



COMMERCIAL RETAIL ADVISORS, LLC

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



Property Description

Location: 14350 N. Oracle Road
Tucson, AZ

Land Available: ±6.24 Acres

Sales Price: \$1,100,000.00

Zoning: Pima County Transitional Zone (82%) / Rural Residential Zone (18%)

Parcel No.: 222-45-009C

Traffic Counts

Oracle Road: 28,705 VPD (2021)

(Source: Pima Association of Governments and ADOT)

Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	1,632	13,427	38,326
Households:	850	6,132	17,042
Average HH Income:	\$99,333	\$107,409	\$128,167

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

Highlights

- ◆ Located on Oracle Road between Oro Valley and the unincorporated Community of Catalina.
- ◆ 3 miles, 5-minute drive to Innovation Park, a 535-Acre master planned business park in Oro Valley, which houses companies such as Ventana Medical (Roche), ICAGEN, Western National Parks Association and Oro Valley Hospital.
- ◆ 3 miles, 5 minute drive to Oro Valley Village Center, previously Oro Valley Marketplace, a 100-acre regional retail center which includes Super Wal-Mart, Century Theatre, Petco, Ashley Home Store, DSW Shoes, Ulta Beauty, Best Buy, Big Lots, Olive Garden, Red Lobster, In-N-Out, and many more.
- ◆ Transitional Zone zoning allows for a variety of uses including residential, offices, hospitals, hotels, retail and more. Planning is underway to expand the project to include two multi-family projects with 729 units, three hotels, and a new entertainment component.
- ◆ 6 miles, 10-minute drive to Saddlebrooke, a 1,200-acre master planned community - Southern Arizona's largest private active adult resort community.
- ◆ 4.6 miles, 8-minute drive to the Miraval Arizona Resort & Spa, an award winning 400-acre resort spa.

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

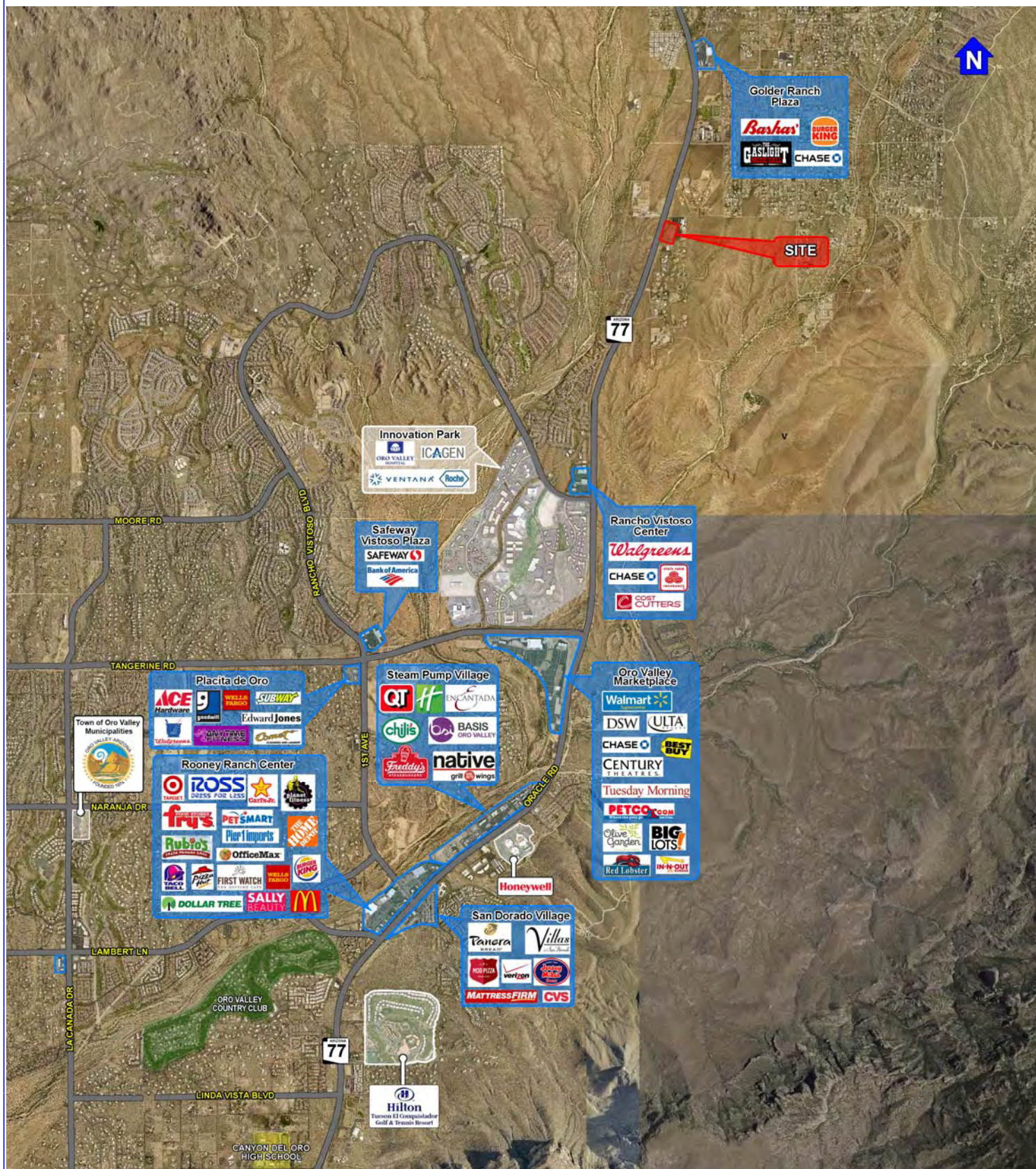
Catalina Village

Tucson, Arizona



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TRADE AREA



Catalina Village

Tucson, Arizona



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A E R I A L



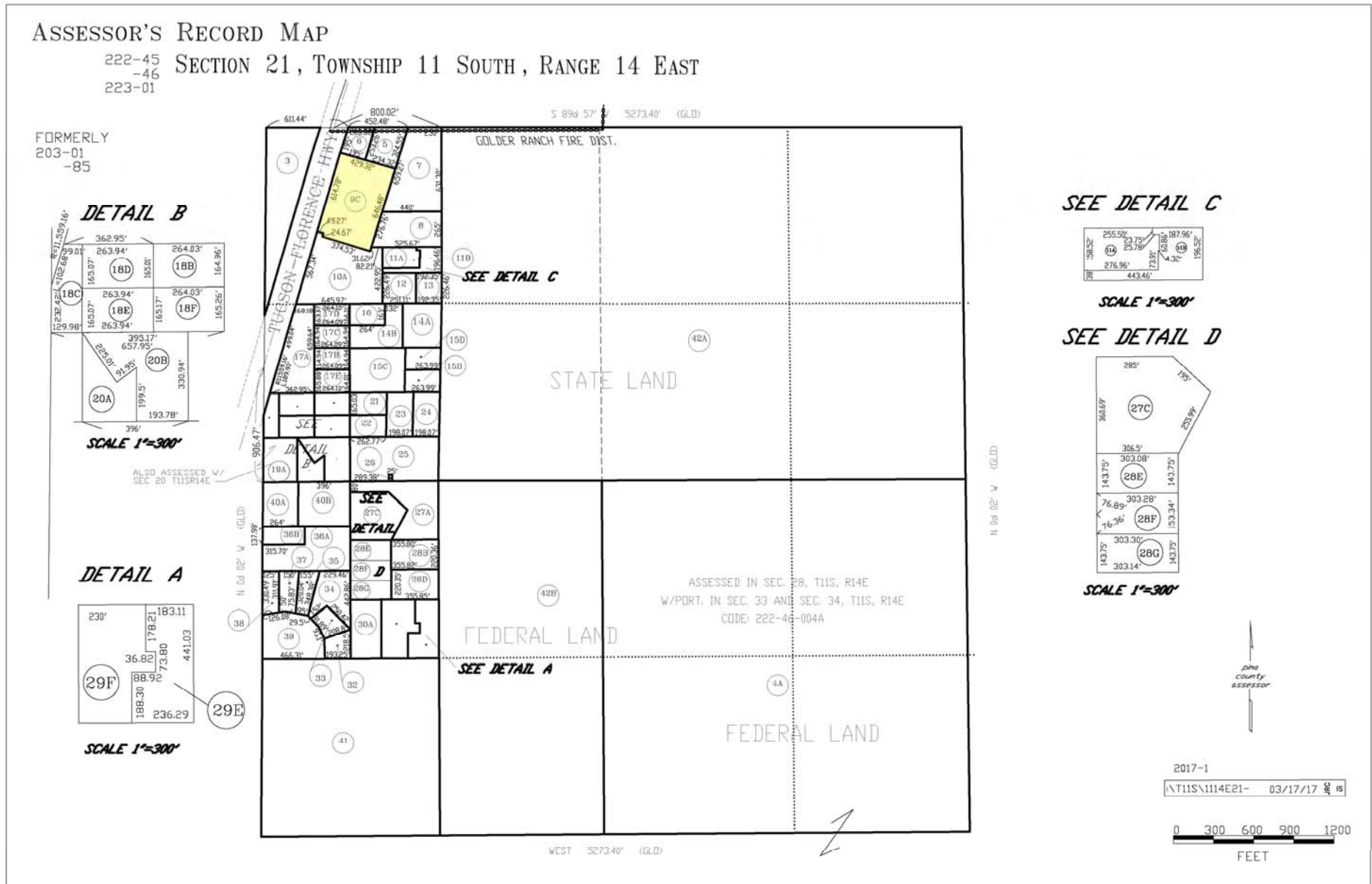
Catalina Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

PLAT MAP



Catalina Village

Tucson, Arizona



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DEVELOPMENT PLAN

