



COMMERCIAL RETAIL ADVISORS, LLC

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ORACLE GATEWAY



Property Highlights

Location: NEC of Oracle & Pastime Roads
Tucson AZ

Space Available: 2,200 SF Inline
1,460 SF Inline Shops Bldg
10,929 SF 2nd Floor Office Space } (contiguous)
11,972 SF 1st Floor Office Space } 22,901 SF
(1st Floor Available December 1, 2023)

Lease Rate: Please call Broker for Rental Rates.

Triple Net Expenses: \$5.78/SF/YR (estimated)

Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population:	16,850	105,620	234,059
Households:	7,830	49,121	105,578
Average HH Income:	\$49,289	\$64,599	\$76,005
Daytime Employees:	9,851	58,918	158,314

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

Traffic Count

Oracle Rd: 37,343 VPD (2021)

Source: Pima Association of Governments and ADOT

Description

- ◆ Anchored by a successful dd's Discounts.
- ◆ An 81,603 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.
- ◆ Recently remodeled with new monument signs.
- ◆ Retailers include: dd's Discounts, eegees, GC Services, Dunn Edwards Paint, Cash Time, Jiffy Lube, Envision Solar and Security, and Salsa Verde.
- ◆ Major retailers in the area include: The Tucson Mall, Tucson's largest and highest grossing regional mall, PGA Tour Superstore, Target, Michael's, Lowes, Home Depot, Ross Dress for Less, Total Wine, Nordstrom Rack, Chuze Fitness, REI, Big Lots, Cost Plus, and many more.

For information, contact:
Craig Finrock, CCIM, CRX, CLS
Owner/Agent
Designated Broker
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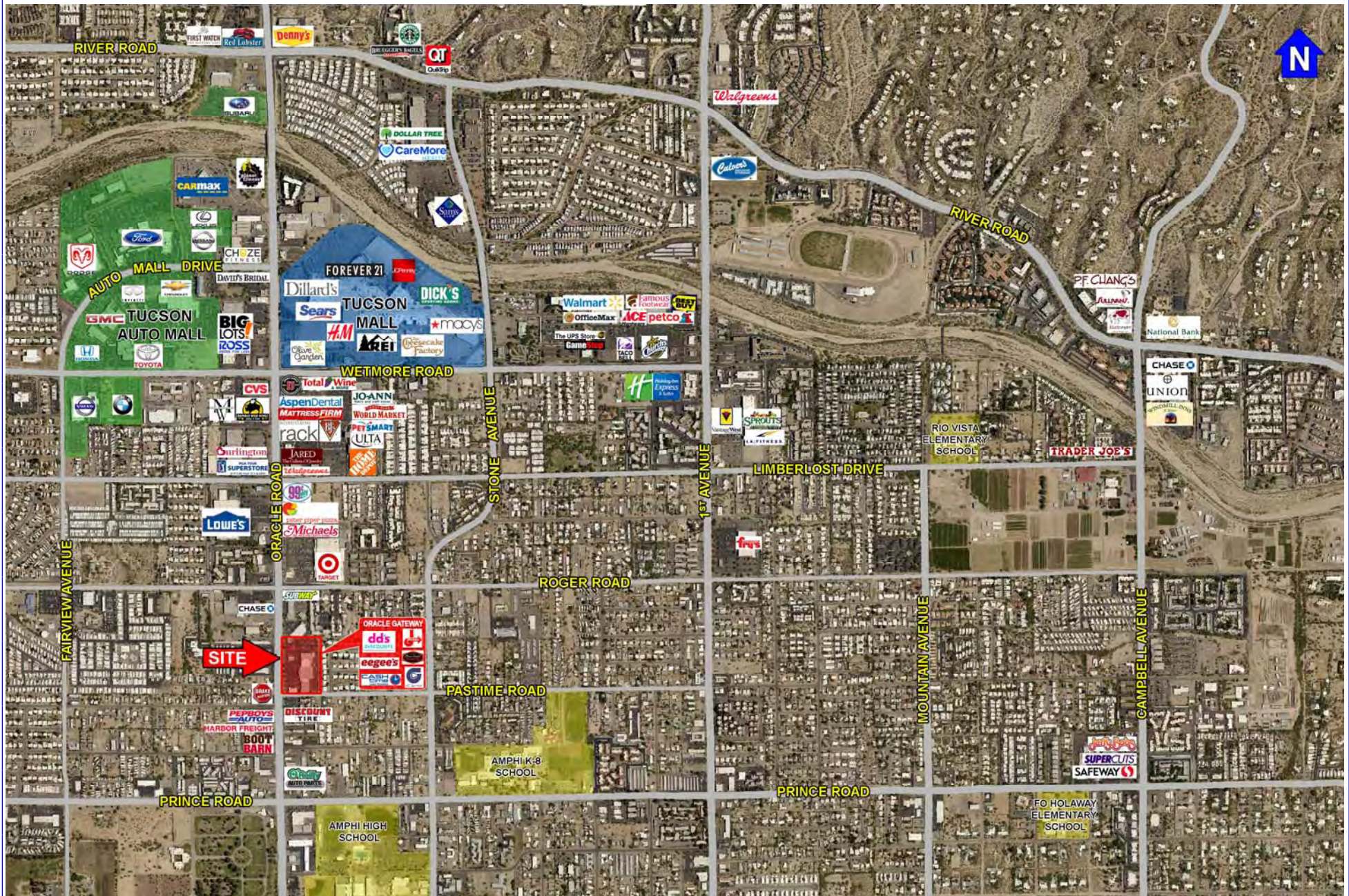
Oracle Gateway



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TRADE AERIAL



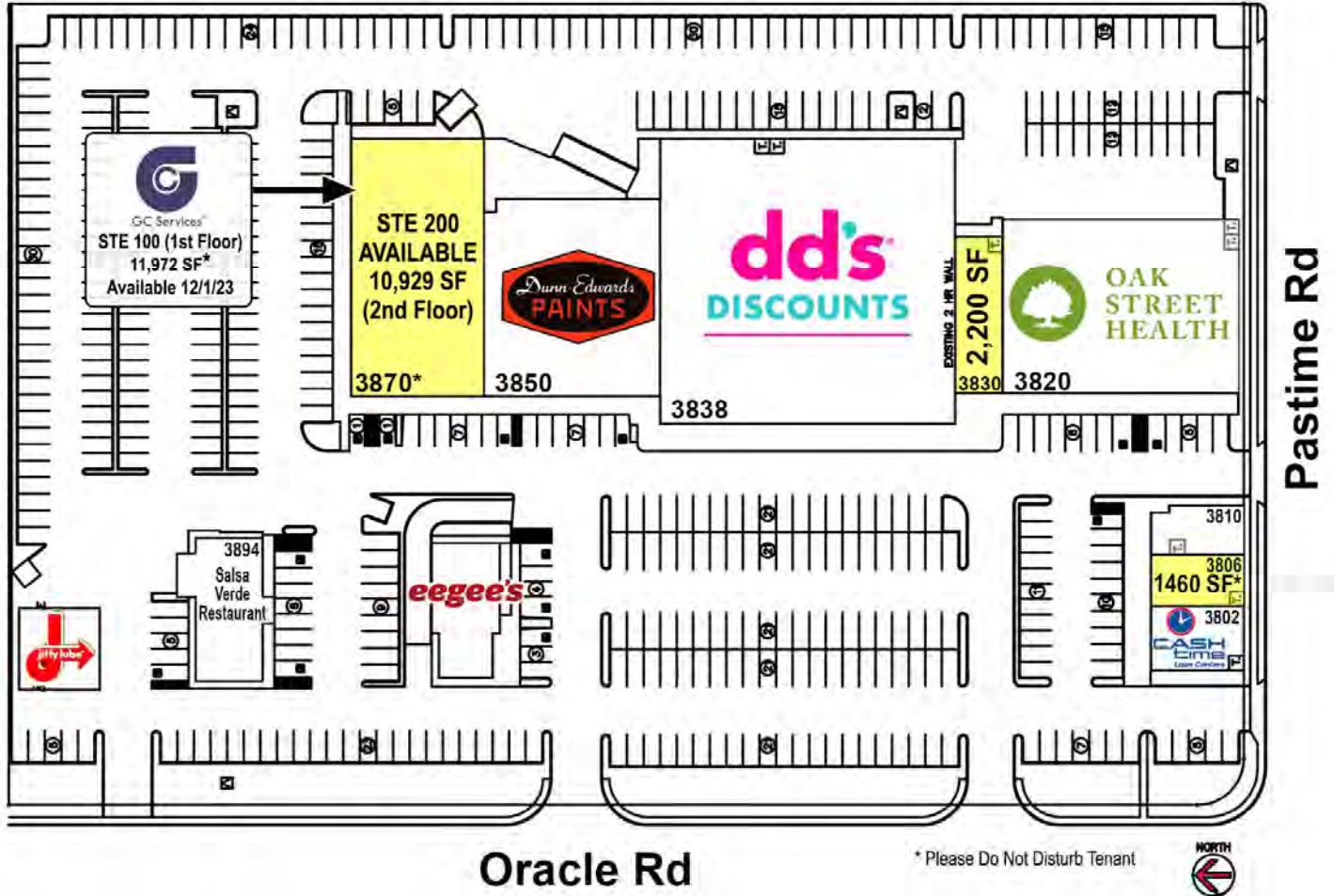
Oracle Gateway



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SITE PLAN



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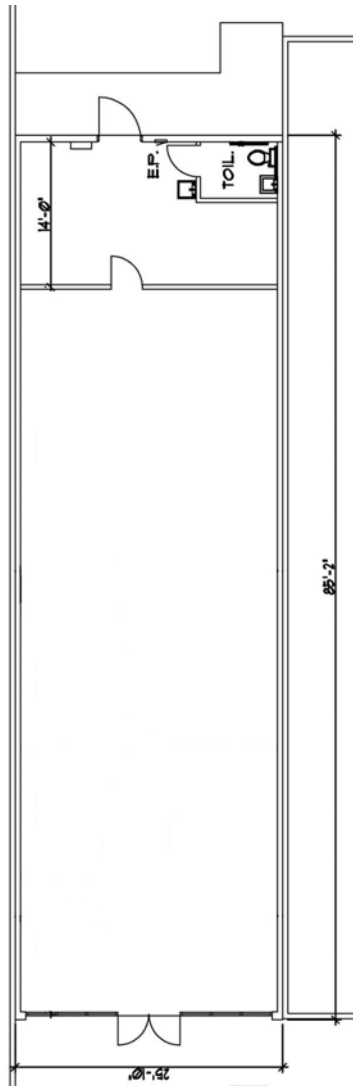


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FLOOR PLANS

3830 - 2,200 SF



3806 - 1,460 SF

