

ORANGE GROVE VILLAGE | RETAIL CENTER

NWC ORACLE RD & ORANGE GROVE RD • TUCSON, AZ

IN-LINE SPACE AVAILABLE | ± 750 SF - $\pm 1,520$ SF



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5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

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PROPERTY SUMMARY

LOCATION: 6421–6453 N. Oracle Rd.
Tucson, AZ

SPACE AVAILABLE: ± 750 SF Inline
± 1,520 SF Inline

LEASE RATE: Please Contact Broker.

NNN EXPENSES: \$7.29/SF/YR (estimated)

ZONING Pima County - CB-1

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.



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TRADE AERIAL



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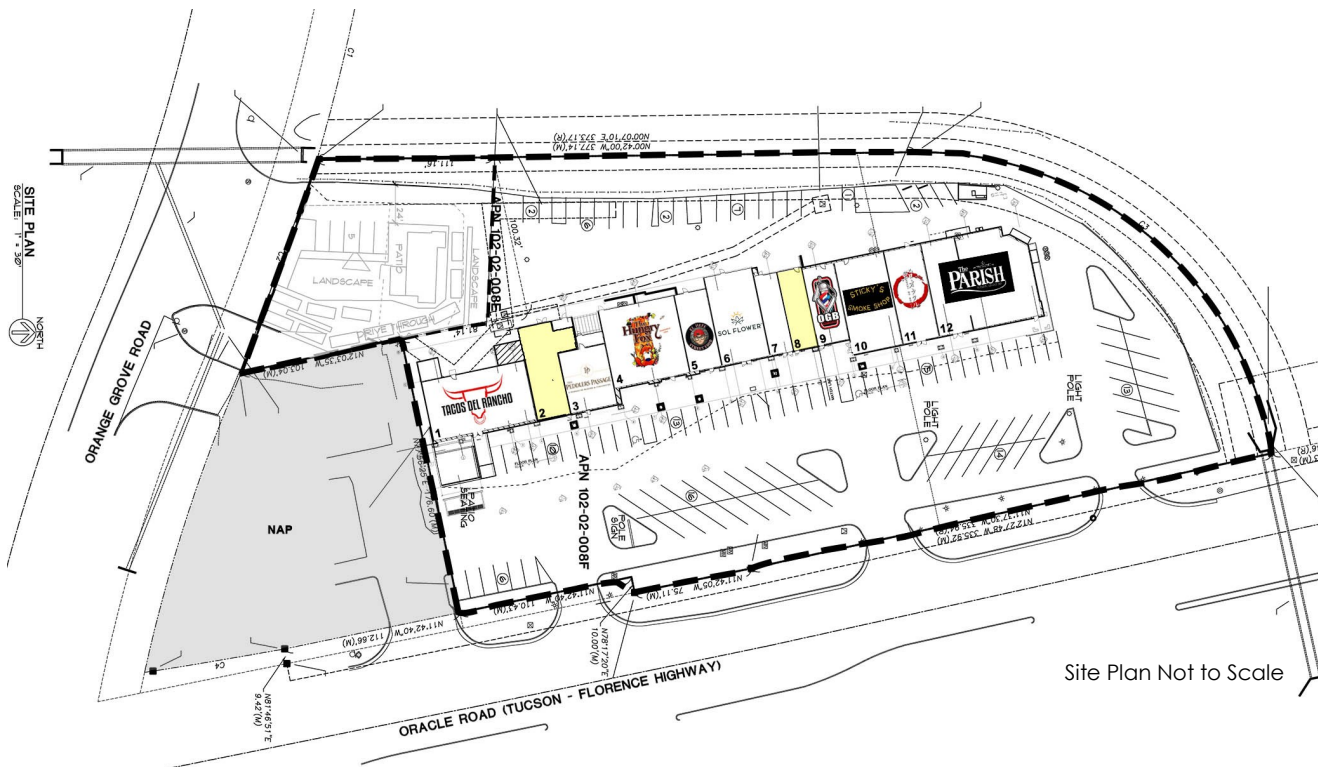
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SITE PLAN



#	Tenant	Address	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.	2,630
2	AVAILABLE	6425 N. Oracle Rd.	1,520
3	The Peddlers 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	AVAILABLE	6443 N. Oracle Rd.	750
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
TOTAL GLA:			19,154



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DEMOGRAPHICS

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, Intellisite by CCIM Technology, Inc., US Census Bureau 2010 & 2020)

TRAFFIC COUNTS



ORACLE RD: 38,562 VPD

ORANGE GROVE RD: 22,828 VPD



DRIVE TIMES

DOWNTOWN
TUCSON



24 MINUTES

UNIVERSITY OF
ARIZONA



23 MINUTES

TUCSON INTL.
AIRPORT



32 MINUTES

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NWC ORACLE ROAD & ORANGE GROVE ROAD • TUCSON, AZ 85704

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