

BUILD-TO-SUIT

# Tucson Mall Area Retail Space

ORACLE ROAD & AUTO MALL DRIVE, TUCSON, AZ 85705

RETAIL



## PROPERTY HIGHLIGHTS

- + Two new buildable available:
  - ±4,000 SF shop area
  - ±8,800 SF shop areaor
  - Up to ±15,000 SF for box
- + Located near the Tucson Mall (±1.3 million SF) ±\$450/SF in sales
- + Tucson's highest commercial densities with over 3,000,000 SF of retail
- + Adjacent to Tucson's only auto mall
- + Zoned C-3, City of Tucson



## CONTACT US

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**CBRE**

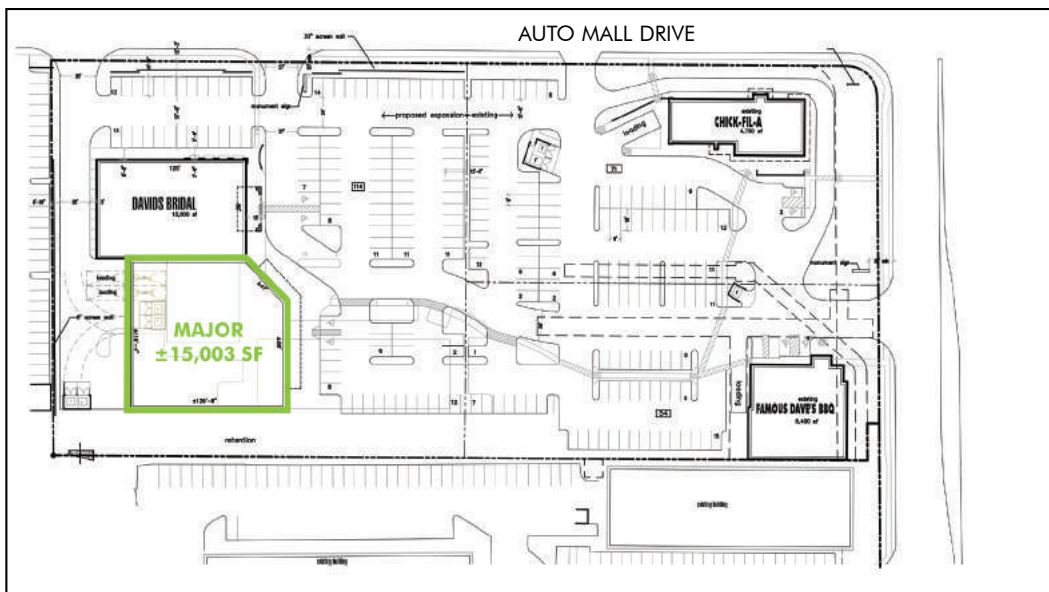
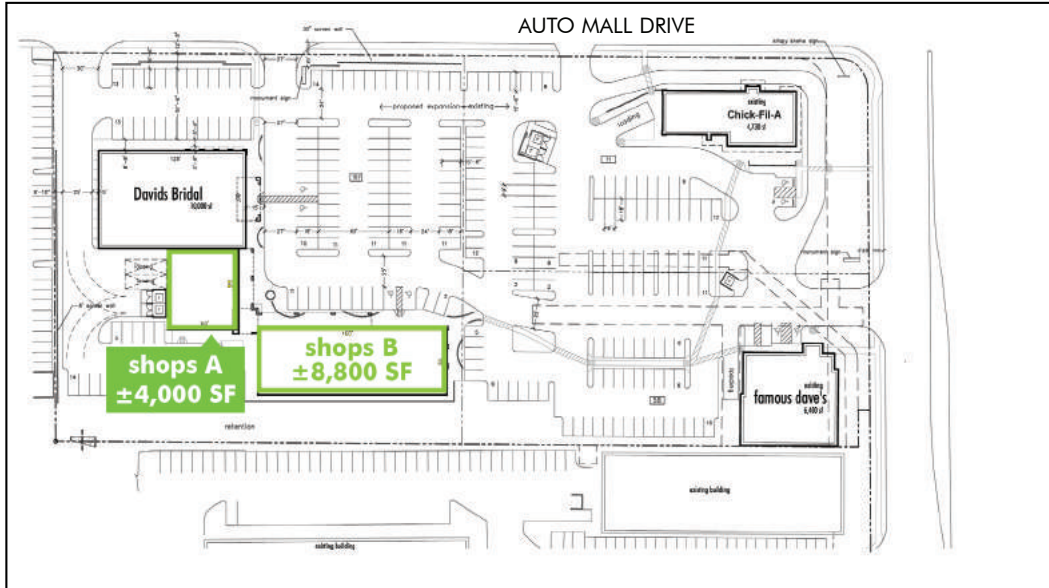
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**Site Plans**



**Buildable Shop Spaces For Lease**

	Space Sizes	SF Rent
Shops A	±1,200 to ±4,000 SF	\$26-30, NNN
Shops B	±1,200 to ±8,800 SF	\$26-30, NNN
Junior Box	Up to ±15,000 SF	TBD

**2016 Estimated Demographics**

	3 Miles	5 Miles
Population	93,533	220,506
Avg. HH Income	\$47,180	\$54,081

Source: Claritas

**Traffic Count**

Oracle Road 40,000 vehicles/day

Source: PAG 2011

**Flood Zone**

According to maps on file in our office, Panel No. 04019C1686L (12/3/13), this property is not in the 100-year flood plain.

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