

FOR LEASE

Corner Pad End-Cap Available

4020, 4022 & 4066 N. ORACLE ROAD, TUCSON, AZ 85705

RETAIL



PROPERTY INFO

CORNER PAD AND SHOP SPACE FOR LEASE

- + Pad up to $\pm 4,883$ SF
 - Former restaurant: $\pm 2,168$ SF
 - Corner end-cap: $\pm 2,715$ SF
- + $\pm 6,000$ SF - between Target & Michael's
- + Rare opportunity near the Tucson Mall
- + Located at a signalized intersection
- + Ideally positioned on heavily-traveled Oracle Road. Surrounded by national and regional retailers.



CONTACT US

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CBRE

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Available Space

Suite	Size	Rent	NNN
4020	±2,715	\$35.00/SF	\$2.70/SF
4022 (former restaurant)	±2,168	\$35.00/SF	\$2.70/SF
4066	±6,000	\$11.00/SF	\$2.70/SF

Traffic Counts

Oracle Road	61,000 vpd (2012)
Roger Road	10,000 vpd (2012)
Total	71,000 vpd

Source: P.A.G.

2018 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	15,475	105,587	236,819
Avg. Household Income	\$38,760	\$49,928	\$60,495

Source: Esri



Not to scale.



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