

FOR LEASE

Corner Pad End Cap Available

4020 N. ORACLE ROAD, TUCSON, AZ 85705

RETAIL



PROPERTY INFO

CORNER PAD FOR LEASE

- + Rare opportunity near the Tucson Mall
- + Located at a signalized intersection
- + Ideally positioned on heavily-traveled Oracle Road. Surrounded by national and regional retailers.
- + From $\pm 2,500$ SF to potentially $\pm 4,350$ SF



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Available Space

Suite	Size	Rent	NNN
4020	±2,500	\$35.00/SF	\$2.61/SF

Traffic Counts

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

Source: P.A.G.

2016 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	15,270	103,346	230,274
Avg. Household Income	\$33,288	\$43,397	\$52,182

Source: Claritas



CONTACT US

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