

FOR LEASE

# Corner Pad End-Cap Available

4020 & 4066 N. ORACLE ROAD, TUCSON, AZ 85705

RETAIL



## PROPERTY INFO

### CORNER PAD AND SHOP SPACE FOR LEASE

- + Rare opportunity near the Tucson Mall
- + Located at a signalized intersection
- + Ideally positioned on heavily-traveled Oracle Road. Surrounded by national and regional retailers.
- +  $\pm 2,715$  SF - corner end-cap
- +  $\pm 6,000$  SF - between Target & Michael's



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## Available Space

Suite	Size	Rent	NNN
4020	±2,715	\$35.00/SF	\$2.61/SF
4066	±6,000	\$11.00/SF	\$2.61/SF

## Traffic Counts

Oracle Road	61,000 vpd (2012)
Roger Road	10,000 vpd (2012)
Total	71,000 vpd

Source: P.A.G.

## 2018 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	15,475	105,587	236,819
Avg. Household Income	\$38,760	\$49,928	\$60,495

Source: Esri



## CONTACT US

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