



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

ORANGE GROVE VILLAGE



Description

Location: NWC Oracle & Orange Grove Roads
Tucson, AZ

Space Available: 1,198 SF Inline
1,851 SF Inline

Lease Rate: See Site Plan

Triple Net Charges: \$5.61/SF/YR (estimated)
\$1.00/SF/YR HVAC Maintenance Charge

Zoning: Pima County – CB1

Demographic Highlights

2019 Estimates	1 MI	3 MI	5 MI
Population	6,964	57,853	174,108
Households	3,541	26,214	77,100
Average HH Income	\$88,188	\$87,825	\$74,849

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

Property Highlights

- ◆ Recently renovated.
- ◆ Four restaurants including The Parish Gastro Pub, Sushi on Oracle, Golden Dragon, and the new 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.

Traffic Counts

Oracle Rd:	30,531 VPD (2019)
Orange Grove Rd:	21,207 VPD (2019)
Total:	51,738 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com



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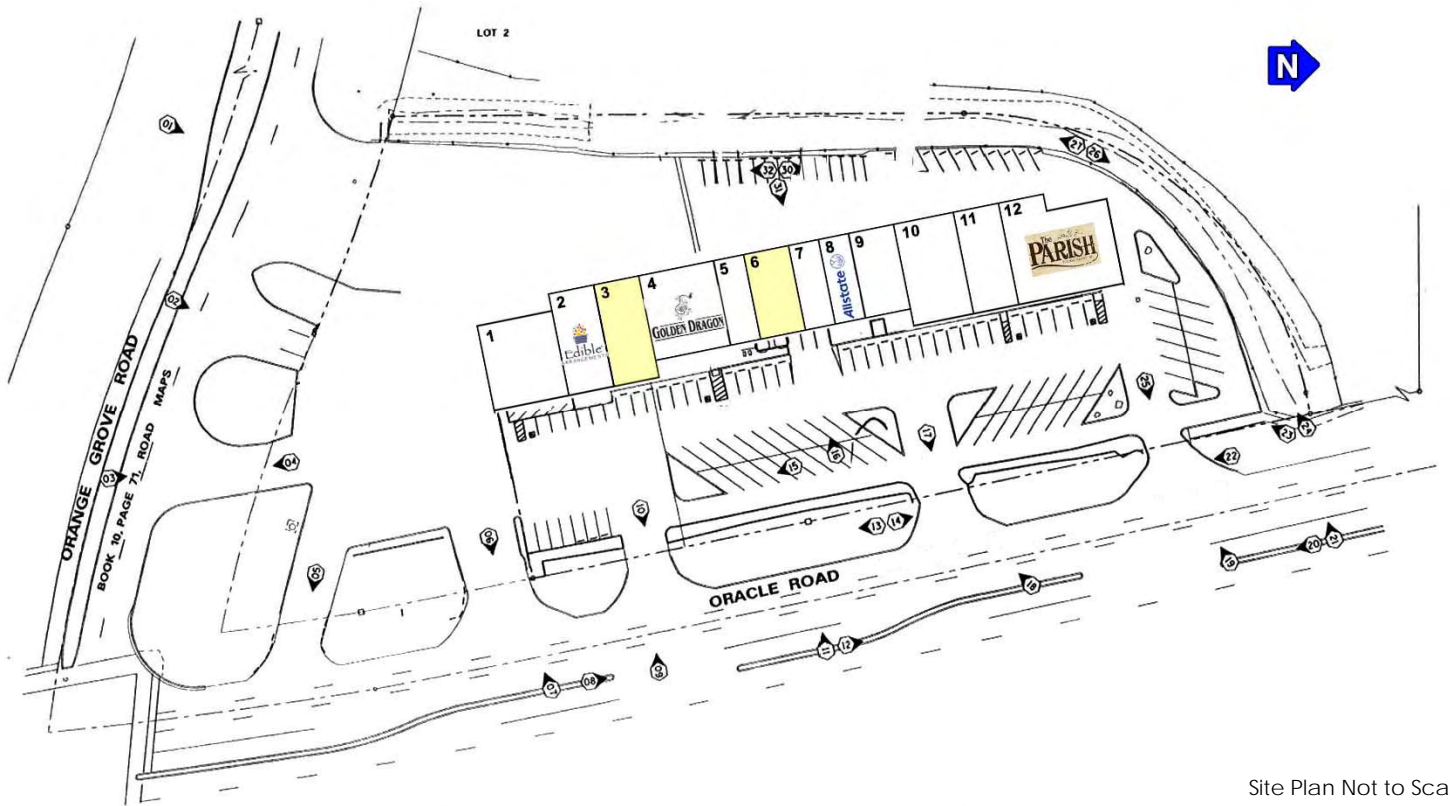
Orange Grove Village

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	AVAILABLE	6429 N. Oracle Rd.	\$20.00/SF/YR	1,198
4	Golden Dragon Chinese Restaurant	6433 N. Oracle Rd.		2,500
5	Water Mart	6435 N. Oracle Rd.		860
6	AVAILABLE *	6437 N. Oracle Rd.	\$19.00/SF/YR	1,851
7	Neat Nail	6441 N. Oracle Rd.		750
8	Allstate Insurance	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

* Please Do Not Disturb Tenant

Orange Grove Village



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FLOOR PLAN - 6429 N. Oracle Rd - 1,198 SF

