



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

ORACLE GATEWAY OFFICE SPACE AVAILABLE FOR LEASE OR SALE



Property Highlights

Location: 3870 N. Oracle Road
NEC of Oracle & Pastime Roads
Tucson AZ

Building Size*: 11,972 SF - 1st floor
10,929 SF - 2nd floor
22,901 SF

Lease Rate: \$9.00/SF/YR, NNN

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

Lot Size: To be determined.

Sales Price: Please call broker for price.

Zoning: C-2

* Each floor or entire building is available for Lease, floors cannot be demised.

Traffic Count

Oracle Rd: 38,165 VPD (2022)

Source: Pima Association of Governments and ADOT

For information, contact:
Craig Finfrock, CCIM,CRX, CLS
Owner/Agent
Designated Broker
cfinfrock@cradvisorsllc.com

Description

- ◆ Located on a major commercial corridor.
- ◆ Located less than 2 miles from the Tucson Mall.
- ◆ Close proximity to I-10, Downtown, and the Foothills.
- ◆ Ample Parking and great access.
- ◆ Great Lease Rates on Oracle Rd.
- ◆ Excellent visibility with building signage and monument signage.
- ◆ Recently remodeled project.
- ◆ Open floor plan surrounded by offices.
- ◆ Mountain Views.
- ◆ Elevator service.



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.

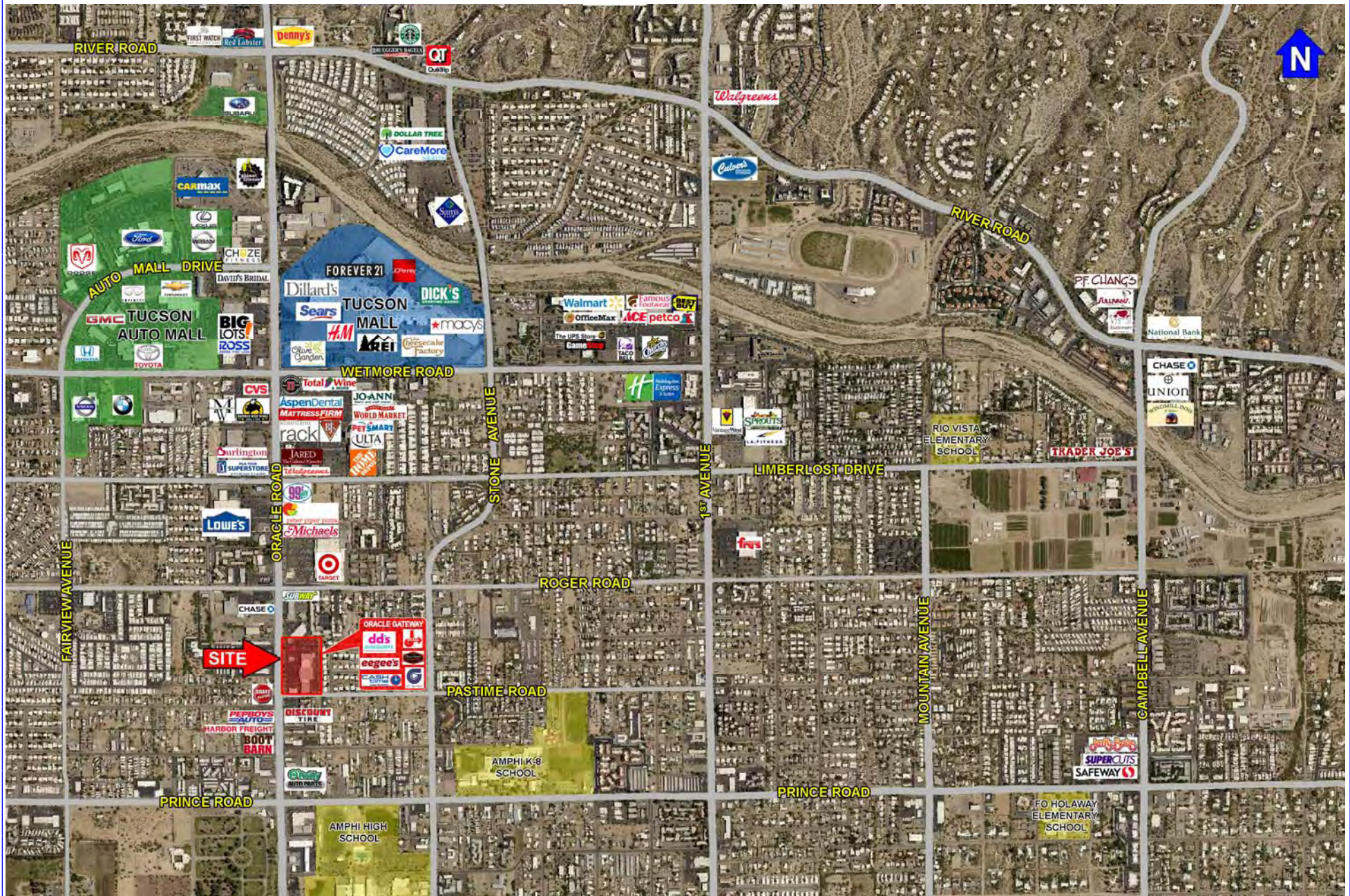
Oracle Gateway



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Tucson, Arizona

TRADE AERIAL

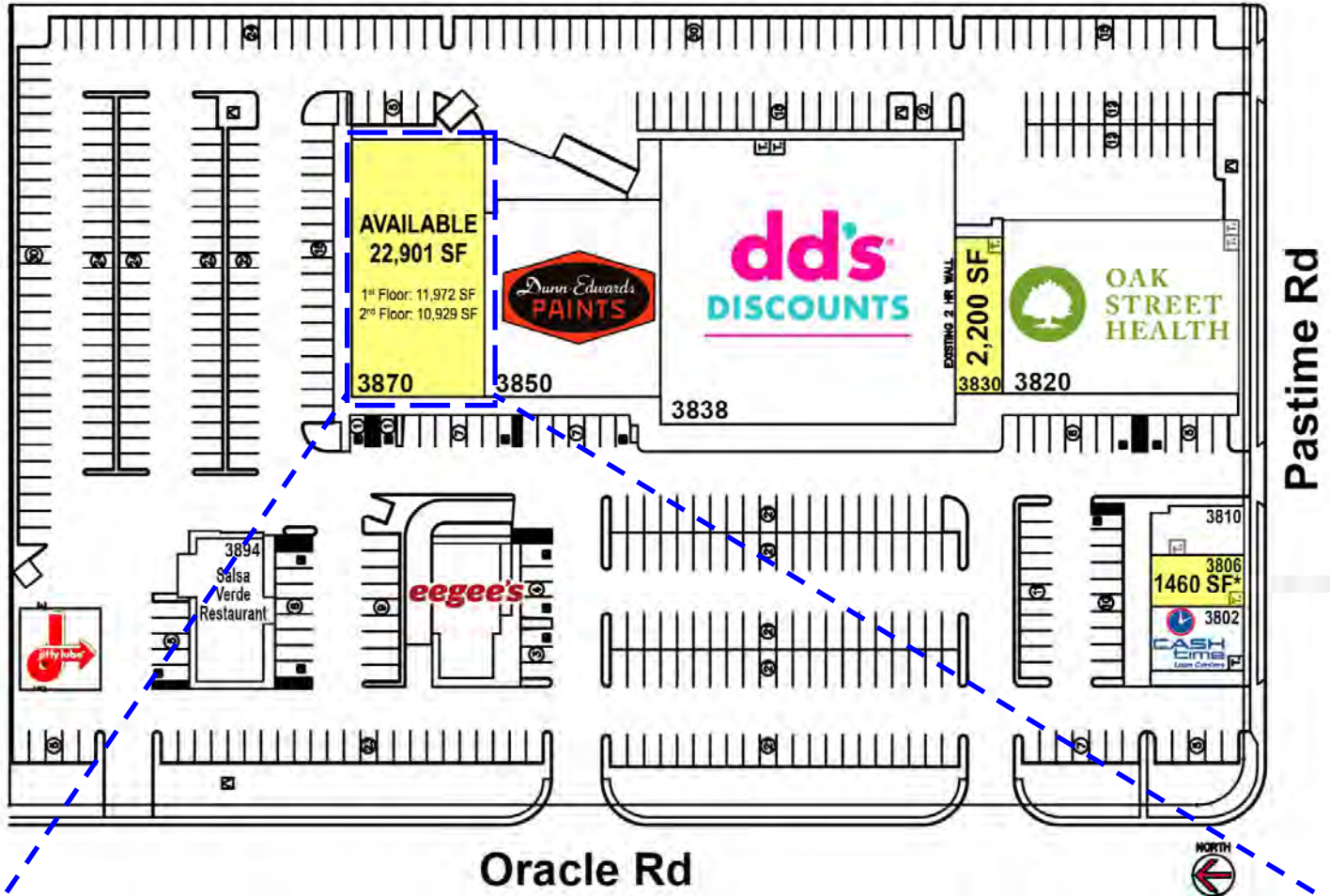


Oracle Gateway



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SITE PLAN



Oracle Gateway

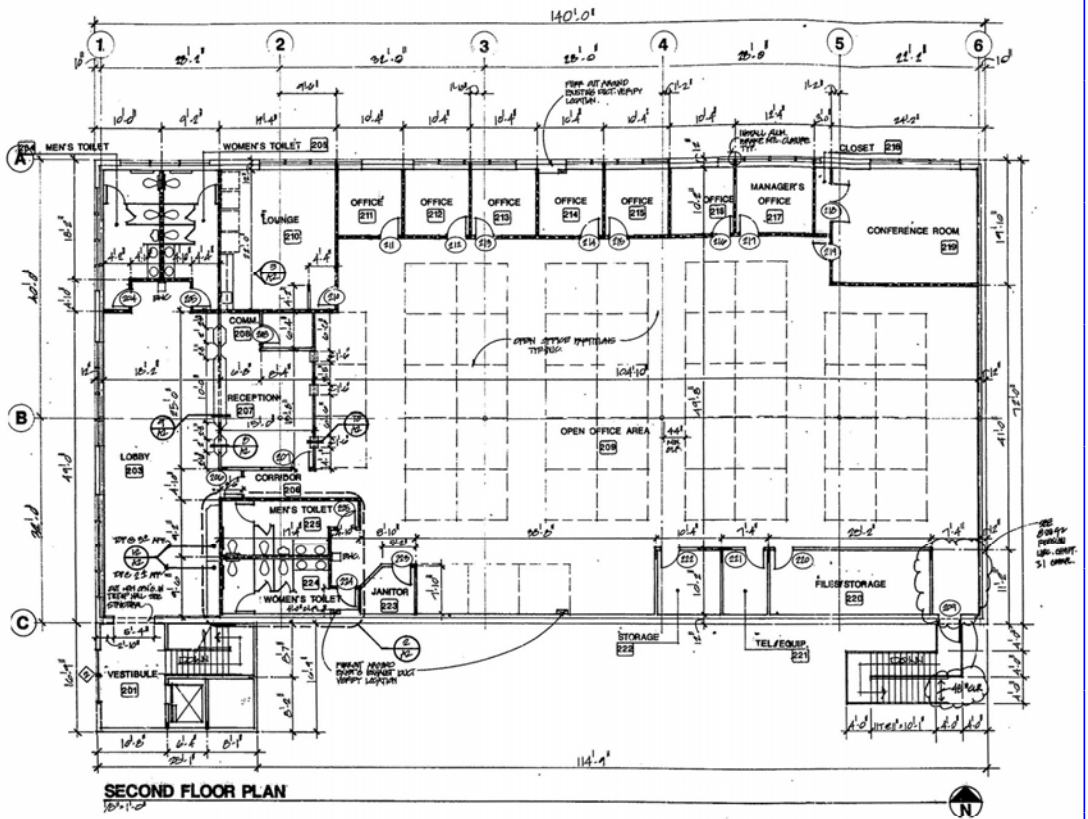
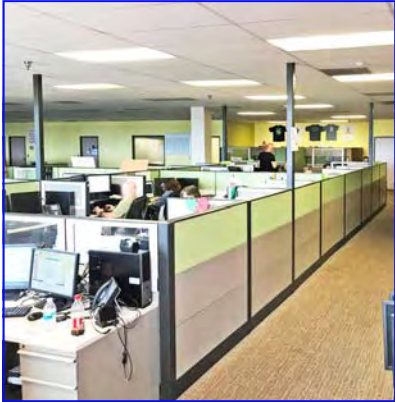


Tucson, Arizona

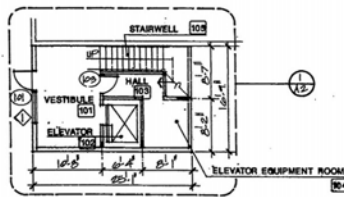
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OFFICE FLOOR PLAN

#3870 STE 200 - 10,929 SF



SECOND FLOOR PLAN



FIRST FLOOR PLAN

