



OFFICE BUILDING FOR SALE OR LEASE

ORACLE GATEWAY | 3870 N ORACLE ROAD • TUCSON, AZ



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200


COMMERCIAL RETAIL ADVISORS, LLC

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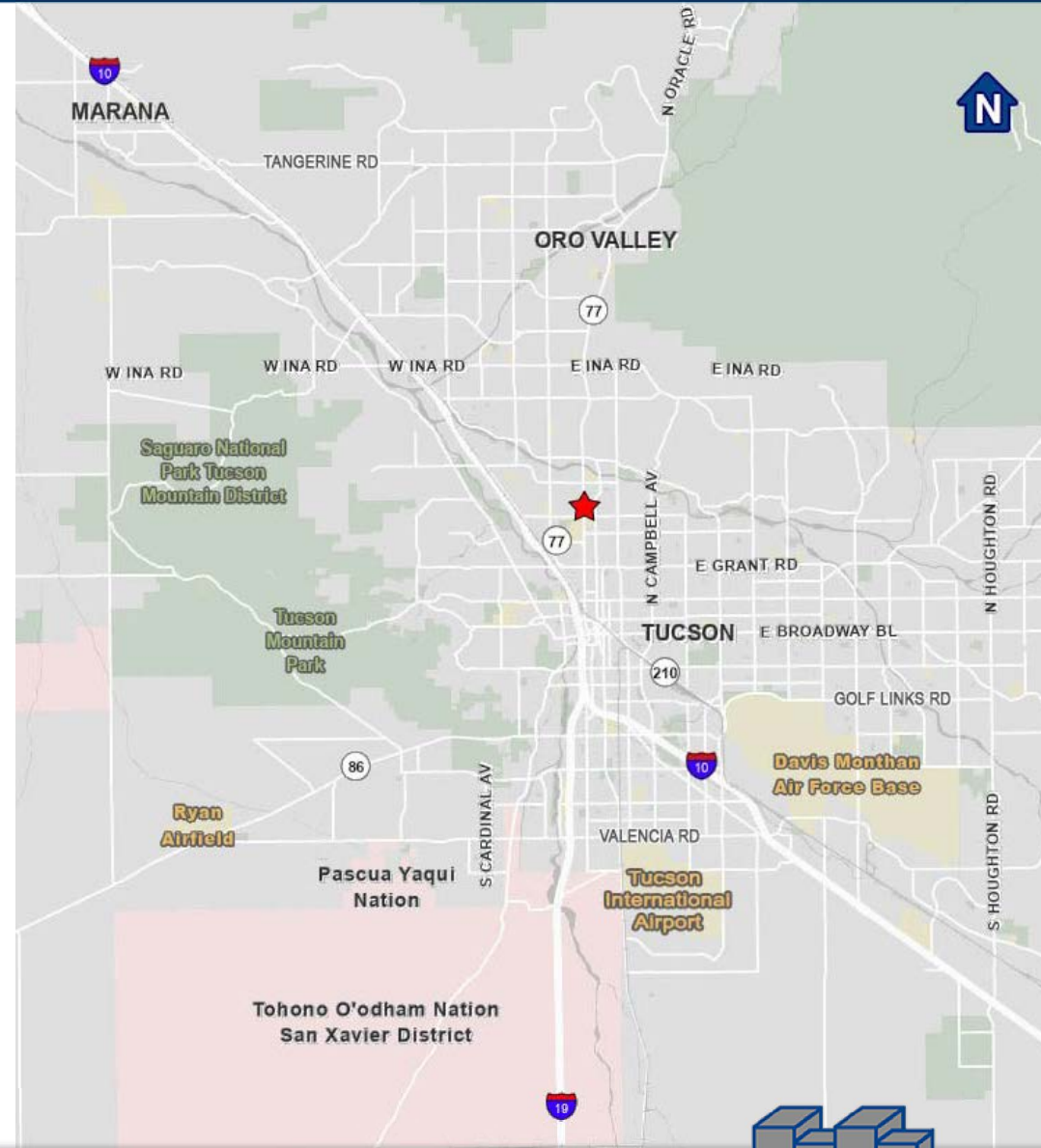
PROPERTY INFORMATION

LOCATION:	3780 N. Oracle Road NEC of Oracle & Pastime Roads Tucson, AZ
BUILDING SIZE*	±11,972 SF - 1st Floor ±10,929 SF - 2nd Floor ±22,901 SF
NNN EXPENSES:	\$4.53/SF/YR (estimated)
LEASE RATE/SALE PRICE :	Please call broker for price.
PARCEL SIZE:	±1.54 AC (±67,199 SF)
PARCEL NUMBER:	106-02-5220
ZONING:	C-2

*Each floor or entire building is available for lease; floors cannot be demised.

HIGHLIGHTS

- Located on a major commercial corridor.
- Located less than 2 miles from the Tucson Mall.
- Close proximity to I-10, Downtown, and the Foothills.
- Ample Parking with ±160 spaces, and great access.
- Great Lease Rates on Oracle Rd.
- Excellent visibility with building signage and monument signage.
- Project Remodeled in 2008.
- Open floor plan surrounded by offices.
- Mountain Views.
- Elevator service.



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TRADE AERIAL



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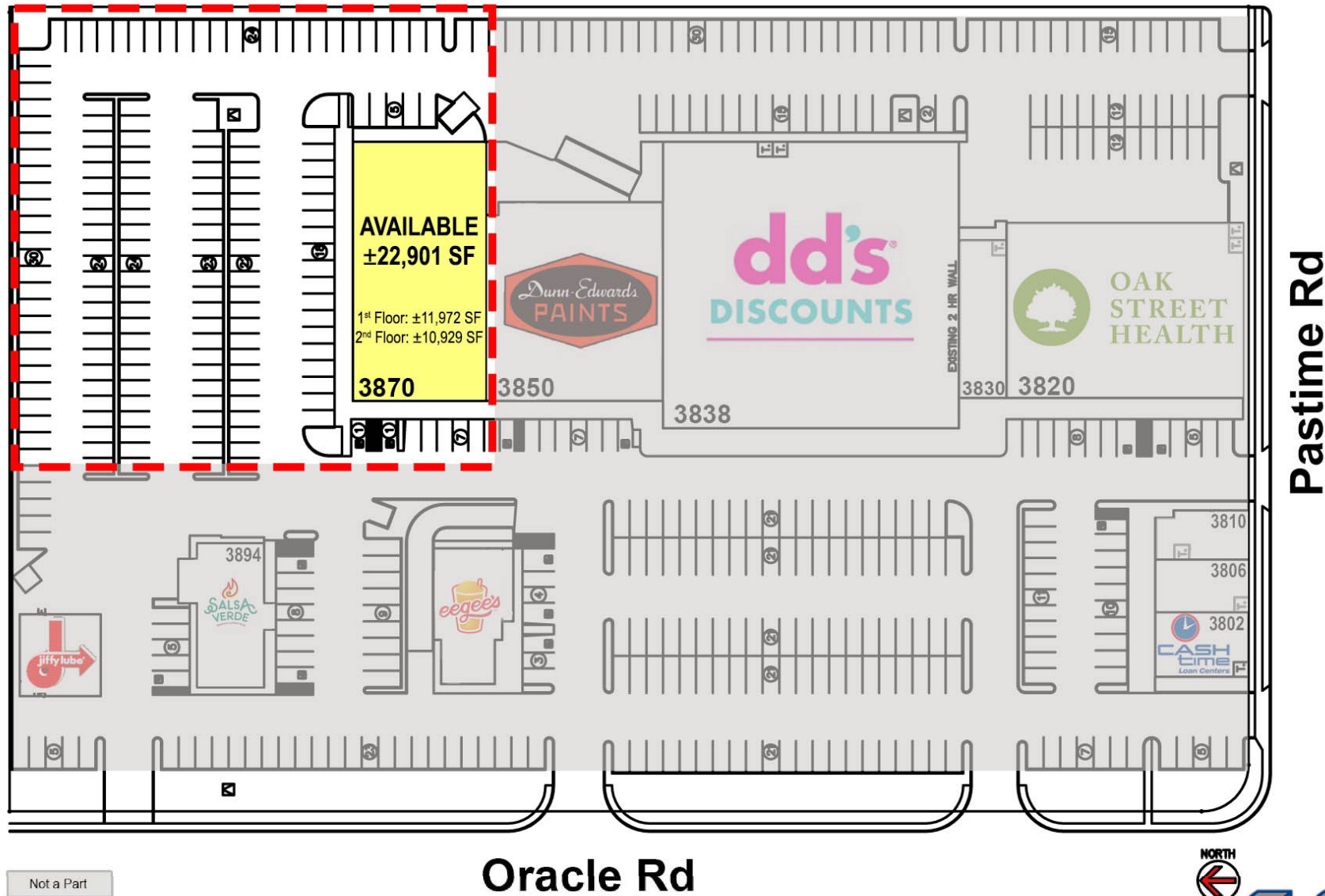
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SITE PLAN

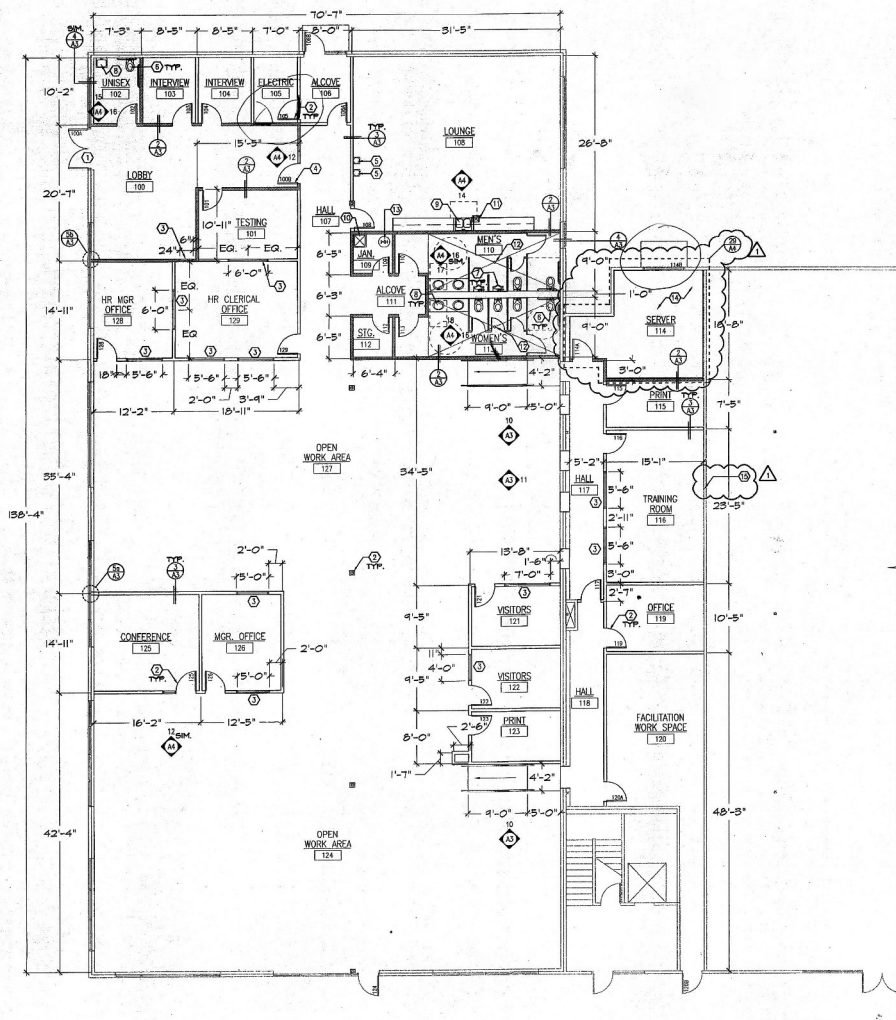


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FLOOR PLANS

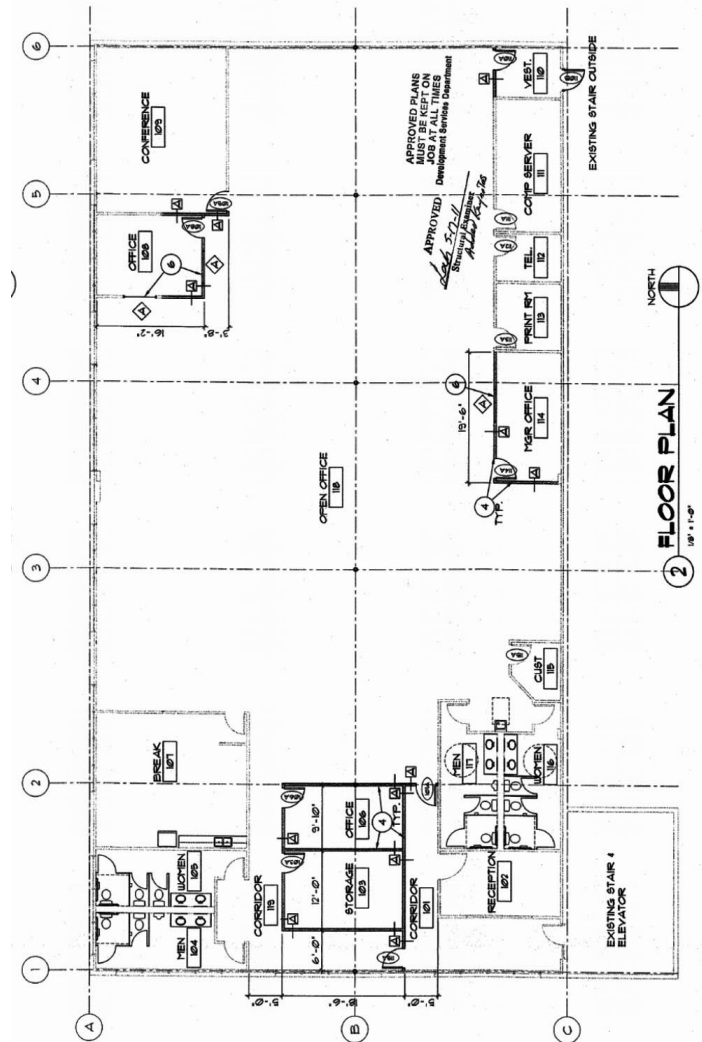
SUITE 100 - ±11,972 SF



ARCHITECTURAL FLOOR PLAN

SCALE: 1/8"=1'-0"

SUITE 200 - 10,929 SF



FLOOR PLAN

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AERIAL - NORTHEAST



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AERIAL - SOUTHEAST



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AERIAL - NORTHWEST



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Ample Parking



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DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	17,104	104,517	233,645
TOTAL DAYTIME POPULATION	10,010	63,028	161,021
% PROJECTED ANNUAL GROWTH 2024 TO 2029	0.07%	-0.01%	0.15%
2029 PROJECTED POPULATION	17,160	104,517	233,645
% FEMALE POPULATION	50.3%	50.2%	50.9%
% MALE POPULATION	49.7%	49.8%	49.1%
MEDIAN AGE	37.2	35.7	36.7
BUSINESS			
TOTAL EMPLOYEES	10,010	63,028	161,021
TOTAL BUSINESSES	804	4,896	11,721
HOUSEHOLD INCOME			
AVERAGE HOUSEHOLD INCOME	\$48,867	\$67,867	\$80,971
PER CAPITA INCOME	\$23,439	\$32,230	\$37,497
HOUSEHOLD			
TOTAL HOUSING UNITS	8,796	54,070	117,397
% HOUSING UNITS OWNER-OCCUPIED	35.6%	42.5%	44.7%
% HOUSING UNITS RENTER-OCCUPIED	56.8%	49.0%	46.6%

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

TUCSON, AZ OVERVIEW



Tucson, AZ is one of the fastest growing cities in the US. Located between Phoenix and the U.S./Mexico border, Tucson is situated along two key Interstates, the major east/west Interstate 10 and the north/south Interstate 19. Also contributing to it's place as a major trade route, Tucson is home to one of the only inland Ports of Entry in the U.S.

Tucson has a population of 550,000 and with surrounding towns Oro Valley, Marana, and Sahuarita, the MSA is over 1,050,000. Surrounded by five mountain ranges and at an elevation of about 2,600 feet, this picturesque Sonoran Desert city has a complete appeal of beauty, weather, and lifestyle going for it. As discussed in this overview, Tucson is well positioned for growth for the foreseeable future.

The University of Arizona is located in Tucson and has an enrollment of about 53,000 students. In 2023 US News included the UofA in its annual edition of Best Colleges and Universities with a ranking of #97.

Tucson is the home of Davis-Monthan Air Force Base, Raytheon Missile Systems, and emerging biosciences and optics industries. The mining industry is one of Tucson's base industries, evidenced by the fact that Caterpillar, Inc. moved a complete division to Tucson in 2019.

The list of major employers in Tucson 2025 include*:

#	Employer	# of Employees
1	Raytheon Missile Systems	13,000
2	University of Arizona	11,251
3	Davis-Monthan Air Force Base	10,868
4	Tucson Unified School District	7,770
5	Banner – University Medical Center	7,000
6	Pima County	6,800
7	Carondelet Health Network	4,600
8	TMC Healthcare	4,300
9	City of Tucson	3,956
10	Freeport-McMoRan Copper & Gold	3,500
11	Copper World/ Hudbay Minerals Inc	3,400
12	Walmart	3,200
13	Tohono O'odham Nation	2,700
14	Caterpillar Inc.	2,400
15	Carondelet Health Network	2,500
16	Pima Community College	2,360
17	GEICO	2,500
18	Asarco, LLC	2,000
19	La Frontera Arizona	2,000
20	Intuit	2,000
21	Ventana Medical Systems (Roche Group)	1,500
22	Tucson Electric Power	1,500
23	Safeway/Albertsons	1,500
24	Amphitheater Public Schools	1,445
25	Southern Arizona VA Health Care System	1,425
26	IBM	1,200



*Sources: Tucson Metro Chamber, tucsonchamber.org, Pima County Economic Development www.pima.gov/2229/Economic-Development, Davis-Monthan Air Force Base Public Affairs, www.dm.af.mil/About-Us/Library/Community-Relations, University of Arizona human Resources, <https://hr.arizona.edu>, Raytheon Technologies' official reports www.rtx.com, Davis Monthan Air Force Base Public Affairs, www.dm.af.mil, City of Tucson, www.tucsonaz.gov/Home, and Pima County official websites, Tohono O'odham Nation.

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R. Craig Finfrock, CCIM, CRX, CLS

**Managing Member, Designated Broker
Commercial Retail Advisors, LLC
Licensed Real Estate Broker in Arizona**



CCIM Institute Board of Directors, Member
CCIM Foundation Board of Directors, Member
CCIM Technologies, Inc. Board of Directors, Member

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