

FOR LEASE

LA TOSCANA VILLAGE

SEC ORACLE ROAD & INA ROAD, TUCSON, ARIZONA, 85704

RETAIL



PROPERTY INFO

AVAILABLE: ±1,500 SF

LEASE RATE: \$25/SF, NNN

NNN CHARGES: Currently estimated at \$5.75/SF per year

HIGHLIGHTS:

- + Well-positioned at the gateway to Oro Valley and the heavily-trafficked crossroads of Oracle and Ina
- + Busy center located at a strong retail intersection with branded national & local co-tenancy
- + “Going home” side of the street to capture the local commuters
- + Prominent northwest location with affluent demographics



CONTACT US

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2018 Demographics

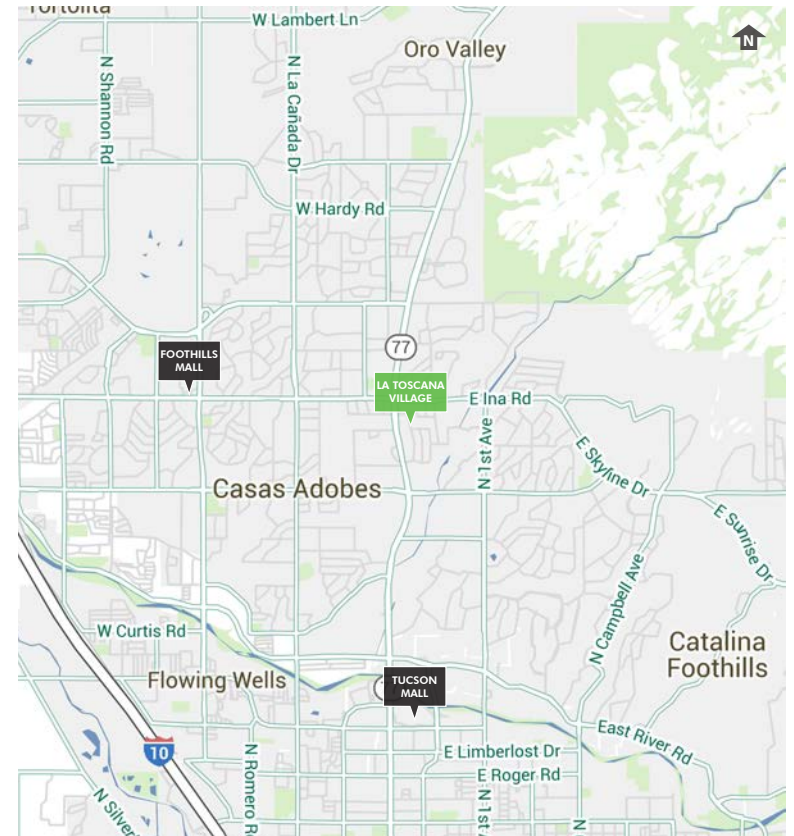
	1 Mile	3 Miles	5 Miles
Population	4,488	46,765	155,937
Average Household Income	\$102,821	\$91,301	\$77,072
Daytime Population	9,629	53,082	164,006

Source: Esri

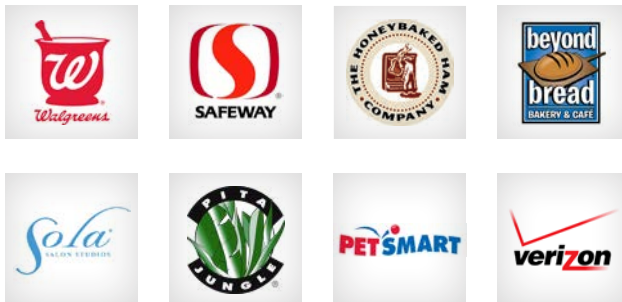
Traffic Counts

Oracle Road (2012)	60,000
Ina Road (2012)	37,000
TOTAL	97,000

Source: PAG



JOIN THESE TENANTS!



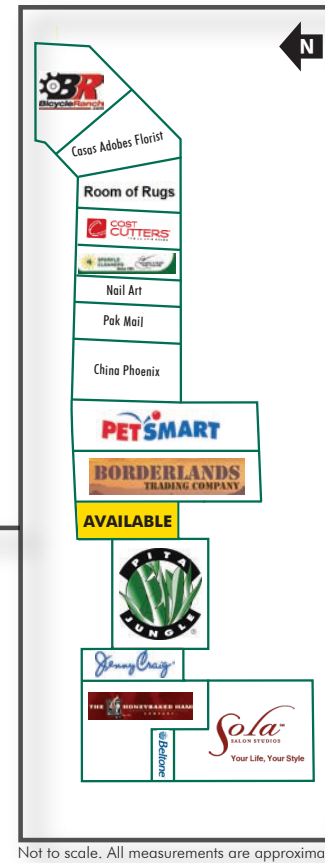
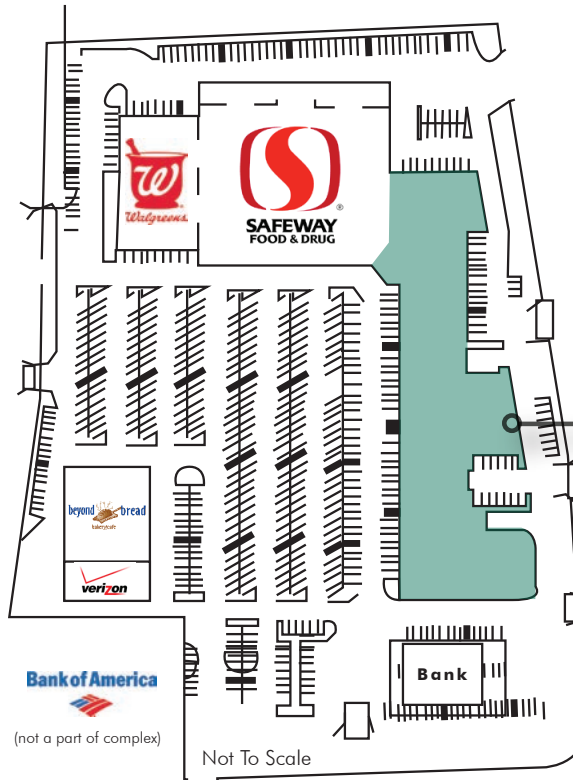
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Tenant	SF (±)
Beyond Bread	4,550
Verizon	1,500
Bicycle Ranch	3,020
Casas Adobes Florist	2,341
Room of Rugs	1,415
Cost Cutters	1,503
Sparkle Cleaners	1,242
Nail Art	1,160
Pak Mail Center	1,300
China Phoenix	2,990
PetSmart	6,015
Borderlands Trading Company	5,025
Available	1,500
Pita Jungle	3,016
Jenny Craig	1,301
Honey Baked Ham	4,322
Beltone	876
Sola Salon	4,200



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AERIAL MAP



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