



COMMERCIAL RETAIL ADVISORS, LLC

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# ORANGE GROVE VILLAGE



## Description

Location:	NWC Oracle & Orange Grove Roads Tucson, AZ
Space Available:	±750 SF Inline ±860 SF Inline
Lease Rate:	See Site Plan
Triple Net	\$5.88/SF/YR (estimated)
Charges:	\$3.00/SF/YR HVAC Maintenance Fee
Zoning:	Pima County – CB1

## Property Highlights

- ◆ Recently renovated.
- ◆ Four restaurants including The Parish Gastro Pub, Sushi on Oracle, Golden Dragon, and Tacos Del Rancho Mexican Restaurant & Cantina.
- ◆ Located less than two miles from the Tucson Mall;
- ◆ Oracle Road is the main north/south retail corridor in Tucson connecting downtown Tucson with rapidly growing NW Tucson and Oro Valley;
- ◆ Orange Grove Road is a major east/west arterial connecting I-10 to the west with the affluent Catalina Foothills residential area.
- ◆ Retailers at the intersections include: Bed Bath & Beyond, TJ Maxx, Hobby Lobby Patio Pools, CVS, Pacific Premier Bank, Wells Fargo, and many more.

## Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population	7,763	59,160	171,818
Households	4,039	26,905	79,712
Average HH Income	\$103,293	\$103,145	\$88,519

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

## Traffic Counts

Oracle Rd:	28,930 VPD (2022)
Orange Grove Rd:	22,579 VPD (2023)
Total:	51,509 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
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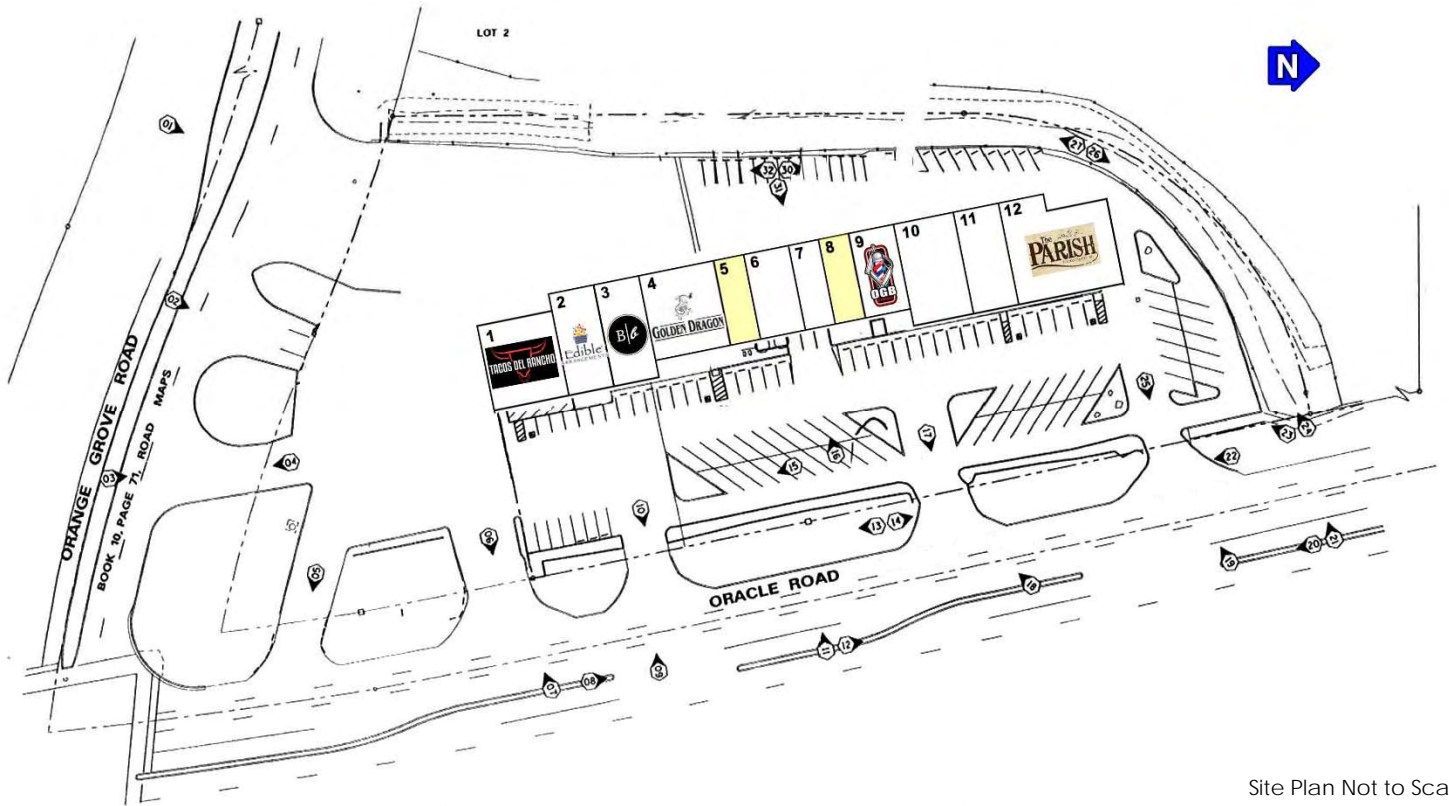
# Orange Grove Village

Tucson, Arizona



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## SITE PLAN



Site Plan Not to Scale

#	Tenant	Address	Base Rent	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.		2,630
2	Edible Arrangements	6425 N. Oracle Rd.		1,520
3	Board & Brush Creative Studio	6429 N. Oracle Rd.		1,198
4	Golden Dragon Chinese Restaurant	6433 N. Oracle Rd.		2,500
5	<b>AVAILABLE</b>	<b>6435 N. Oracle Rd.</b>	<b>\$24.00/SF/YR</b>	<b>860</b>
6	Sol Flower Dispensary	6437 N. Oracle Rd.		1,851
7	Neat Nail	6441 N. Oracle Rd.		750
8	<b>AVAILABLE</b>	<b>6443 N. Oracle Rd.</b>	<b>\$24.00/SF/YR</b>	<b>750</b>
9	Orange Grove Barbershop	6445 N. Oracle Rd.		1,000
10	Sticky's Smoke Shop	6447 N. Oracle Rd.		1,860
11	Sushi on Oracle	6449 N. Oracle Rd.		1,500
12	The Parish Gastro Pub	6453 N. Oracle Rd.		2,735
<b>TOTAL GLA:</b>				<b>19,154</b>