

# 13,845 SF LEASE/SALE



**Steve Fisher**  
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 Fisher Commercial  
 2415 E. Camelback Rd. #700  
 Phoenix, AZ

## NWC Oracle Rd. & Auto Mall Dr., Tucson AZ

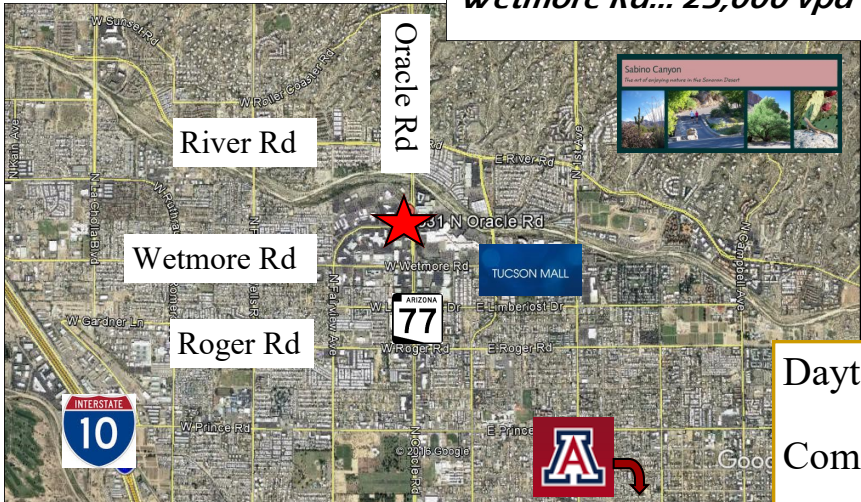
- Across from Tucson Mall
- High Visibility Space
- High Traffic Counts
- Excellent Demographics
- Good Egress / Ingress
- Monument Signage
- Clean Height 16-18 Ft
- Zoning C-3; City of Tucson

**HH Income:**  
*1 mile - \$44,800*  
*3 mile - \$48,000*  
*5 mile - \$54,400*

**Population:**  
*1 mile - 19,200*  
*3 mile - 96,500*  
*5 mile - 12,400*



**Traffic Counts:**  
*Oracle Rd.. 40,000 vpd*  
*Wetmore Rd... 23,000 vpd*



Businesses at the intersection include:  
 Chuze Fitness, Redwing Shoes, T Mobile, Visionworks  
 Dillards, Sears, Macy's, REI, Honda, Range Rover, Lexus, Jeep, Bevmo, David's Bridal, Jason's Deli, U-Haul, In-N-Out Burger, Chick-Fil-A, Famous Dave's, & More.

Daytime Workforce ... 15,558 / 1 mile  
 118,058 / 3 mile  
 Comcast Call Cntr....1,000+ Employees



**FISHER COMMERCIAL REAL ESTATE**      **STEVE FISHER**  
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