



SUBJECT

.93 Acres

El Conquistador Way

PADS FOR SALE

EL CONQUISTADOR WAY & ORACLE RD

Oro Valley, AZ 85704

SUBJECT

1.18 Acres

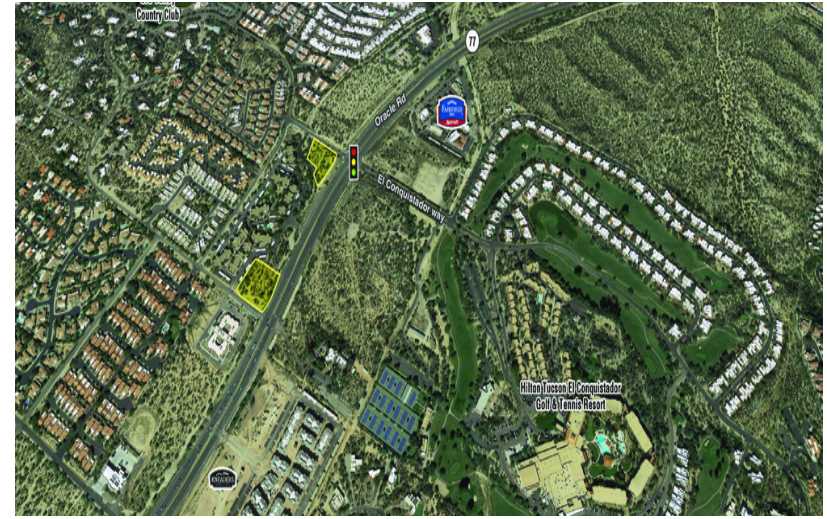
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SWC EL CONQUISTADOR WAY & ORACLE RD

Oro Valley, AZ



LOCATION DESCRIPTION

SWC AZ-77 (Oracle Rd) & Conquistador Way - Oro Valley

PROPERTY HIGHLIGHTS

- Pad 1: .93 Acres | Zoning: R-6 Pad 2: 1.18 Acres | Zoning: R-6
- Drive Thru Opportunity
- Located along the main arterial Oracle Rd from Oro Valley down into Tucson
- Average Household Income over \$104,000 within 5 miles radius
- Over 45,000 VPD along Oracle Rd

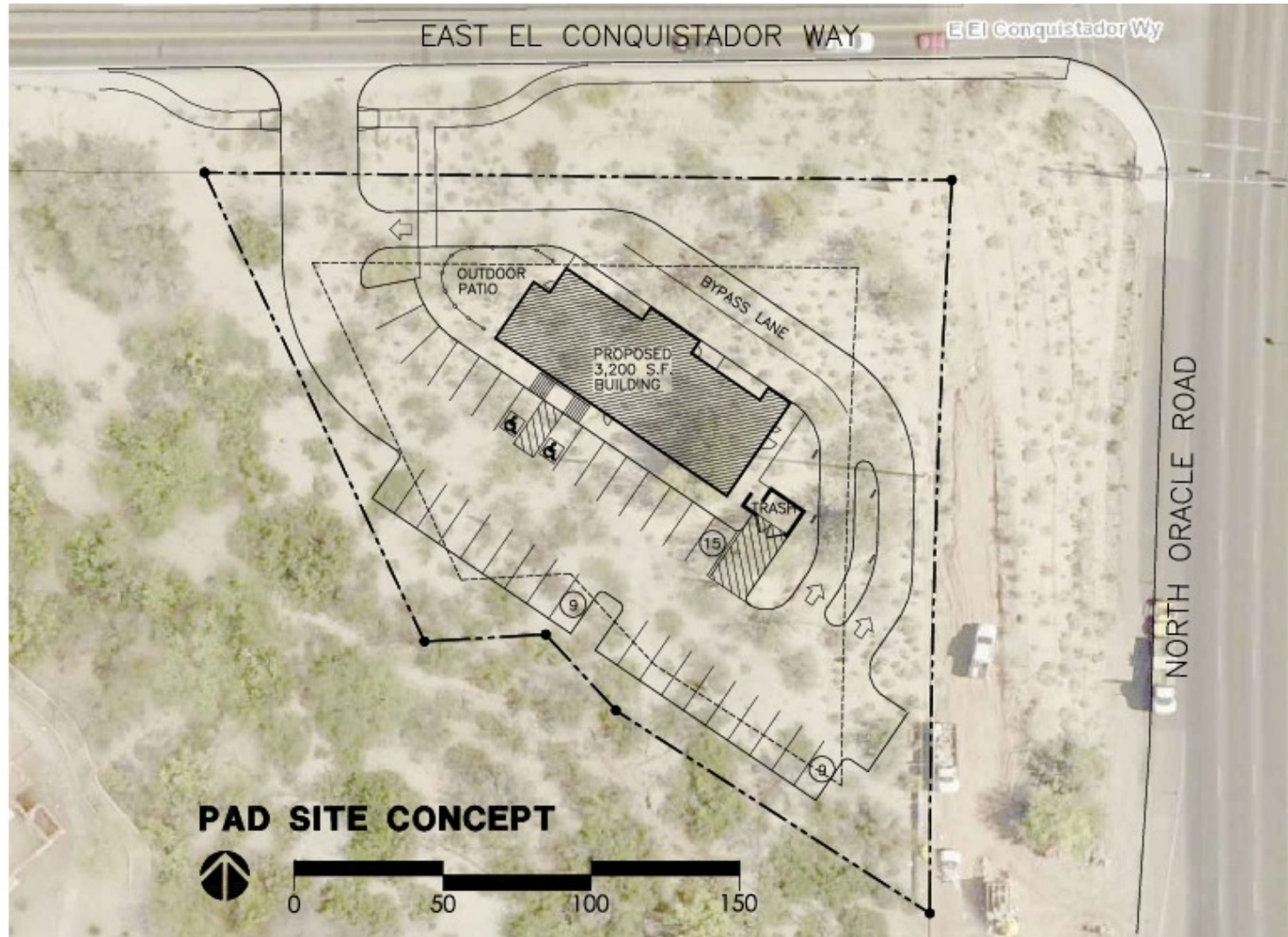
AREA COTENANTS



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Oro Valley, AZ

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	4,691	31,087	85,703
Total Population in 5 years	4,953	32,303	89,765
Annual Growth Rate	1.09%	0.77%	0.93%
Median Age	55.8	51.9	50.5
INCOME SUMMARY			
Median Household Income	\$71,735	\$78,153	\$78,286
Average Household Income	\$101,490	\$106,329	\$111,015
BUSINESS SUMMARY			
Total Businesses	191	865	2,556
Total Employees	2,755	12,775	37,255
Daytime Population	5,555	30,944	86,763
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	8.5%	8.7%	8.7%
Bachelor's Degree	25.2%	25.2%	25.7%
Graduate / Professional Degree	29.5%	25.2%	23.6%
Percent of Population with Degrees	63.2%	59.1%	58.0%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	1,892	12,920	36,195
White Collar	82.2%	73.5%	73.0%
Service Industry	12.3%	16.3%	16.5%
Blue Collar	5.5%	10.2%	10.5%
HOUSEHOLD SUMMARY			
Households	2,435	13,734	37,273
Average Household Size	1.93	2.26	2.28
Average Family Size	2.48	2.75	2.79
Median Home Value	\$369,291	\$326,802	\$331,521

* 2020 Demographic data derived from ESRI

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