

Prime Retail for Lease

North Oracle Plaza

4695 N. Oracle Road, Tucson, AZ



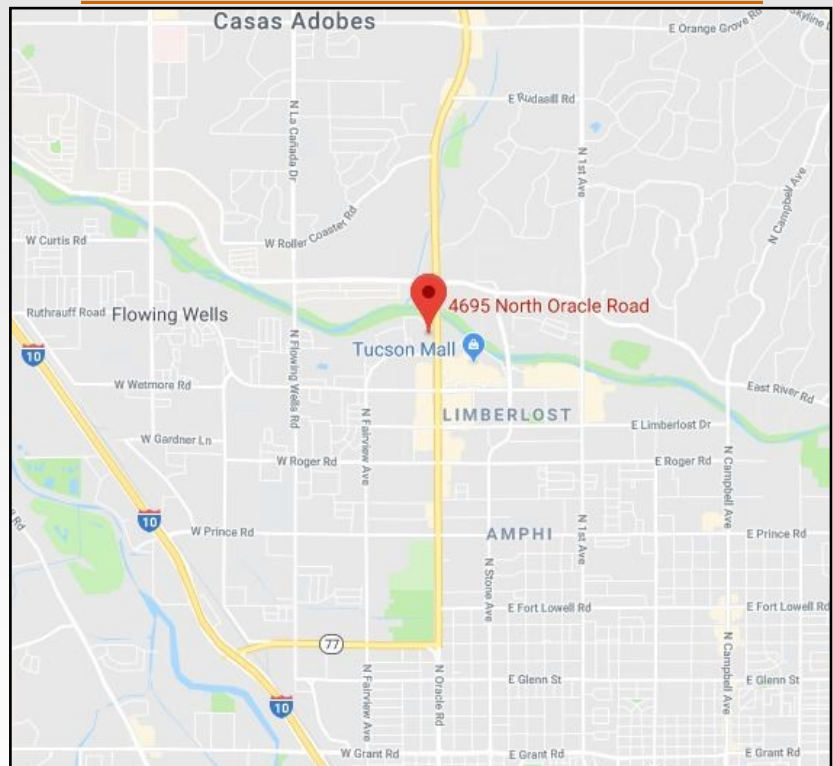
Lease Information

- **Availability:** 900/1,800/2,700/3,300 SF
 - ⇒ Suite 107 - 3,300 SF Restaurant
 - ⇒ 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



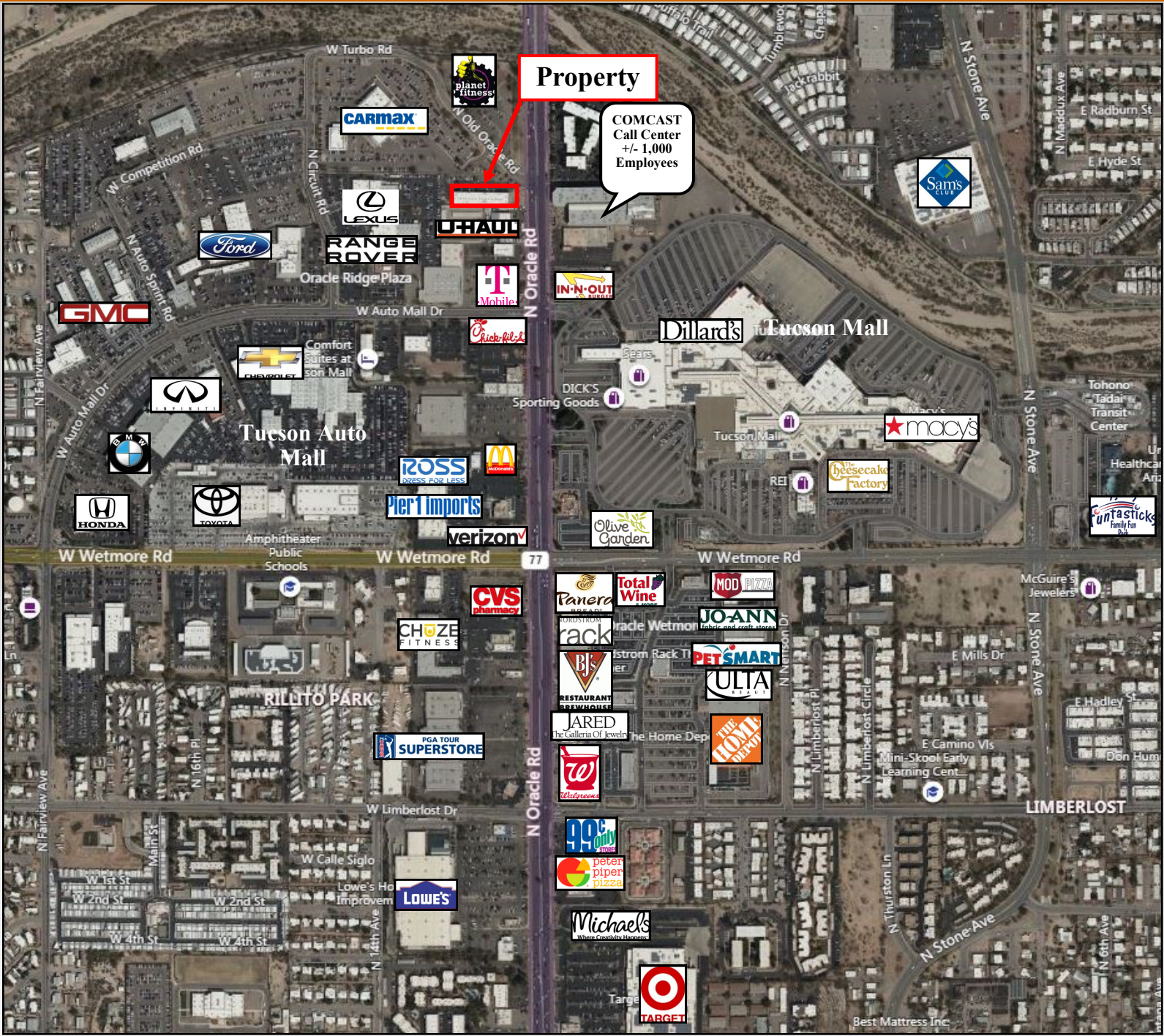
Exclusively Represented by:

Robert Nolan
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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

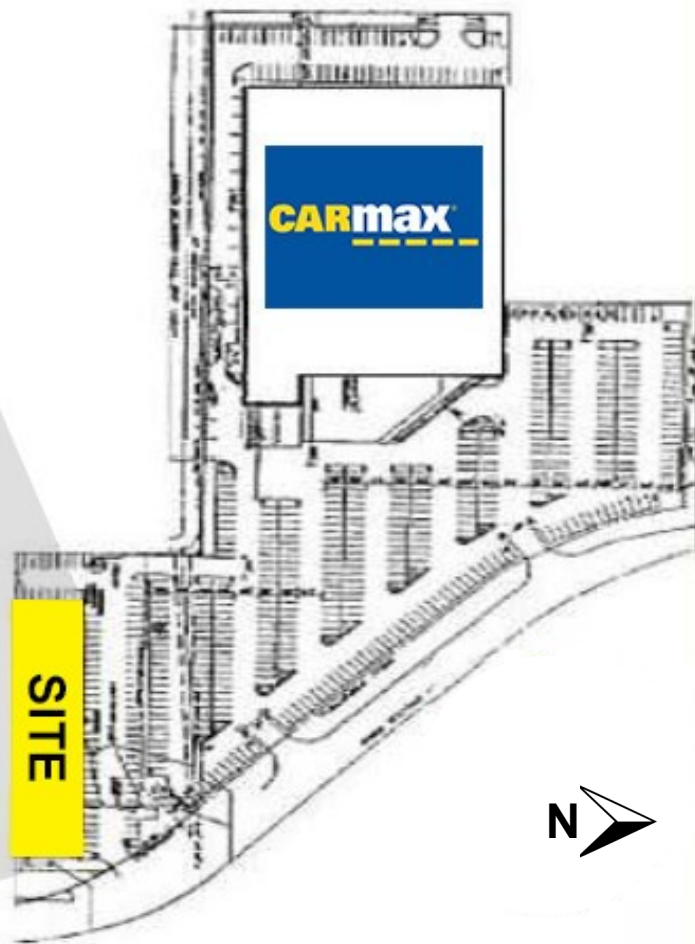
Source: CoStar 2019

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Site Plan


Insurance
Suite 113/114
Suite 112
Alterations
Glass Geeks
Suite 107
Fitness & Nutrition
Asian Restaurant
U-Spa Massage

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