



**COMMERCIAL RETAIL ADVISORS, LLC**

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

# 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)

Lease Rate: Please call Broker for Rental Rates.

Triple Net Expenses: \$5.78/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, 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.

## Demographic Highlights

<u>2022 Estimates</u>	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
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)

For information, contact:  
**Craig Finrock, CCIM, CRX, CLS**  
Owner/Agent  
Designated Broker  
cfinrock@cradvisorsllc.com

## Traffic Count

Oracle Rd: 38,165 VPD (2022)

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.

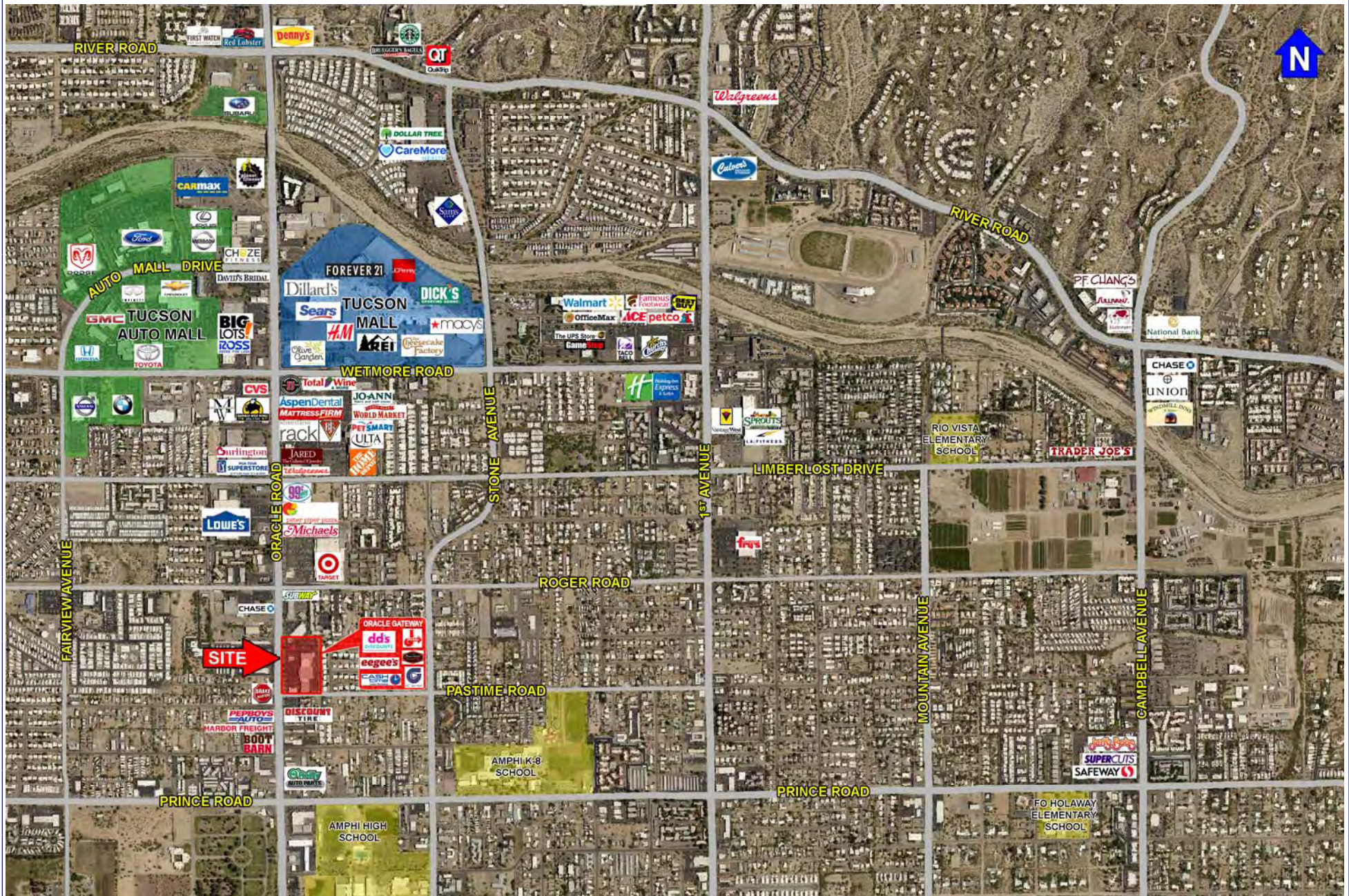
# Oracle Gateway



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

## TRADE AERIAL



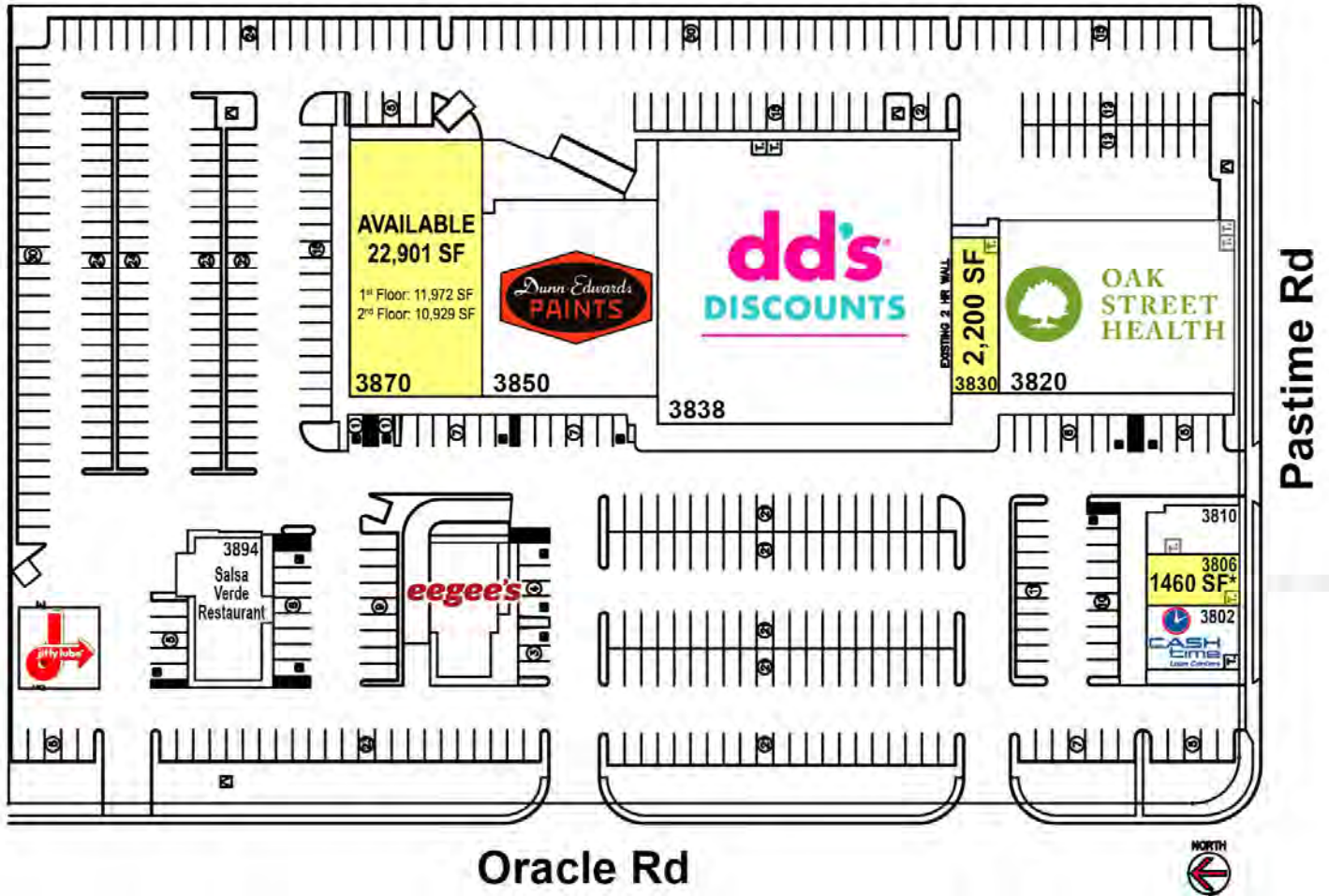
# Oracle Gateway

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



# Oracle Gateway

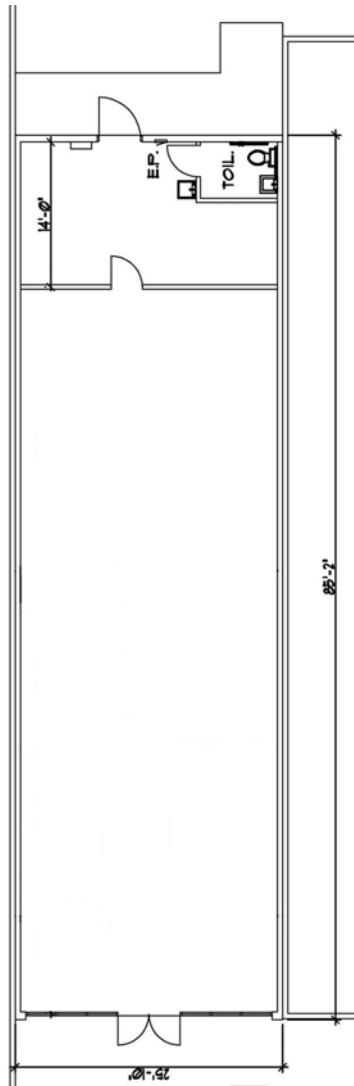


COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

## FLOOR PLANS

# 3830 - 2,200 SF



# 3806 - 1,460 SF

