

# Oracle Crossings



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NWC Oracle Road & Suffolk Drive  
Oro Valley, Arizona 85704

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## Property & Location Highlights

- 250,000+ SF retail power center
- Located in Oro Valley, an affluent suburb north of Tucson offering a high-income, well educated population
- Anchored by Kohl's, HomeGoods, Summit Hut, Today's Patio and Sprouts
- Traffic Counts: Oracle Rd - 50,504 VPD  
Magee Rd - 15,398 VPD
- 3 Mile Radius Population: 41,039  
Avg Household Income: \$93,863
- Just north of the intersection of Oracle & Ina



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## Site Plan



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
A0A	Kohl's	88,904	B0L	Sprouts	30,033	DOC	Home Care Assistance	1,429	F0D	AVAILABLE - DO NOT DISTURB TENANT	1,000
B0A	Dogtopia	5,467	B0N	Today's Pool & Patio	18,363	D0D	Sheffield's Diamonds	2,614	F0F	Cheng's Restaurant	2,000
B1A	SPENGA Fitness	4,533	B0R	Summit Hut	11,128	E0A	Smashburger	1,938	G0A	Dunkin' Donuts	1,800
B0B	Trek Bikes	5,000	B0T	HomeGoods	23,948	E0C	Framed to Perfection	1,300	G0D	AVAILABLE - DO NOT DISTURB TENANT	2,000
B0D	Wild Birds Unlimited	1,300	C0A	Leslie's Swim Shop	3,000	E0D	Sport Clips	1,162	H0A	El Charro Cafe	4,459
B0E	Pacific Dental Service	3,500	C0C	Fleet Feet Sports	2,890	E0E	Amazing Lash Studio	2,000	H0E	Southern AZ Urgent Care	4,214
B0G	Massage Envy	3,750	C0D	Saffron Indian Bistro	3,228	F0A	Wow Wow Hawaiian Lemonade	1,485	R0B	Brake Max	5,408
B0H	The Joint Chiropractic	1,116	D0A	AT&T	3,000 SF	F0B	Poochini's Pet	1,000	R0C	Carrabba's Italian Grill	6,505
B0K	European Wax Center	1,466									

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## Property Photos



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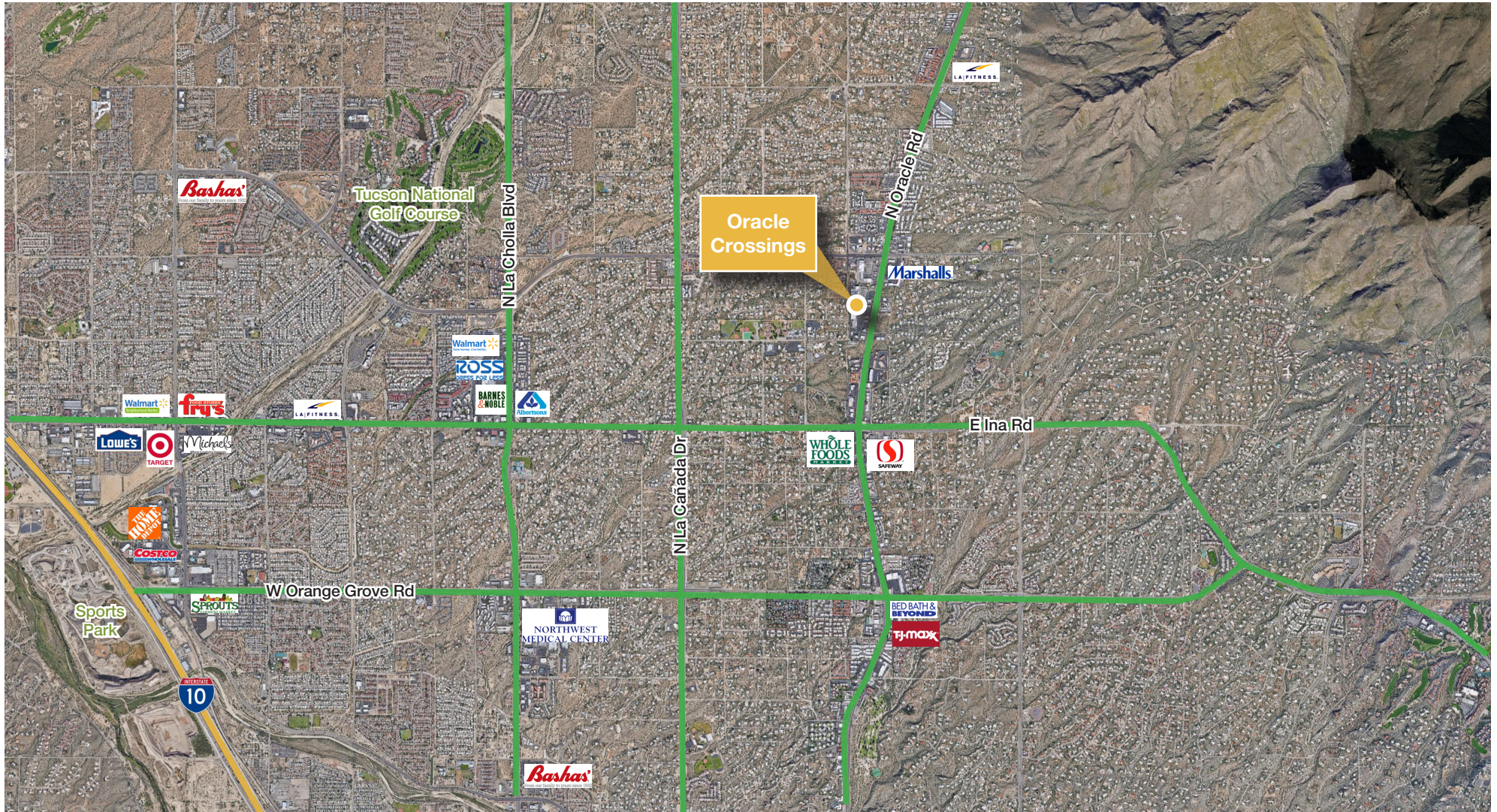
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## Retailer Aerial



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## Location Map



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## Property Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Population	5,188	42,575	152,221
2020 Population	5,069	41,039	146,423
2010 Population	5,203	39,009	137,471
Growth 2020-2025	2.35%	3.74%	3.96%
Growth 2010-2020	-2.58%	5.20%	6.51%
<b>Race &amp; Ethnicity</b>			
% White	91.18%	89.10%	88.25%
% Black	2.05%	2.36%	2.60%
% Asian	2.74%	4.62%	4.32%
% Other	3.99%	3.93%	4.83%
% Hispanic Origin	17.58%	18.34%	25.59%
<b>Income &amp; Education</b>			
Median HH Income	\$64,322	\$66,699	\$62,106
Avg HH Income	\$87,109	\$93,863	\$85,882
% College Graduates	46.43%	48.41%	42.61%
<b>Age</b>			
Median Age	49.30	47.70	41.80
% Age <19	18.09%	19.13%	21.75%
% Age 65+	28.19%	27.25%	21.80%
<b>Households &amp; Housing</b>			
Households	2,277	18,852	62,792
Average Household Size	2.10	2.10	2.30
Median Housing Value	\$303,951	\$307,280	\$239,766
% Owner Occupied Housing	56.13%	58.88%	63.27%
% Renter Occupied Housing	43.87%	41.12%	36.73%
% Vacant Housing	10.8%	10.9%	9.3%
<b>Workplace &amp; Workers</b>			
Number of Businesses	763	2,892	7,474
Total Number of Employees (FTE)	6,351	22,615	69,510

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