



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  
± 1,520 SF Inline\*

Lease Rate: Please Call Broker

Triple Net Charges: \$7.29/SF/YR (estimated)

Zoning: Pima County – CB1

\* Please do not disturb tenant

## Demographic Highlights

2025 Estimates	1 MI	3 MI	5 MI
Population	7,797	59,090	170,332
Households	4,107	27,384	79,843
Average HH Income	\$125,813	\$124,864	\$101,258

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

For information, contact:

**Craig Finfrock, CCIM, CRX, CLS**

**Designated Broker**

**cfinfrock@cradvisorsllc.com**

## Property Highlights

- ◆ Recently renovated.
- ◆ Six restaurants including The Parish Gastro Pub, Sushi on Oracle, Tacos Del Rancho Mexican Restaurant & Cantina, El Hefe Street Food and The Hungry Fox (opening soon).
- ◆ 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: Natural Grocers, Ross, TJ Maxx, Hobby Lobby, Dollar Tree, Patio Pools, CVS, Wells Fargo, and many more.

## Traffic Counts

Oracle Rd: 38,562 VPD (2024)

Orange Grove Rd: 22,828 VPD (2025)

Total: 61,390 VPD

(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.

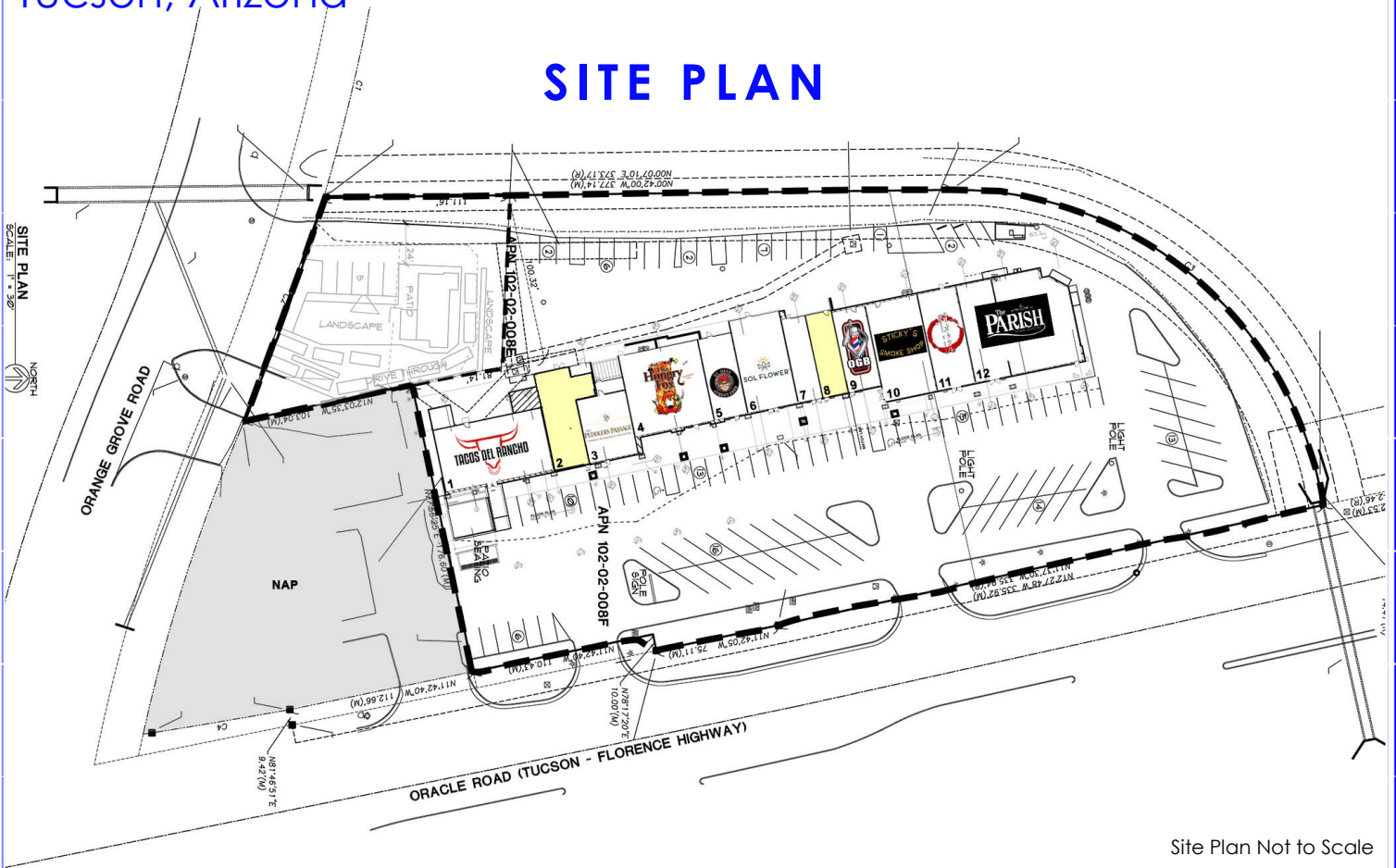
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## SITE PLAN



#	Tenant	Address	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.	2,630
2	<b>AVAILABLE *</b>	<b>6425 N. Oracle Rd.</b>	<b>1,520</b>
3	Paddler's Passage	6429 N. Oracle Rd.	1,198
4	The Hungry Fox	6433 N. Oracle Rd.	2,500
5	El Hefe Street Food	6435 N. Oracle Rd.	860
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>750</b>
9	Orange Grove Barber Shop	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>

\* Please Do Not Disturb Tenant

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