

THE SHOPPES AT ORACLE

Office/Retail/Restaurant for Lease

8500 N. Oracle Road, Tucson, AZ



Leasing Information

Property Info

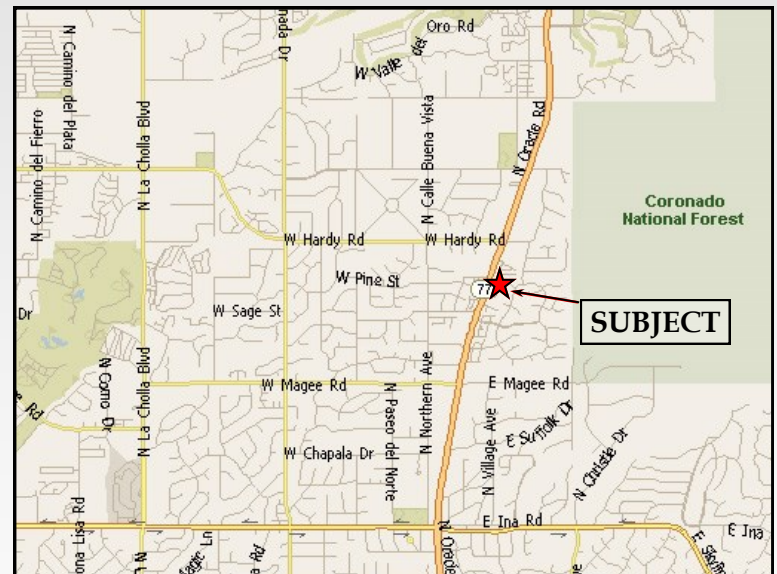
- Space Available: 23,311 SF
(Divisible)
- Project Size: Approx. 52,000 SF
- Lease Rate: Starting at \$14.00 SF
- Lease Type: NNN
- NNN Amount: Approx. \$2.10/SF
- Zoning: C-1, Oro Valley

Comments

- Located on Oracle Road approx. 1/2 mile North of Magee Road in Oro Valley
- Great visibility and easy access with +/- 800 FT' of Frontage on Oracle Road
- Oracle Road (SR 77) is a main corridor between downtown Tucson, and the affluent Foothills/NW Tucson to Oro Valley, AZ
- Traffic approx. *53,000 VPD

*Pima County Assessors Site

Location Map



Exclusively Represented by:

Robert Nolan
(o) 520-232-0200 x118
(c) 520-465-5946

Oxford 6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
REALTY ADVISORS www.oxfordrealtyadvisors.com

Aerial Site Plan



- Very High Profile Architecturally.
- High arching design attracts attention of all who pass by and makes the businesses located within stand out.
- Ideal midpoint location for retail, office and restaurants who would like to set themselves apart.
- All spaces are single story with high ceilings. 5 to 1 parking.



Exclusively Represented by:

Robert Nolan

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Aerial Location Map



DEMOGRAPHICS SUMMARY

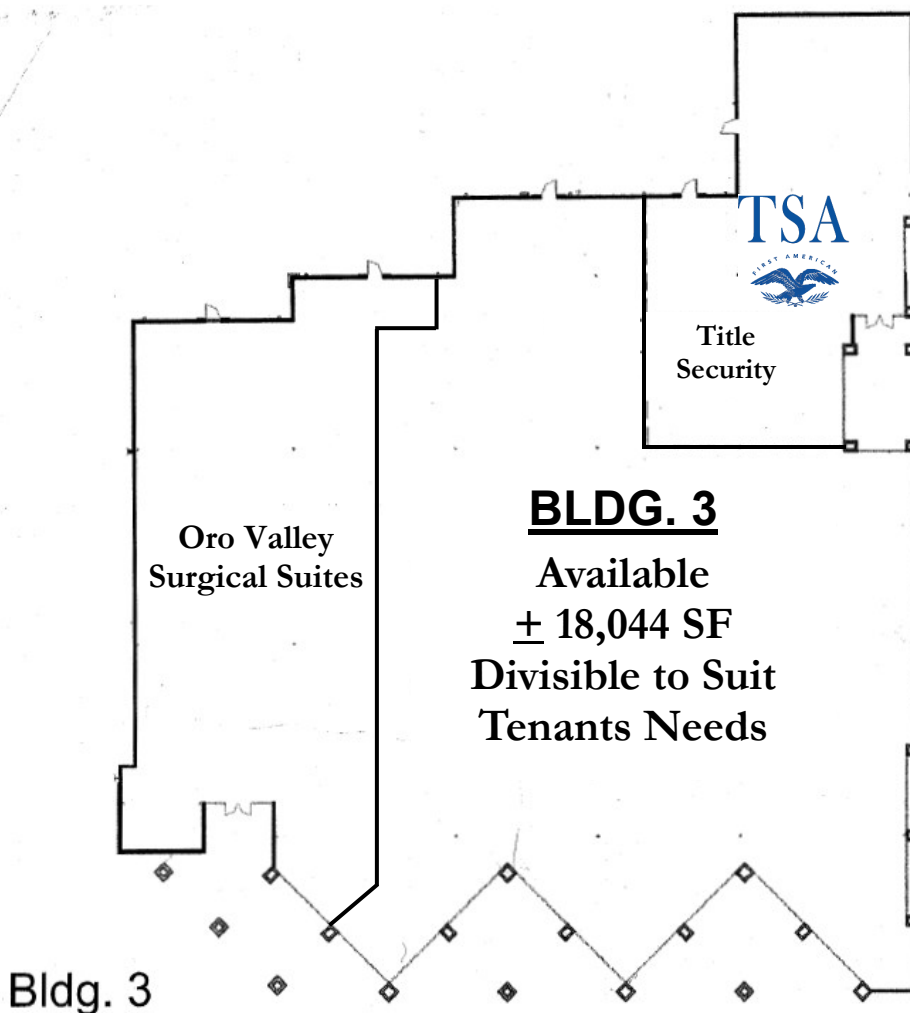
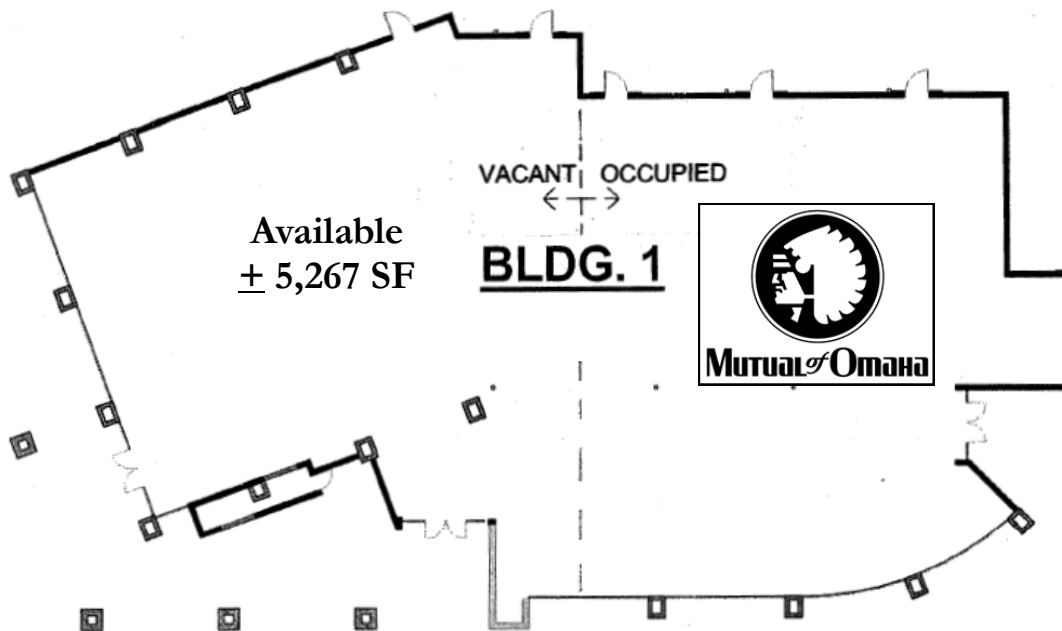
	<u>1 Mile</u>	<u>3Miles</u>	<u>5 miles</u>
Total Population:	5,192	33,791	110,216
AVG Household Income:	\$62,297	\$80,854	\$80,389
Traffic Counts:	N. Oracle Road : ± 53,000 Vehicles per day		

Exclusively Represented by:

Robert Nolan

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtadv.com



Exclusively Represented by:

Robert Nolan
(o) 520-232-0200 x118
(c) 520-465-5946



6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com