



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

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ORACLE GATEWAY



Property Highlights

Location: NEC of Oracle & Pastime Roads
Tucson AZ

Space Available: 2,200 SF Inline } (contiguous)
12,116 SF Jr. Anchor }
1,300 SF Inline Shops Bldg } (contiguous)
1,460 SF Inline Shops Bldg }
10,929 SF Second Floor Office Space

Lease Rate: Please call Broker for Rental Rates.

Triple Net Expenses: \$4.70/SF/YR (estimated)

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, and Jiffy Lube.
- ◆ Major retailers in the area include: The Tucson Mall, Tucson's largest and highest grossing regional mall, PGA Tour Superstore, Target, Michael's, Lowe's, Home Depot, Ross Dress for Less, Pier 1 Imports, Golfsmith, Total Wine, Nordstrom Rack, BevMo!, REI, Big Lots, Cost Plus, and many more.

Demographic Highlights

2020 Estimates	1 MI	3 MI	5 MI
Population:	17,818	109,670	238,414
Households:	7,619	48,692	103,961
Average HH Income:	\$42,629	\$55,072	\$66,067
Daytime Employees:	9,984	56,163	154,437

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

Traffic Count

Oracle Rd: 26,746 VPD (2020)

Source: Pima Association of Governments and ADOT

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

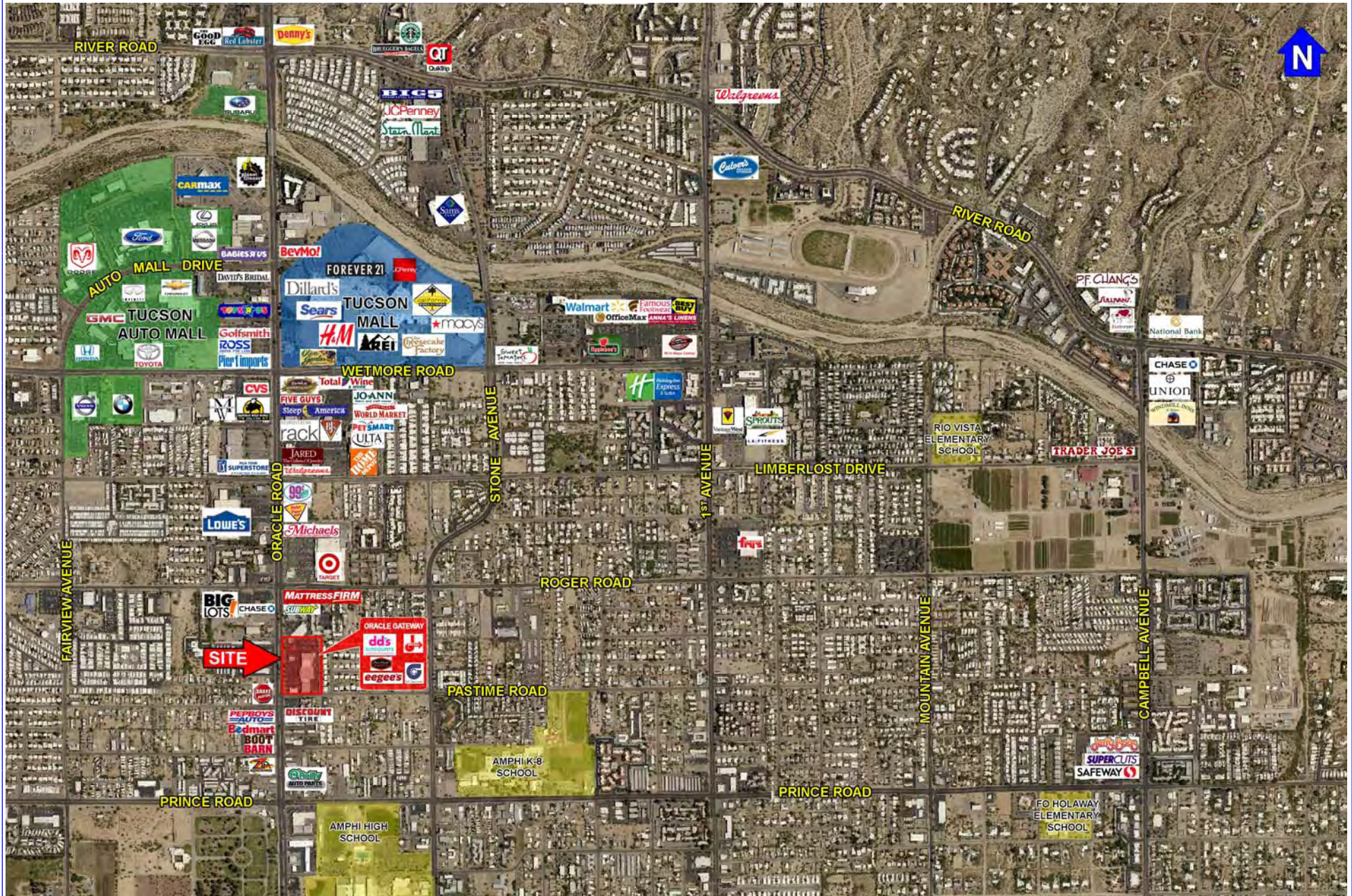
Oracle Gateway



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TRADE AERIAL



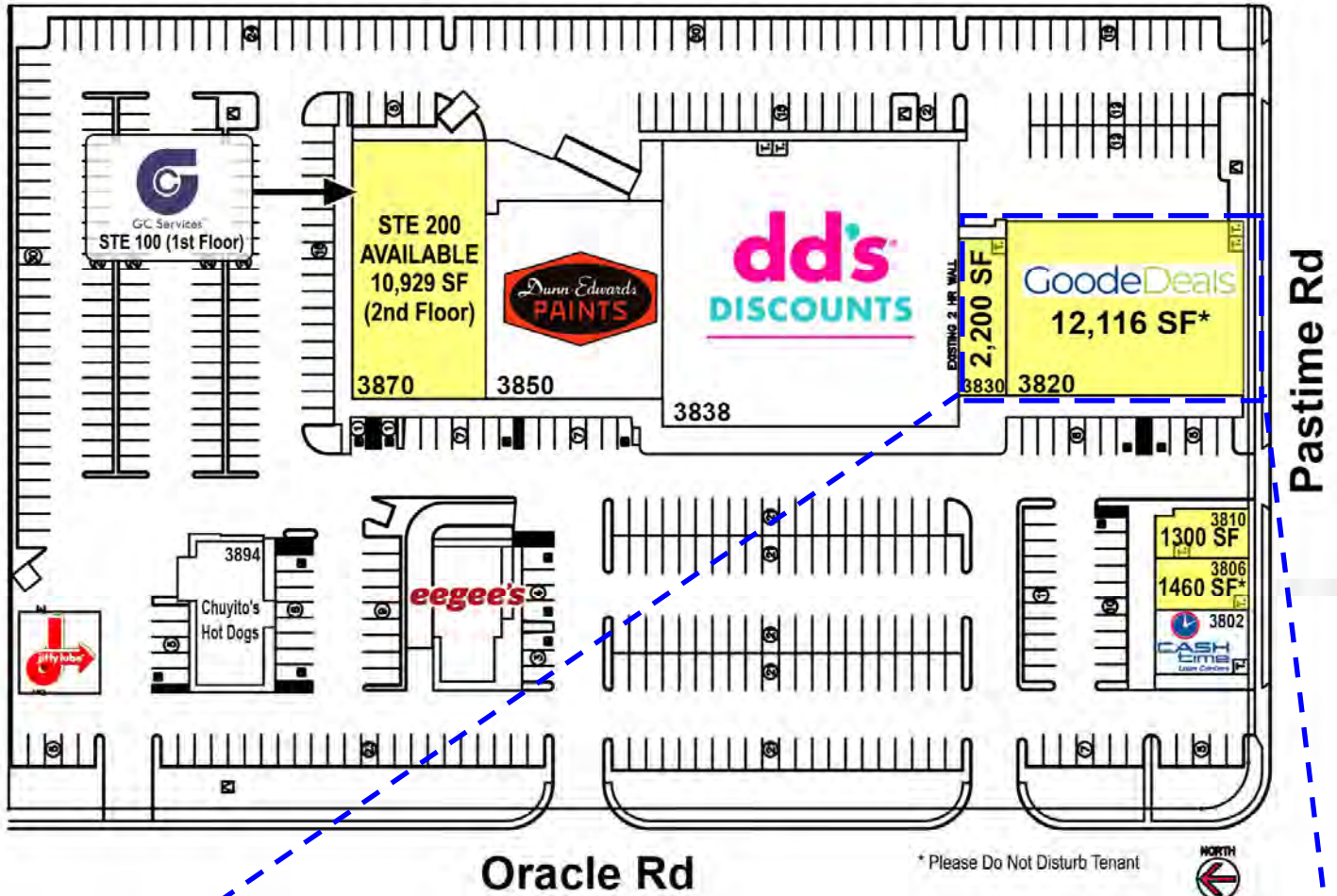
Oracle Gateway



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SITE PLAN



PROPOSED STOREFRONT & FAÇADE 3820 N ORACLE ROAD



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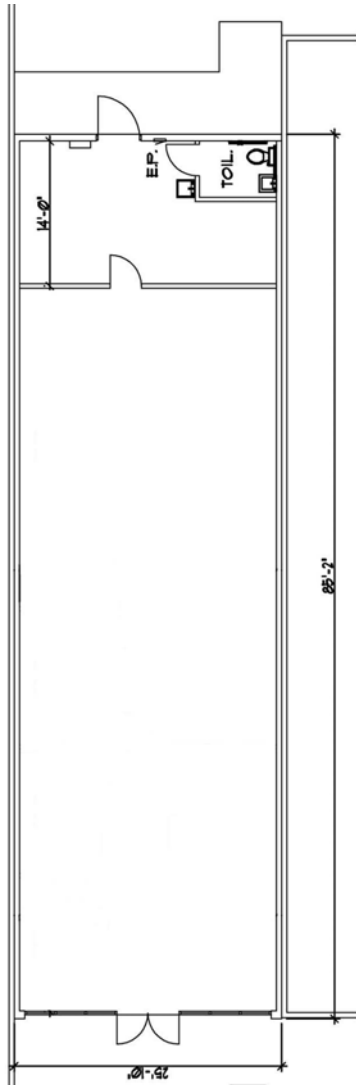


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FLOOR PLANS

3830 - 2,200 SF



3810 - 1,300 SF & # 3806 - 1,460 SF

