,128	6.7%	911	5.3%	1,053	5.8%
75 - 84	824	4.9%	714	4.1%	691	3.8%
85+	245	1.5%	312	1.8%	366	2.0%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,815	70.0%	11,121	64.6%	11,137	61.5%
Black Alone	616	3.6%	665	3.9%	715	3.9%
American Indian Alone	498	2.9%	511	3.0%	525	2.9%
Asian Alone	449	2.7%	556	3.2%	641	3.5%
Pacific Islander Alone	40	0.2%	47	0.3%	50	0.3%
Some Other Race Alone	2,733	16.2%	3,482	20.2%	4,118	22.7%
Two or More Races	735	4.4%	829	4.8%	917	5.1%
Hispanic Origin (Any Race)	5,423	32.1%	6,839	39.7%	8,016	44.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

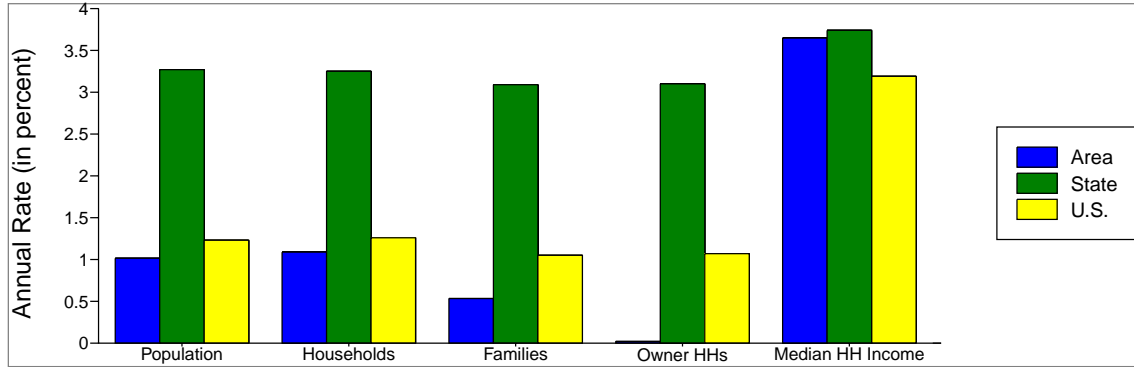
Prepared By: Commercial Retail Advisors, LLC

3838 N Oracle Rd
Tucson, AZ 85705

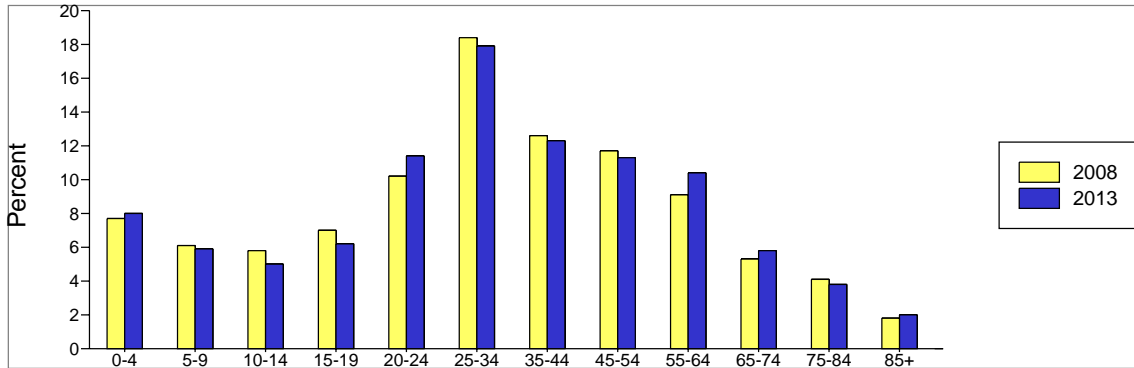
Site Type: Radius

Latitude 32.2763
Longitude -110.978
Radius: 1.0 mile

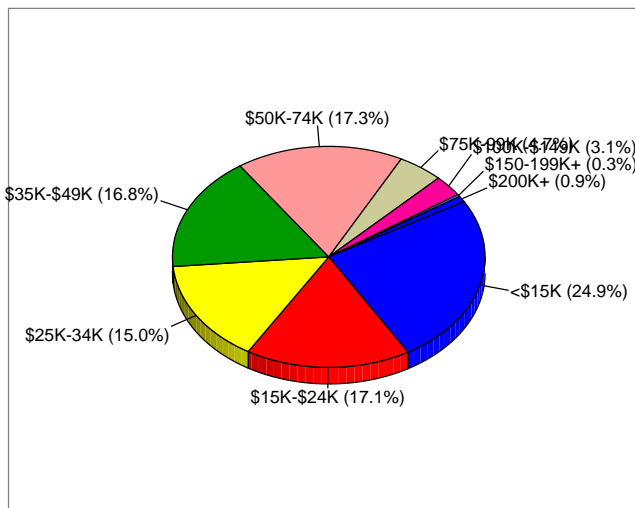
Trends 2008-2013



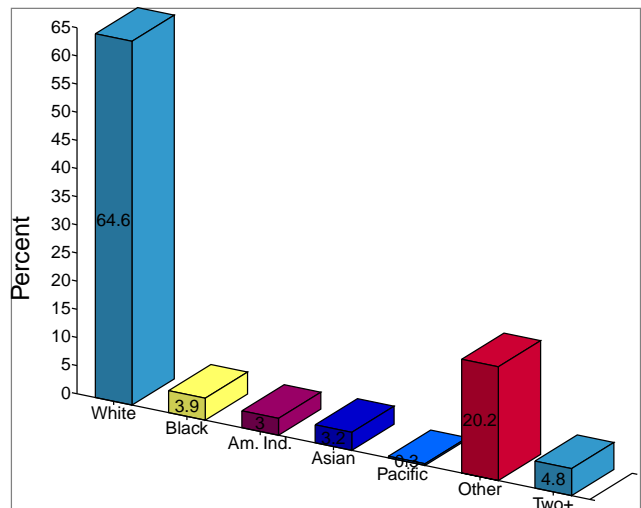
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 39.7%



Demographic and Income Profile

Prepared By: Commercial Retail Advisors, LLC

3838 N Oracle Rd Latitude **32.2763**
Tucson, AZ 85705 Longitude **-110.978**
 Site Type: Radius Radius: **3.0 mile**

Summary	2000	2008	2013
Population	98,010	105,162	112,868
Households	45,033	48,445	52,205
Families	21,178	21,718	22,779
Average Household Size	2.15	2.14	2.14
Owner Occupied HUs	20,226	21,513	22,048
Renter Occupied HUs	24,807	26,933	30,157
Median Age	32.1	32.9	33.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.42%	3.27%	1.23%
Households	1.51%	3.25%	1.26%
Families	0.96%	3.09%	1.05%
Owner HHs	0.49%	3.1%	1.07%
Median Household Income	3.62%	3.74%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	13,056	28.9%	10,505	21.7%	9,127	17.5%
\$15,000 - \$24,999	8,817	19.5%	7,249	15.0%	6,188	11.9%
\$25,000 - \$34,999	7,118	15.8%	6,723	13.9%	6,962	13.3%
\$35,000 - \$49,999	7,038	15.6%	7,979	16.5%	8,468	16.2%
\$50,000 - \$74,999	5,072	11.2%	8,403	17.3%	11,434	21.9%
\$75,000 - \$99,999	2,036	4.5%	3,417	7.1%	4,267	8.2%
\$100,000 - \$149,999	1,233	2.7%	2,613	5.4%	4,210	8.1%
\$150,000 - \$199,000	450	1.0%	695	1.4%	570	1.1%
\$200,000+	340	0.8%	863	1.8%	979	1.9%
Median Household Income	\$25,794		\$34,578		\$41,308	
Average Household Income	\$35,336		\$48,035		\$54,904	
Per Capita Income	\$16,658		\$22,259		\$25,516	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,282	6.4%	6,773	6.4%	7,453	6.6%
5 - 9	5,744	5.9%	5,607	5.3%	5,864	5.2%
10 - 14	5,251	5.4%	5,374	5.1%	5,271	4.7%
15 - 19	6,701	6.8%	6,966	6.6%	6,853	6.1%
20 - 24	12,937	13.2%	12,749	12.1%	14,512	12.9%
25 - 34	16,072	16.4%	18,460	17.6%	18,799	16.7%
35 - 44	13,287	13.6%	12,598	12.0%	13,346	11.8%
45 - 54	11,374	11.6%	12,837	12.2%	13,243	11.7%
55 - 64	7,254	7.4%	10,029	9.5%	11,959	10.6%
65 - 74	6,198	6.3%	6,190	5.9%	7,377	6.5%
75 - 84	4,988	5.1%	4,932	4.7%	5,072	4.5%
85+	1,921	2.0%	2,646	2.5%	3,120	2.8%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	72,155	73.6%	72,576	69.0%	74,772	66.2%
Black Alone	3,280	3.3%	3,819	3.6%	4,250	3.8%
American Indian Alone	2,726	2.8%	2,870	2.7%	2,994	2.7%
Asian Alone	3,013	3.1%	3,965	3.8%	4,727	4.2%
Pacific Islander Alone	153	0.2%	176	0.2%	193	0.2%
Some Other Race Alone	13,052	13.3%	17,416	16.6%	21,004	18.6%
Two or More Races	3,631	3.7%	4,340	4.1%	4,929	4.4%
Hispanic Origin (Any Race)	26,823	27.4%	35,506	33.8%	42,527	37.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

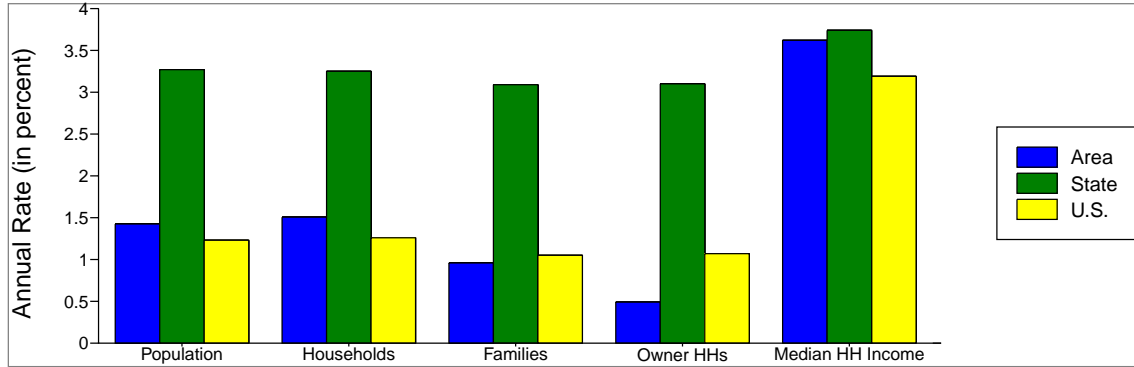
Prepared By: Commercial Retail Advisors, LLC

3838 N Oracle Rd
Tucson, AZ 85705

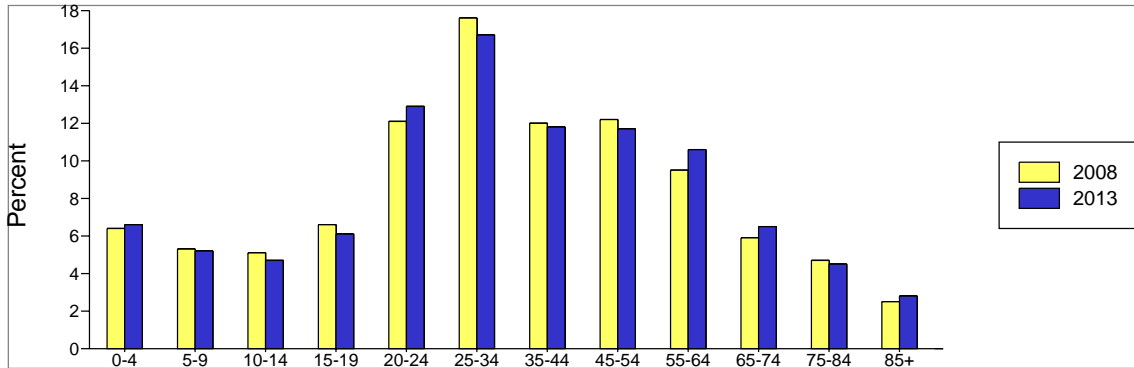
Site Type: Radius

Latitude 32.2763
Longitude -110.978
Radius: 3.0 mile

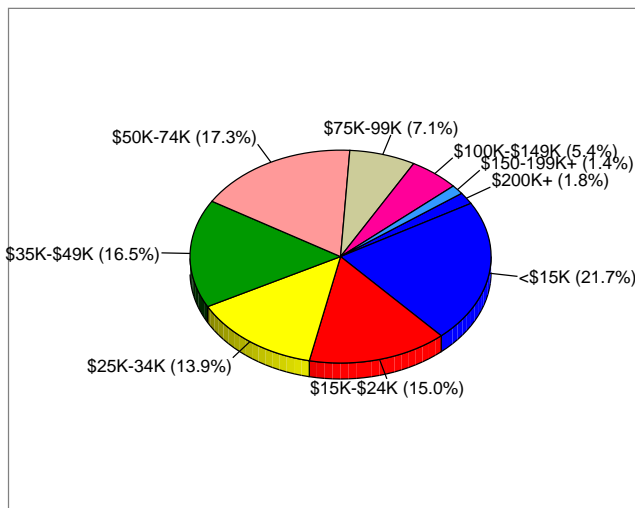
Trends 2008-2013



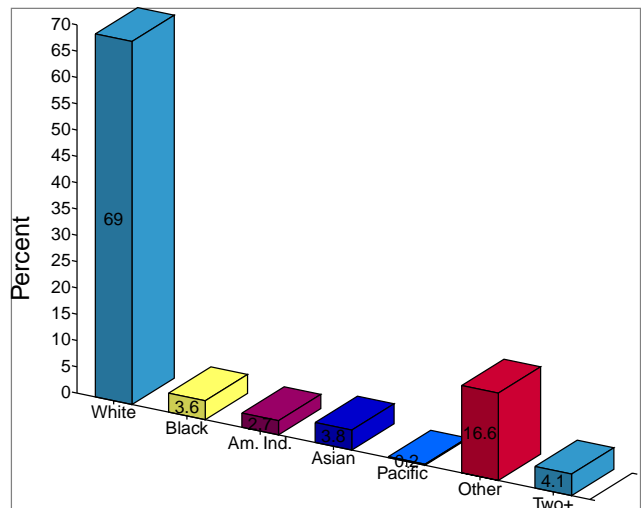
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 33.8%



Demographic and Income Profile

Prepared By: Commercial Retail Advisors, LLC

3838 N Oracle Rd Latitude **32.2763**
Tucson, AZ 85705 Longitude **-110.978**
 Site Type: Radius Radius: **5.0 mile**

Summary	2000	2008	2013
Population	215,753	231,813	249,032
Households	94,080	101,694	109,870
Families	46,905	48,767	51,539
Average Household Size	2.18	2.18	2.18
Owner Occupied HUs	44,966	48,509	50,414
Renter Occupied HUs	49,114	53,186	59,457
Median Age	32.6	33.7	34.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	1.44%	3.27%	1.23%
Households	1.56%	3.25%	1.26%
Families	1.11%	3.09%	1.05%
Owner HHs	0.77%	3.1%	1.07%
Median Household Income	3.55%	3.74%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	23,988	25.4%	19,019	18.7%	16,613	15.1%
\$15,000 - \$24,999	16,777	17.8%	13,779	13.5%	11,613	10.6%
\$25,000 - \$34,999	14,404	15.3%	13,086	12.9%	13,436	12.2%
\$35,000 - \$49,999	14,267	15.1%	16,142	15.9%	16,708	15.2%
\$50,000 - \$74,999	12,702	13.5%	18,264	18.0%	24,102	21.9%
\$75,000 - \$99,999	5,410	5.7%	8,778	8.6%	9,955	9.1%
\$100,000 - \$149,999	3,995	4.2%	7,316	7.2%	11,674	10.6%
\$150,000 - \$199,000	1,300	1.4%	2,311	2.3%	1,865	1.7%
\$200,000+	1,447	1.5%	3,000	2.9%	3,906	3.6%
Median Household Income	\$29,307		\$38,697		\$46,075	
Average Household Income	\$42,285		\$56,950		\$65,671	
Per Capita Income	\$18,997		\$25,706		\$29,732	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,736	5.9%	13,635	5.9%	15,036	6.0%
5 - 9	12,195	5.7%	11,890	5.1%	12,419	5.0%
10 - 14	11,579	5.4%	11,754	5.1%	11,666	4.7%
15 - 19	18,619	8.6%	19,258	8.3%	19,100	7.7%
20 - 24	26,312	12.2%	25,768	11.1%	29,059	11.7%
25 - 34	33,755	15.6%	37,894	16.3%	38,800	15.6%
35 - 44	29,979	13.9%	28,231	12.2%	29,880	12.0%
45 - 54	27,243	12.6%	30,284	13.1%	31,073	12.5%
55 - 64	16,343	7.6%	23,884	10.3%	28,377	11.4%
65 - 74	12,883	6.0%	13,456	5.8%	16,451	6.6%
75 - 84	10,098	4.7%	10,316	4.5%	10,751	4.3%
85+	4,009	1.9%	5,442	2.3%	6,419	2.6%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	164,506	76.2%	166,720	71.9%	172,673	69.3%
Black Alone	6,610	3.1%	7,814	3.4%	8,751	3.5%
American Indian Alone	4,933	2.3%	5,278	2.3%	5,527	2.2%
Asian Alone	6,892	3.2%	9,195	4.0%	11,022	4.4%
Pacific Islander Alone	312	0.1%	358	0.2%	389	0.2%
Some Other Race Alone	24,832	11.5%	33,199	14.3%	40,109	16.1%
Two or More Races	7,667	3.6%	9,249	4.0%	10,562	4.2%
Hispanic Origin (Any Race)	55,957	25.9%	74,379	32.1%	89,298	35.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

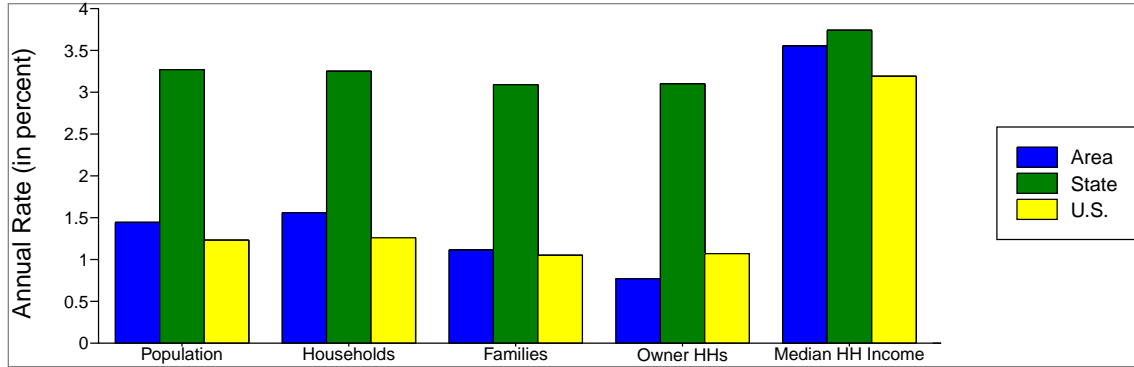
Prepared By: Commercial Retail Advisors, LLC

3838 N Oracle Rd
Tucson, AZ 85705

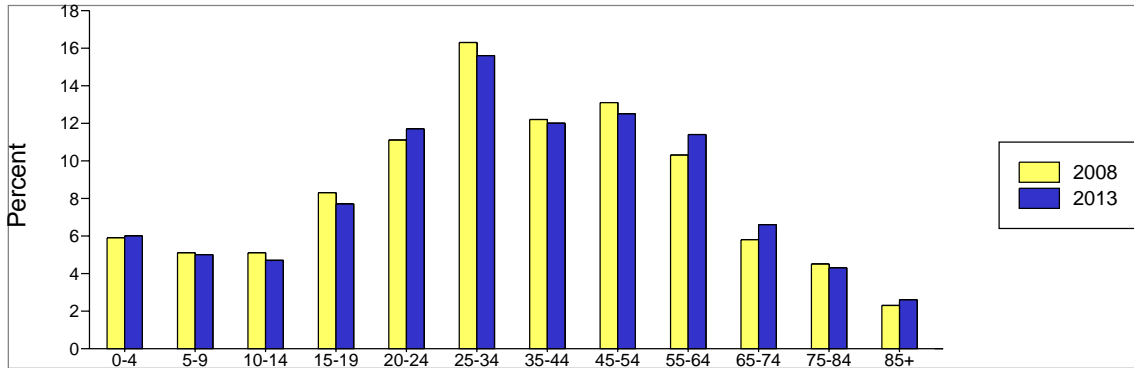
Site Type: Radius

Latitude 32.2763
Longitude -110.978
Radius: 5.0 mile

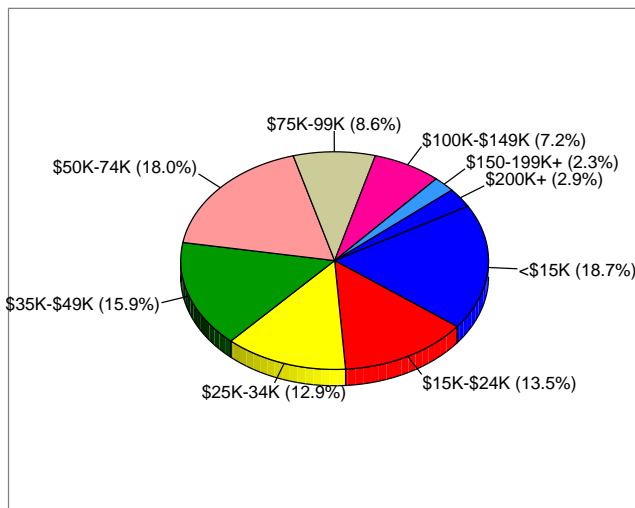
Trends 2008-2013



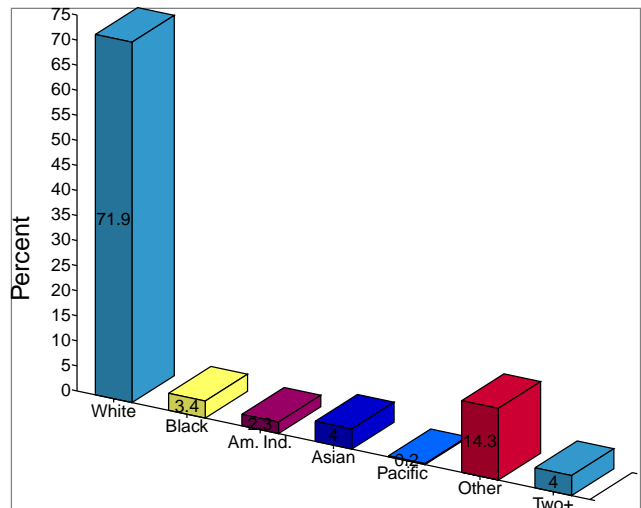
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 32.1%



Site Map

Commercial Retail Advisors

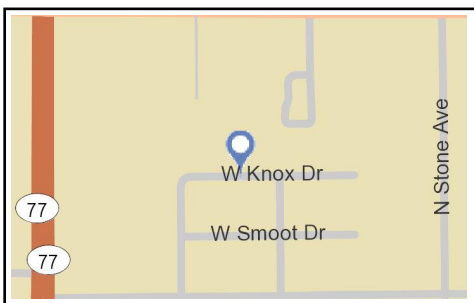
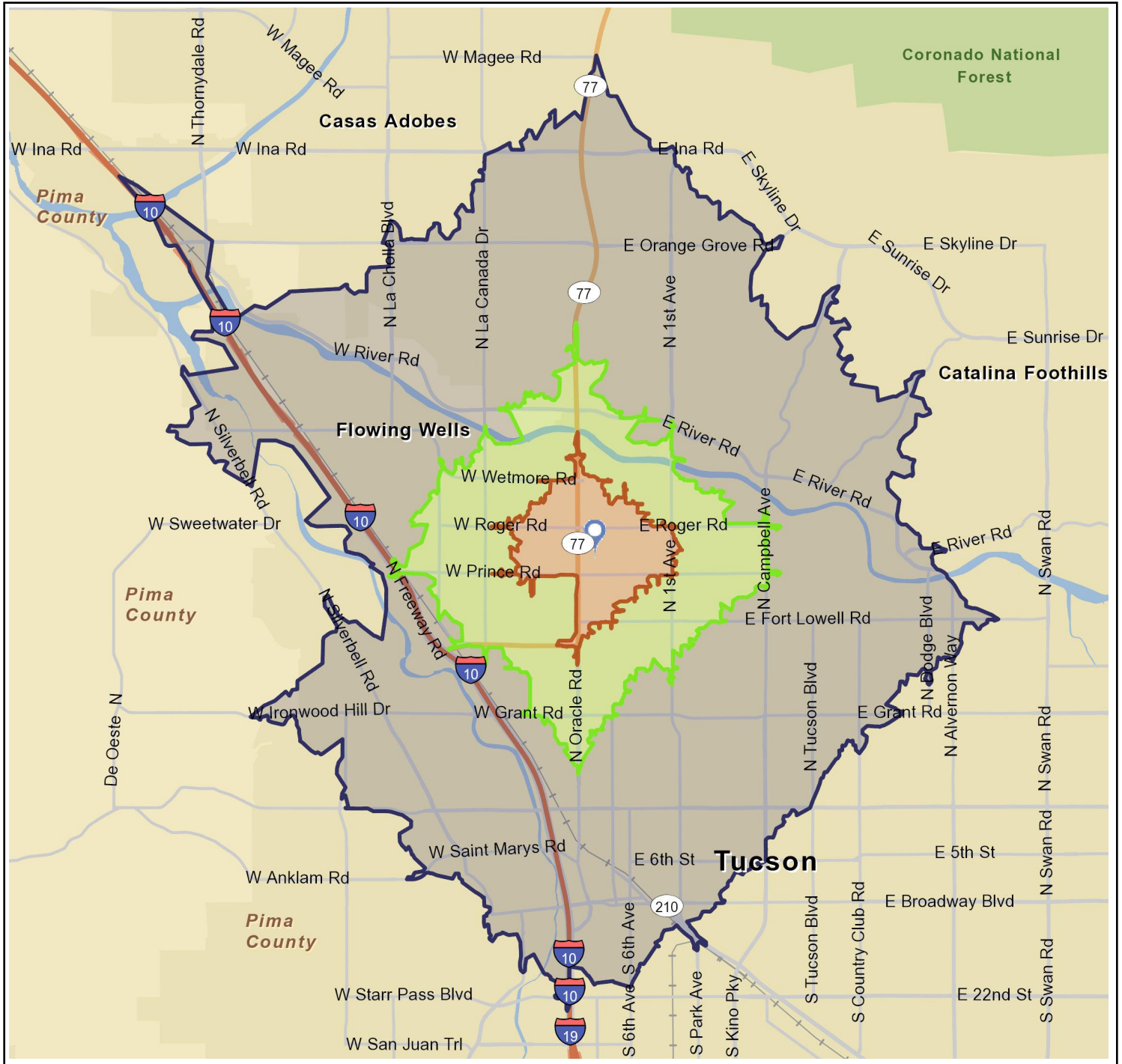
Lat: 32.277378, Lon: -110.97...

Latitude: 32.277378

Longitude: -110.975227

Site Type: Drive Time

Drive Times: 3, 5, 10 Minutes





Executive Summary

Prepared by R. Craig Finrock Commercial Retail Advisors, LLC

3838 N Oracle Rd, Tucson, AZ...

Latitude: 32.276325
Longitude: -110.977927

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
2010 Population			
Total Population	54,337	170,725	364,024
Male Population	49.5%	49.0%	48.8%
Female Population	50.5%	51.0%	51.2%
Median Age	33.1	32.6	35.0
2010 Income			
Median HH Income	\$32,537	\$37,404	\$42,479
Per Capita Income	\$19,009	\$22,771	\$24,462
Average HH Income	\$42,109	\$50,398	\$57,432
2010 Households			
Total Households	24,592	74,324	151,491
Average Household Size	2.20	2.17	2.32
2010 Housing			
Owner Occupied Housing Units	36.9%	38.2%	44.9%
Renter Occupied Housing Units	49.2%	50.3%	44.5%
Vacant Housing Units	13.9%	11.5%	10.6%
Population			
1990 Population	46,714	147,352	300,925
2000 Population	52,140	161,675	335,815
2010 Population	54,337	170,725	364,024
2015 Population	55,516	175,343	377,343
1990-2000 Annual Rate	1.1%	0.93%	1.1%
2000-2010 Annual Rate	0.4%	0.53%	0.79%
2010-2015 Annual Rate	0.43%	0.54%	0.72%

In the identified market area, the current year population is 364,024. In 2000, the Census count in the market area was 335,815. The rate of change since 2000 was 0.79 percent annually. The five-year projection for the population in the market area is 377,343, representing a change of 0.72 percent annually from 2010 to 2015. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	21,682	64,048	124,126
2000 Households	23,678	70,220	139,730
2010 Households	24,592	74,324	151,491
2015 Households	25,189	76,661	157,515
1990-2000 Annual Rate	0.88%	0.92%	1.19%
2000-2010 Annual Rate	0.37%	0.56%	0.79%
2010-2015 Annual Rate	0.48%	0.62%	0.78%

The household count in this market area has changed from 139,730 in 2000 to 151,491 in the current year, a change of 0.79 percent annually. The five-year projection of households is 157,515, a change of 0.78 percent annually from the current year total. Average household size is currently 2.32, compared to 2.31 in the year 2000. The number of families in the current year is 79,197 in the market area.

Housing

Currently, 44.9 percent of the 169,383 housing units in the market area are owner occupied; 44.5 percent, renter occupied; and 10.6 percent are vacant. In 2000, there were 152,885 housing units - 48.2 percent owner occupied, 43.1 percent renter occupied and 8.6 percent vacant. The rate of change in housing units since 2000 is 1 percent. Median home value in the market area is \$128,185, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.55 percent annually to \$145,379. From 2000 to the current year, median home value changed by 2.76 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



3838 N Oracle Rd, Tucson, AZ...

Latitude: 32.276325
Longitude: -110.977927

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
Median Household Income			
1990 Median HH Income	\$16,958	\$19,068	\$22,021
2000 Median HH Income	\$24,334	\$27,365	\$31,476
2010 Median HH Income	\$32,537	\$37,404	\$42,479
2015 Median HH Income	\$38,640	\$45,626	\$52,014
1990-2000 Annual Rate	3.68%	3.68%	3.64%
2000-2010 Annual Rate	2.87%	3.1%	2.97%
2010-2015 Annual Rate	3.5%	4.05%	4.13%
Per Capita Income			
1990 Per Capita Income	\$10,077	\$11,658	\$12,742
2000 Per Capita Income	\$14,528	\$17,263	\$19,025
2010 Per Capita Income	\$19,009	\$22,771	\$24,462
2015 Per Capita Income	\$22,579	\$26,902	\$28,715
1990-2000 Annual Rate	3.73%	4%	4.09%
2000-2010 Annual Rate	2.66%	2.74%	2.48%
2010-2015 Annual Rate	3.5%	3.39%	3.26%
Average Household Income			
1990 Average Household Income	\$21,677	\$26,503	\$30,555
2000 Average Household Income	\$31,894	\$38,553	\$44,621
2010 Average HH Income	\$42,109	\$50,398	\$57,432
2015 Average HH Income	\$49,914	\$59,445	\$67,324
1990-2000 Annual Rate	3.94%	3.82%	3.86%
2000-2010 Annual Rate	2.75%	2.65%	2.49%
2010-2015 Annual Rate	3.46%	3.36%	3.23%

Households by Income

Current median household income is \$42,479 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,014 in five years. In 2000, median household income was \$31,476, compared to \$22,021 in 1990.

Current average household income is \$57,432 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,324 in five years. In 2000, average household income was \$44,621, compared to \$30,555 in 1990.

Current per capita income is \$24,462 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,715 in five years. In 2000, the per capita income was \$19,025, compared to \$12,742 in 1990.

Population by Employment

Total Businesses	2,741	9,754	17,421
Total Employees	26,693	129,330	214,677

Currently, 89.4 percent of the civilian labor force in the identified market area is employed and 10.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.3 percent of the civilian labor force, and unemployment will be 8.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 61.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 21.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 15.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 70.1 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 21.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 22.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 14.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)