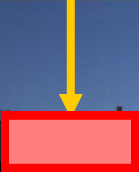


**AVAILABLE**  
**±6,817 SF**



**RETAIL/OFFICE SPACE FOR LEASE**

# Wetmore Plaza

**4301-4365 N. Oracle Rd.**

**SWC of Oracle Rd. & Wetmore Rd.  
Tucson, Arizona 85705**

## **Features:**

- ✓ Prime Tucson Mall Trade Area
- ✓ Great Visibility & Access
- ✓ Landmark Identity
- ✓ Premier Intersection
- ✓ Abundant Parking
- ✓ Regional Trade Area
- ✓ Zoned C-3
- ✓ One of Tucson's Busiest Intersections

## **Available:**

**±6,817 SF Space**  
**From \$10.00 PSF + NNN\***

\*NNN estimated at \$4.83



*For More Information Contact:*

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Tucson, AZ 85712

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www.LarsenBaker.com

This project is located across the street from the Tucson Mall, Home Depot, Nordstrom's Rack, JoAnn, & PetSmart!

Join Men's Wearhouse, Buffalo Wild Wings, CVS Pharmacy, Wendy's, Ideal Image, and Vitamin Shoppe at this Project.

**Available  
Properties:**



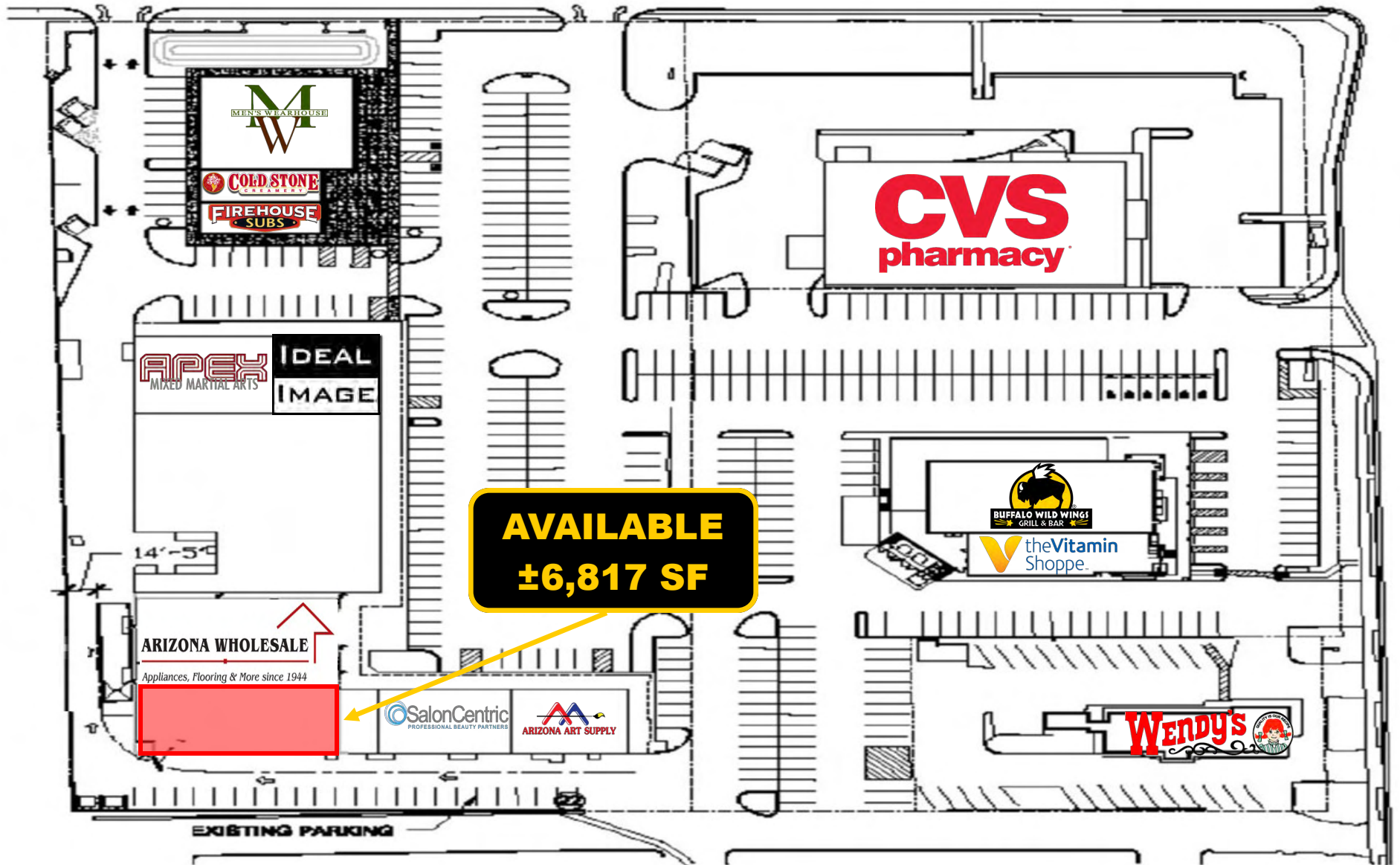


Wetmore Plaza  
SWC of Oracle Rd. & Wetmore Rd.  
Tucson, Arizona  
Aerial



NOT TO SCALE  
SUBJECT TO CHANGE

**Wetmore Plaza**  
**SWC of Oracle Rd. & Wetmore Rd.**  
**Tucson, Arizona**  
**Site Plan**



**AVAILABLE**  
**±6,817 SF**

**ARIZONA WHOLESALE**  
Appliances, Flooring & More since 1944

NOT TO SCALE  
SUBJECT TO CHANGE

**Wetmore Plaza  
SWC of Oracle Rd. & Wetmore Rd.  
Tucson, Arizona  
Property Photos**



NOT TO SCALE  
SUBJECT TO CHANGE

Wetmore Plaza  
SWC of Oracle Rd. & Wetmore Rd.  
Tucson, Arizona  
Area Retailers



NOT TO SCALE  
SUBJECT TO CHANGE

**Wetmore Plaza**  
**SWC of Oracle Rd. & Wetmore Rd.**  
**Tucson, Arizona**  
**Current Tenant List**

<b>Tenant</b>	<b>Address</b>	<b>Sq. Ft.</b>
Men's Warehouse	475 W. Wetmore Rd., #101	4,500
Cold Stone Creamery	475 W. Wetmore Rd, #125	1,629
Firehouse Subs	475 W. Wetmore Rd, #135	1,500
Wendy's	4301 N. Oracle Rd.	2,315
Vitamin Shoppe	4329 N. Oracle Rd., #101	3,000
Buffalo Wild Wings	4329 N. Oracle Rd., #135	10,750
Ideal Image	4343 N. Oracle Rd., #189	2,800
APEX MMA	4343 N. Oracle Rd., #190	4,400
Neurofit Networks	4343 N. Oracle Rd., #153-173	16,040
Arizona Wholesale	4343 N. Oracle Rd., #145	5,022
<b>AVAILABLE</b>	<b>4343 N. Oracle Rd., #133</b>	<b>6,817</b>
Landmark Barber	4343 N. Oracle Rd., #125	960
Maly's DBA Salon Centric	4343 N. Oracle Rd., #117	3,000
Arizona Pet Supply	4343 N. Oracle Rd., #101	3,020
CVS	4365 N. Oracle Rd.	13,024

## EMPLOYMENT



54%

White Collar

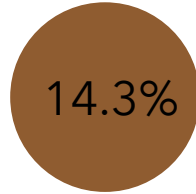


23%

Blue Collar



Services



14.3%

Unemployment Rate

## Wetmore Plaza

445 W. Wetmore Rd, Tucson,  
Arizona, 85705  
Ring of 1 mile



784

Total Businesses

## BUSINESS



10,896

Total Employees

## KEY FACTS

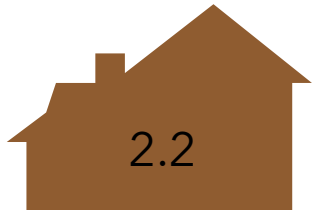
13,999

Population



38.2

Median Age



2.2

Average Household Size

\$37,165

Median Household Income

## EDUCATION



13%

No High School Diploma



31%

High School Graduate



32%

Some College



25%

Bachelor's/Grad/Prof Degree

## POPULATION DETAIL



3,695

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



2,319

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



3,082

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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## EMPLOYMENT



White Collar

62%



Blue Collar

18%

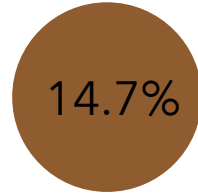


Services

20%

## Wetmore Plaza

445 W. Wetmore Rd, Tucson,  
Arizona, 85705  
Ring of 3 miles



14.7%  
Unemployment  
Rate

## BUSINESS



4,388

Total Businesses



54,769

Total Employees

## KEY FACTS

101,064

Population



35.9  
Median Age



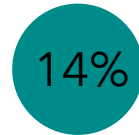
2.2

Average  
Household  
Size

\$39,368

Median  
Household  
Income

## EDUCATION



14%  
No High School  
Diploma



23%  
High School  
Graduate



32%  
Some College



31%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



29,193

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



17,265

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



20,253

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

## EMPLOYMENT



White Collar

67%



Blue Collar

14%

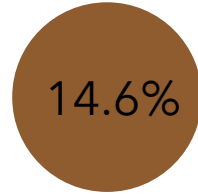


Services

19%

## Wetmore Plaza

445 W. Wetmore Rd, Tucson,  
Arizona, 85705  
Ring of 5 miles



14.6%  
Unemployment  
Rate

## BUSINESS



10,561

Total Businesses



147,992

Total Employees

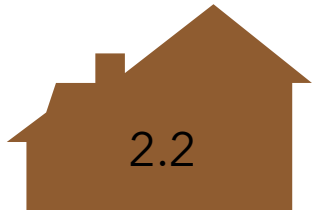
## KEY FACTS

233,948

Population



35.2  
Median Age



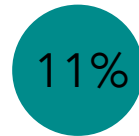
2.2

Average  
Household  
Size

\$43,649

Median  
Household  
Income

## EDUCATION



11%  
No High School  
Diploma



20%  
High School  
Graduate



32%  
Some College



38%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



66,160

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



38,875

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



47,582

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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