



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: ±750 SF Inline

Lease Rate: See Site Plan

Triple Net Charges: \$5.88/SF/YR (estimated)  
\$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 and El Hefe Street Food.
- ◆ 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

2024 Estimates	1 MI	3 MI	5 MI
Population	7,826	59,298	171,061
Households	4,087	27,206	7,972
Average HH Income	\$117,708	\$115,356	\$96,096

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



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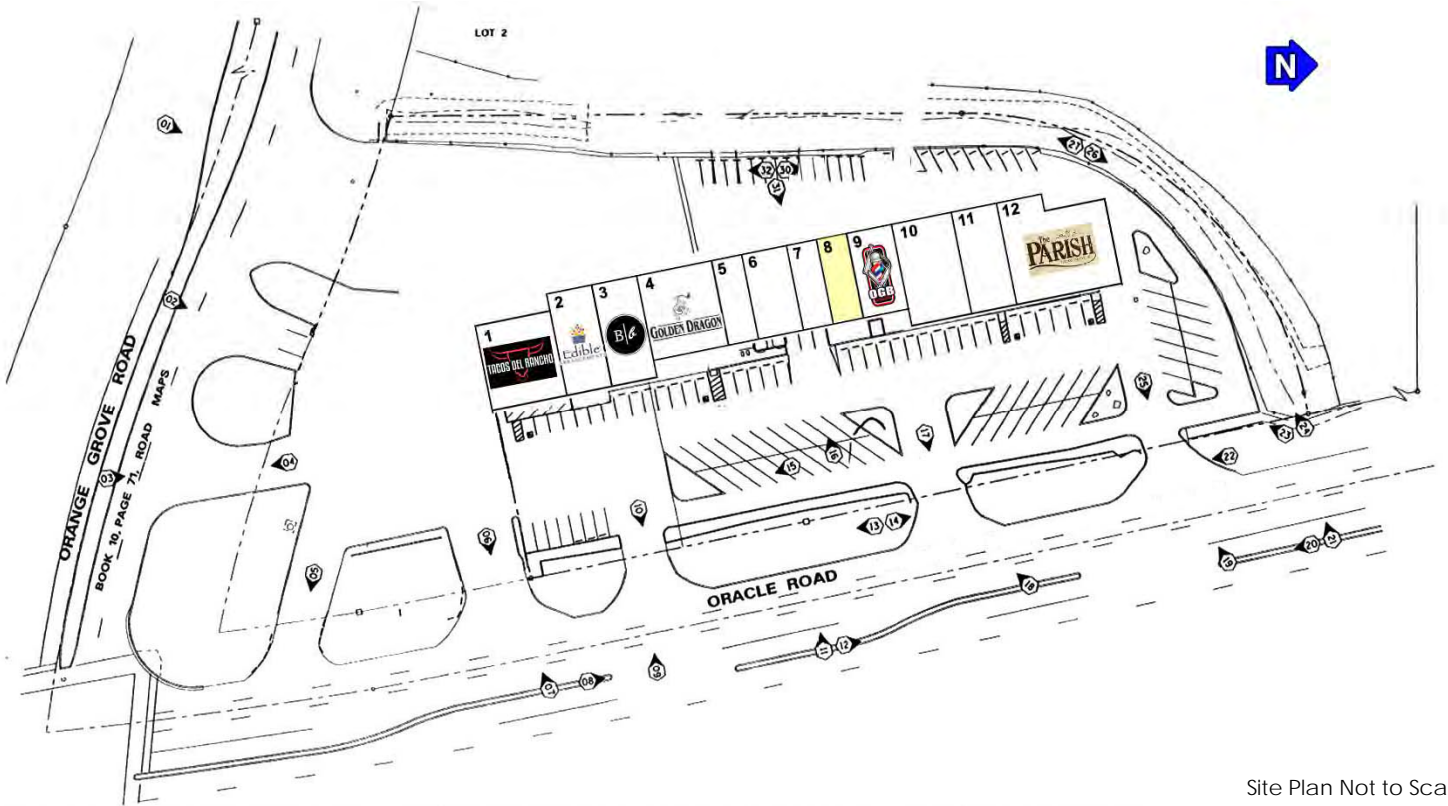
# Orange Grove Village

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	Board & Brush Creative Studio	6429 N. Oracle Rd.		1,198
4	Golden Dragon Chinese Restaurant	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>\$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>