

# ORANGE GROVE VILLAGE | RETAIL CENTER FOR SALE

NWC ORACLE RD & ORANGE GROVE RD • TUCSON, AZ

OFFERED AT \$6,900,000 | 6.19% CAP RATE



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OFFERING HIGHLIGHTS

LIST PRICE

**\$6,900,000**

CAP RATE

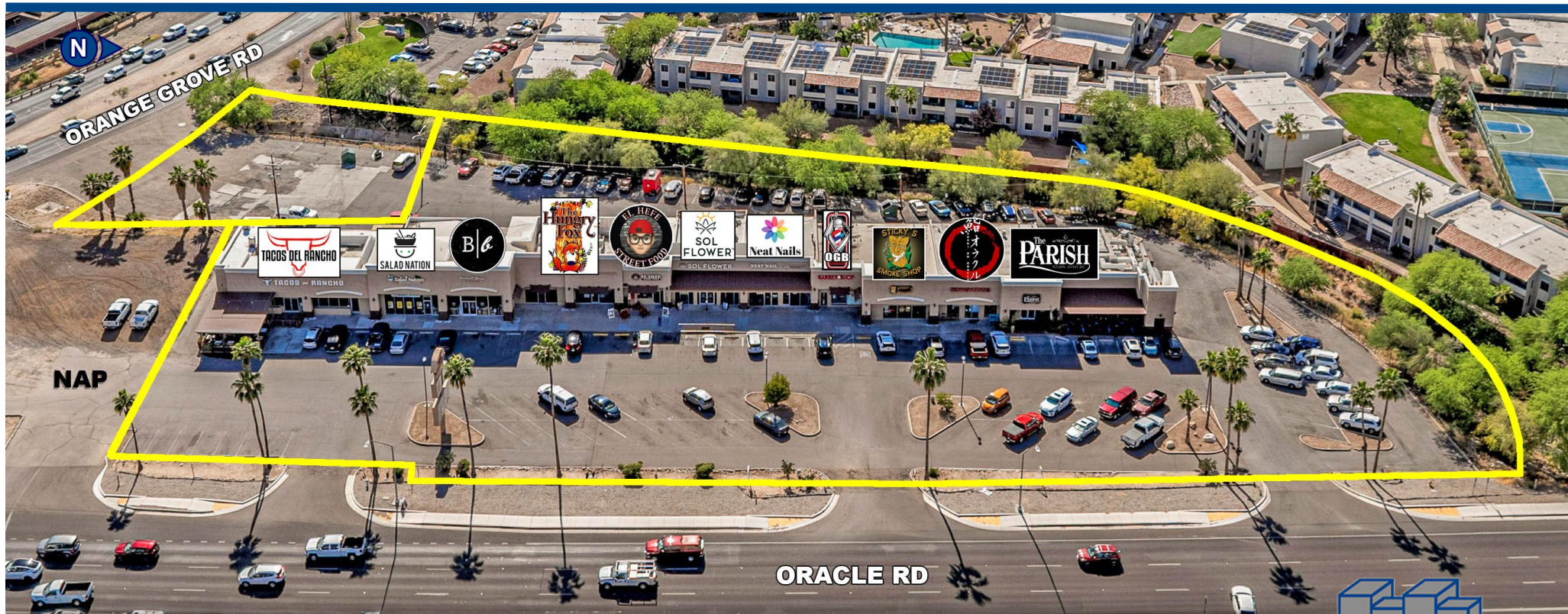
**6.19%**

PRICE/SF

**\$360.24**

IN PLACE NOI

**\$426,860**



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## INVESTMENT HIGHLIGHTS

### STRONG DAILY NEEDS TENANT AND RESTAURANT ROSTER

- Seasoned, quality daily need retail stores and restaurants that drive traffic to the center.
- Six restaurants, including top rated and seasoned operators.
- Restaurants drive traffic, creates a good atmosphere, are hard to relocate and are relatively quick to release, usually for higher rent.
- Five tenants have been in the center for 20-30 years.

### RECENTLY REMODELED CENTER

- ± \$1,000,000 remodel in 2022.
- Remodel included reroof and resealing parking lot.
- Three restaurants have a brand new buildout (one is under construction).

### SITUATED IN THE HEART OF NORTHWEST TUCSON

- Oracle Road is Arizona State Route 77 and is the main arterial leading to the rapidly growing and upscale northwest area and Oro Valley.
- Orange Grove Road is a major east/west arterial connecting with I-10 to the west and Skyline Boulevard and the Catalina Foothills area to the east.

### FUTURE PAD OPPROTUNITY

- There is a ±20,000 square foot PAD fronting Orange Grove Road, which could be leased or sold or simply provide overflow and employee parking. It is currently being repaved by the Seller.



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## PROPERTY SUMMARY

<b>LOCATION:</b>	6421-6453 N. Oracle Rd. & 400 W. Orange Grove Rd. NWC of Oracle Rd. and Orange Grove Rd. Tucson, AZ
<b>PROPERTY TYPE:</b>	Multi-Tenant Retail Strip Center
<b>PARCEL NUMBERS:</b>	102-02-008F & 102-02-008E
<b>TOTAL GLA:</b>	19,154 SF
<b>YEAR BUILT:</b>	1964
<b>OCCUPANCY:</b>	96.08%
<b>TENANTS:</b>	11
<b>PARKING:</b>	107 Spaces
<b>ZONING:</b>	CB-1, Pima County
<b>GROSS LAND AREA:</b>	130,255 SF or 2.99 Acres



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TRADE AERIAL



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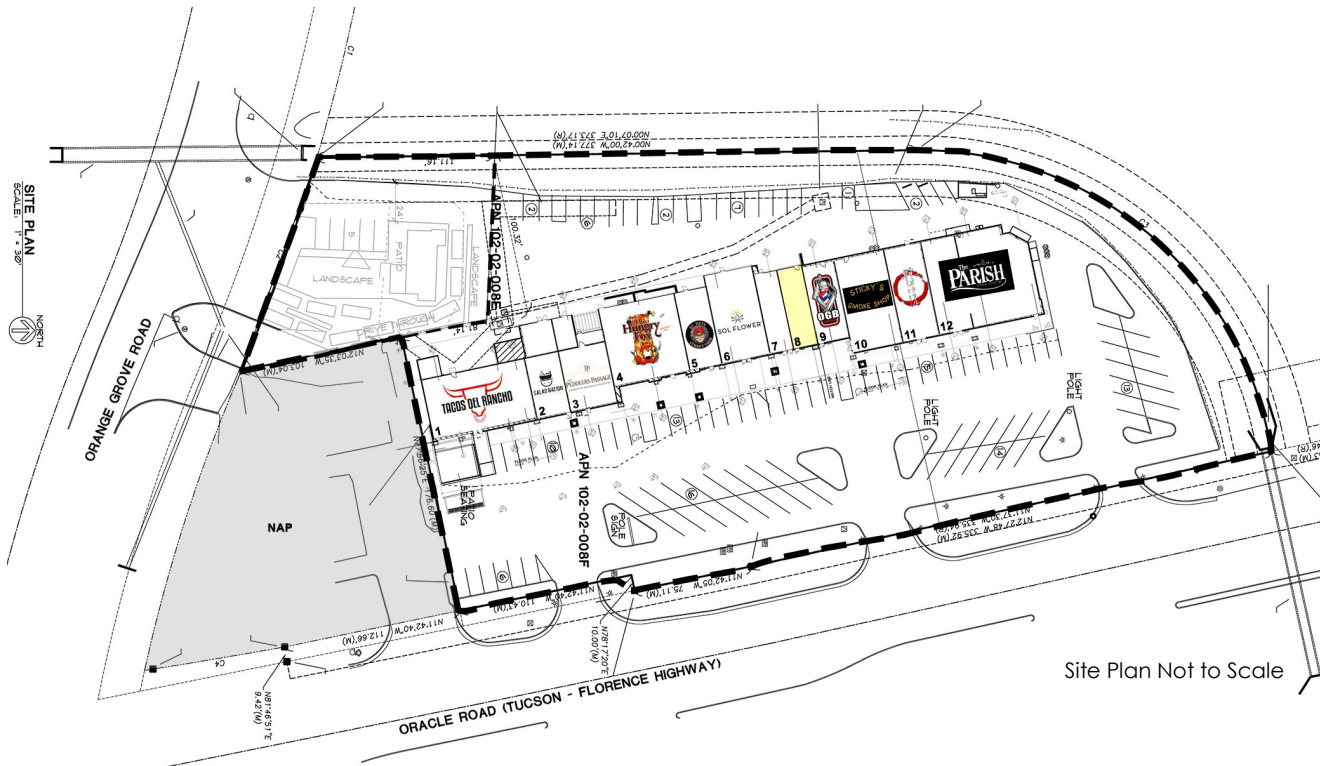
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SITE PLAN



Site Plan Not to Scale

#	Tenant	Address	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.	2,630
2	Salad Nation <sup>1</sup>	6425 N. Oracle Rd.	1,520
3	The Peddlers Passage <sup>2</sup>	6429 N. Oracle Rd.	1,198
4	The Hungry Fox <sup>3</sup>	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
<b>TOTAL GLA:</b>			<b>19,154</b>

<sup>1</sup> Expected Opening Date: June 1, 2026.

<sup>2</sup> Expected Opening Date: July 1, 2026.

<sup>3</sup> Expected Opening Date: September 1, 2026.



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# ORANGE GROVE VILLAGE

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