



# ORANGE GROVE VILLAGE



## Description

Location: NWC Oracle & Orange Grove Roads  
Tucson, AZ

Space Available: 1,198 SF Inline\*  
2,500 SF Existing Restaurant \* } (contiguous)

Lease Rate: Please Call Broker for Rental Rates.

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

Zoning: Pima County – CB1

\* Please Do Not Disturb Tenants

## Property Highlights

- Orange Grove Village is a 19,154 SF strip shopping center and is under renovation, including a new facelift.
- Tenants include The Parish Gastro Pub, Sushi on Oracle, Edible Arrangements, and more.
- Two new retailers have signed leases and opening stores here: Tacos Del Rancho Mexican Restaurant & Cantina, and Renewal Wellness.
- 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.

## Demographic Highlights

	1 MI	3 MI	5 MI
Population	6,647	57,273	172,164
Households	3,355	25,832	75,916
Average HH Income	\$84,233	\$83,145	\$71,178

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

## Traffic Counts

Oracle Rd:	43,897 VPD (2017)
Orange Grove Rd:	17,288 VPD (2018)
<b>Total:</b>	<b>61,185 VPD</b>

(Source: Pima Association of Governments and ADOT)

**For information, contact:**

**Craig Finfrock, CCIM,CRX, CLS**  
Designated Broker  
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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.

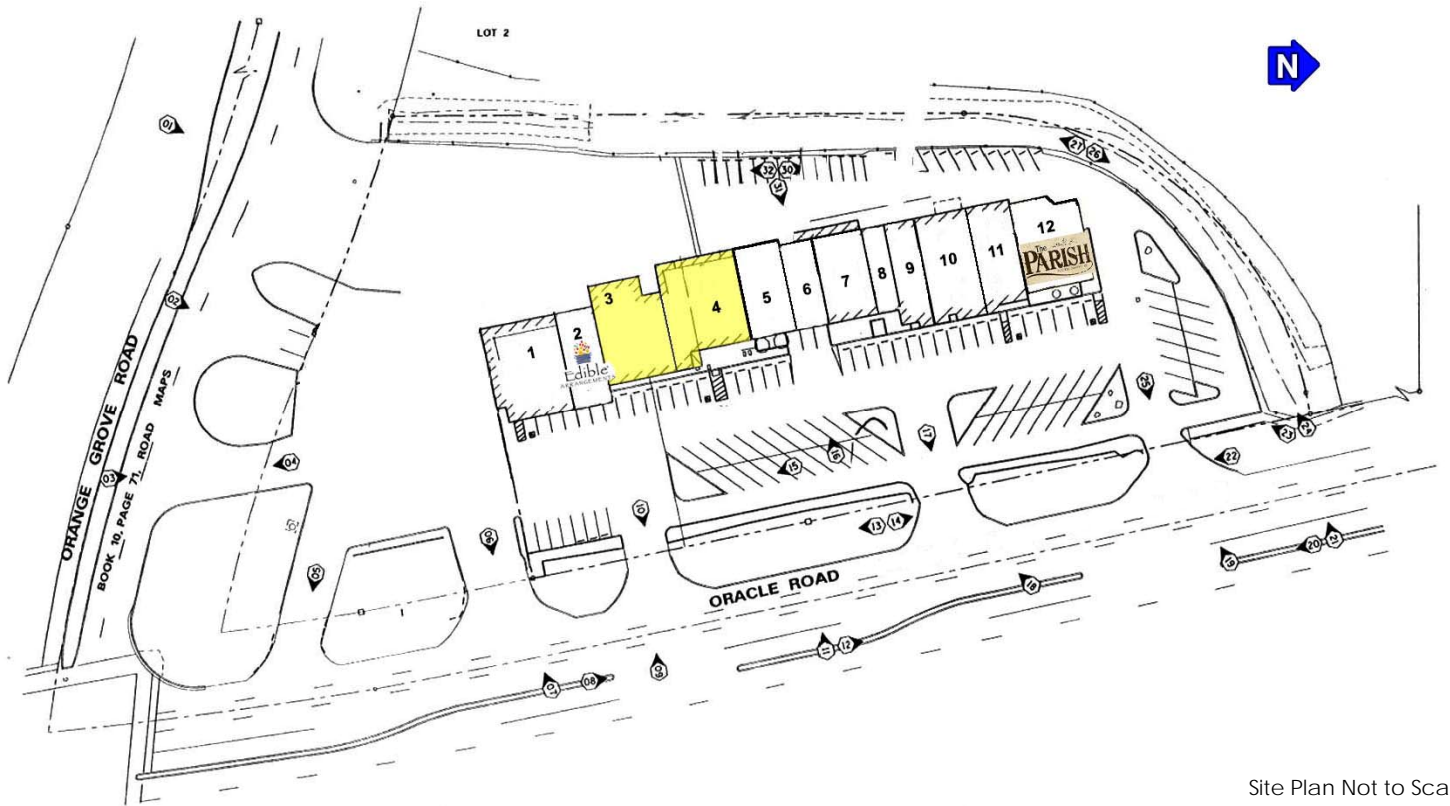
# Orange Grove Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



#	Tenant	Address	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.	2,630
2	Edible Arrangements	6425 N. Oracle Rd.	1,520
3	<b>AVAILABLE (Elite Sports)*</b>	<b>6429 N. Oracle Rd.</b>	<b>1,198</b>
4	<b>AVAILABLE (Existing Restaurant)*</b>	<b>6433 N. Oracle Rd.</b>	<b>2,500</b>
5	Water Mart	6435 N. Oracle Rd.	860
6	Renewal Wellness	6437 N. Oracle Rd.	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
<b>TOTAL GLA:</b>			<b>19,154</b>

\* Please Do Not Disturb Tenants