



COMMERCIAL RETAIL ADVISORS, LLC

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LAND FOR SALE

ORACLE & HARDY-TUCSON, AZ



Property Description

Location: SWC of Oracle Rd. & Hardy Rd.
Oro Valley, AZ

Land Available: ±17.39 Acres
± 4.77 Acres (available by separate owner)

Sales Price: Please contact broker for price.

Zoning: C-1: ±3.56 Acres,
R1-144: ±13.83 Acres (±8.99 Acres is in the
process to be rezoned to C-1, and
4.84 Acres to R-4)

Parcel No.: 225-15-1450, 225-13-003A, 225-13-009B

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles	Poly
Population:	4,917	33,033	113,733	84,732
Households:	2,378	14,062	44,435	37,791
Average HH Income:	\$82,642	\$101,914	101,677	\$103,813

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
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Highlights

- ◆ Located at the southwest corner of Oracle Road and Hardy Road. Oracle Road is the main arterial road for the Town of Oro Valley, connecting all the way south to downtown Tucson.
- ◆ Oro Valley is an affluent and rapidly growing community in northwest Tucson with over 40,000 residents, and an average income of \$103,813 per household.
- ◆ The local school district, Amphitheater Public Schools, serves 12,000 students across 22 different schools and has been granted AdvancED School System Accreditation.
- ◆ Basis Charter School, the top ranked charter high school in the U.S., has its original location in Oro Valley, just north of the site.

Traffic Count

Oracle Road:	35,030 VPD (2021)
Hardy Road	4,991 VPD (2021)
Total:	40,021 VPD

(Source: Pima Association of Governments and ADOT)

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.

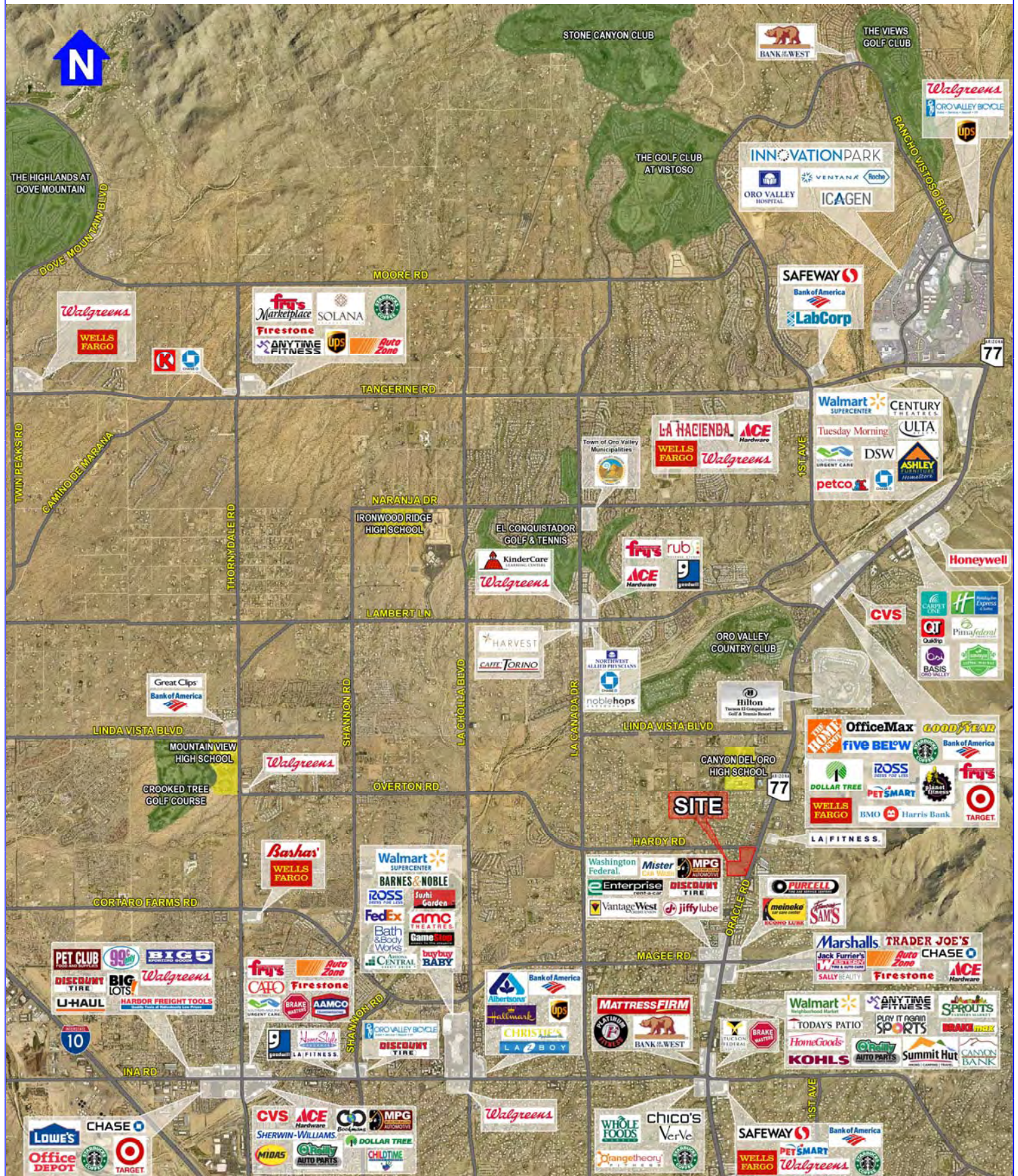
Oracle & Hardy

Oro Valley, Arizona



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TRADE AREA



Oro Valley, Arizona

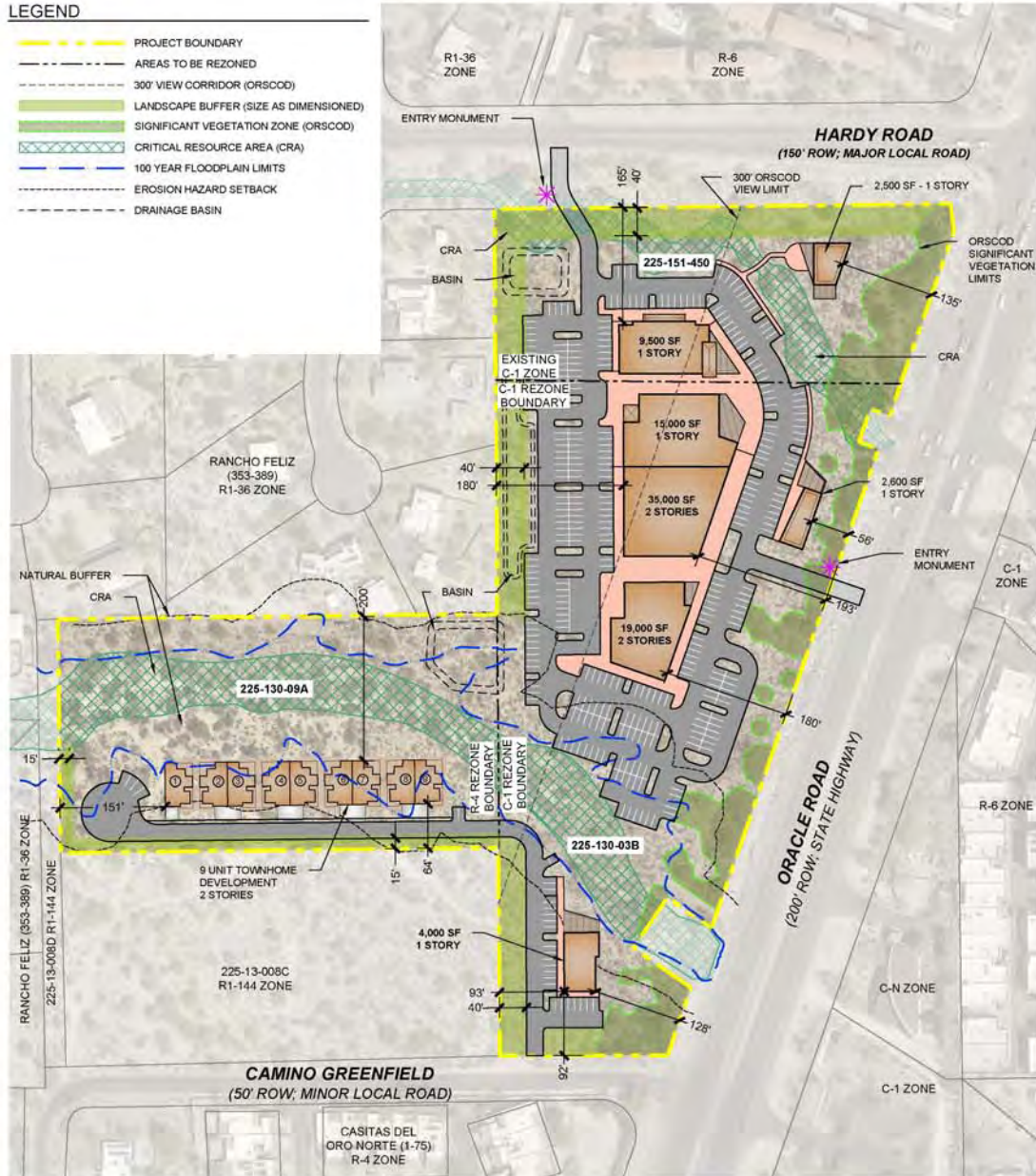
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CONCEPTUAL SITE PLAN

LEGEND

- PROJECT BOUNDARY
- AREAS TO BE REZONED
- 300' VIEW CORRIDOR (ORSCOD)
- LANDSCAPE BUFFER (SIZE AS DIMENSIONED)
- SIGNIFICANT VEGETATION ZONE (ORSCOD)
- CRITICAL RESOURCE AREA (CRA)
- 100 YEAR FLOODPLAIN LIMITS
- EROSION HAZARD SETBACK
- DRAINAGE BASIN



NOTES

GROSS SITE AREA: 757,541 SF (17.4 AC)
PARCELS: 225-130-09A, 225-151-450, 225-130-03B

NORTH PARCEL (APN 225-151-450) (THIS PARCEL DOES NOT REQUIRE A REZONING OR PLAN AMENDMENT)

AREA: 3.7 AC
EXISTING ZONING: C-1
TOTAL NUMBER OF BUILDINGS: 2
TOTAL BUILDING AREA: 12,000 SF
MAX BUILDING HEIGHT: 25' OR 2 STORIES
(18' MAX BUILDING HEIGHT FOR 60% OF ORACLE ROAD FRONTAGE)

ORACLE FRONTAGE PARCEL (APN 225-130-03B)

AREA: 8.9 AC
EXISTING ZONING: R1-144
PROPOSED ZONING: C-1
TOTAL NUMBER OF BUILDINGS: 5
TOTAL BUILDING AREA: 75,600 SF
OFFICE BUILDING AREA: 54,000 SF
GENERAL RETAIL AREA: 19,000 SF
RESTAURANT BUILDING AREA: 2,600 SF
REQUIRED PARKING:
OFFICE: (3 SPACES PER 1,000 SF) 162 SPACES
GENERAL RETAIL: (4 SPACES PER 1,000 SF) 76 SPACES
RESTAURANT: (10 SPACES PER 1,000 SF) 26 SPACES
TOTAL PARKING REQUIRED: 264
TOTAL PARKING PROVIDED: 288
MAX BUILDING HEIGHT: 25' OR 2 STORIES
(18' MAX BUILDING HEIGHT FOR 60% OF ORACLE ROAD FRONTAGE)
AVERAGE SETBACK FROM ORACLE ROAD: 139'

WESTERN PARCEL (APN 225-130-09A)

AREA: 4.8 AC
EXISTING ZONING: R1-144
PROPOSED ZONING: R-4
NUMBER OF UNITS: 9
MAXIMUM DENSITY ALLOWED: 8 RAC
PROPOSED DENSITY: 1.9 RAC
MAXIMUM BUILDING HEIGHT: 25' (2 STORIES)
REQUIRED PARKING:
RESIDENCE: (2 SPACES PER UNIT) 18 SPACES
VISITOR: (1 SPACE PER 4 UNITS) 3 SPACES
TOTAL PARKING REQUIRED: 21
TOTAL PARKING PROVIDED: 25
RECREATION REQUIREMENT: IN-LIEU FEE

Oracle & Hardy

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - NORTH



Oracle & Hardy

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - SOUTHEAST



AERIAL - SOUTHWEST