

# Prime Retail for Lease

## *North Oracle Plaza*

### *4695 N. Oracle Road, Tucson, AZ*



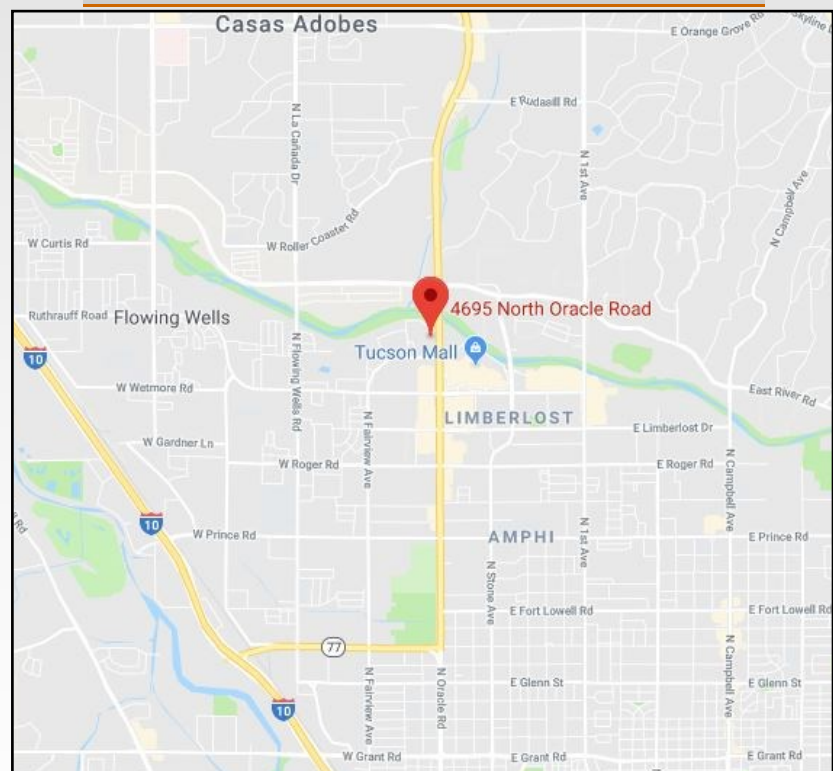
#### Lease Information

- **Availability:** 900/1,800/2,700 SF  
⇒ Suite 112 - 900 SF Hair & Nail Salon
- **Lease Rate:** \$12.00/SF
- **Lease Type:** Triple Net
- **Zoning:** C-3, City of Tucson

#### Comments:

- Major North/South thoroughfare
- Located across from the Tucson Mall
- Adjacent to Tucson Auto Mall and CarMax
- Surrounded by an abundance of retail
- Oracle Road visibility
- High traffic retail corridor
- Ample parking

#### Location Map



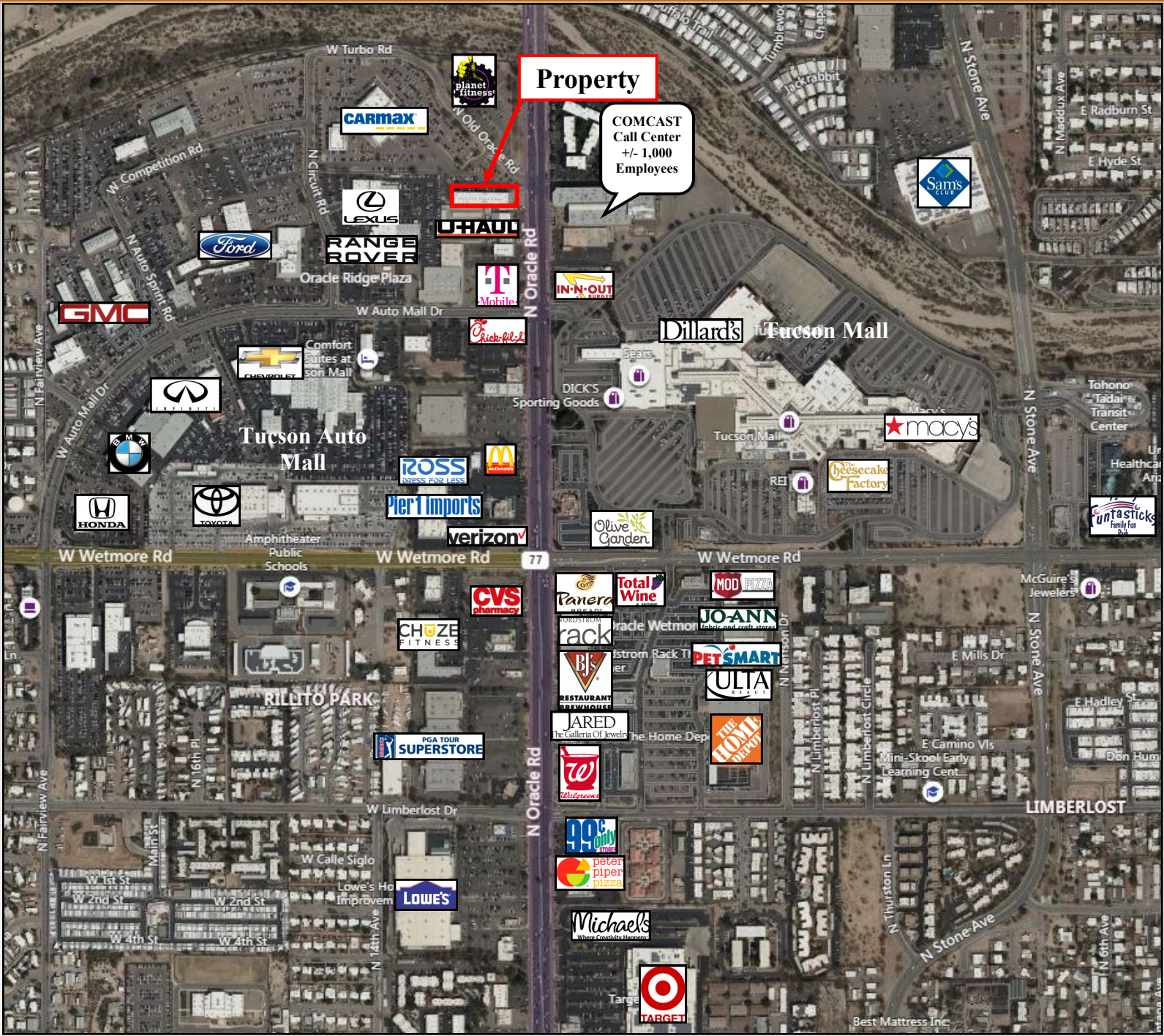
*Exclusively Represented by:*

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# Aerial ~ 4695 N. Oracle Road



## Demographics

1 Mile 3 Miles 5 Miles

Population: 10,087 99,996 231,910

Average HH Income: \$50,107 \$51,241 \$58,984

## Traffic Counts

N. Oracle Road: 46,640 VPD

W. River Road: 32,267 VPD

Source: CoStar 2019


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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Site Plan


Insurance
Suite 113/114
Suite 112
Alterations
Glass Geeks

Fitness & Nutrition
Asian Restaurant
U-Spa Massage




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