

# Prime Retail for Lease

## *North Oracle Plaza*

### *4695 N. Oracle Road, Tucson, AZ*



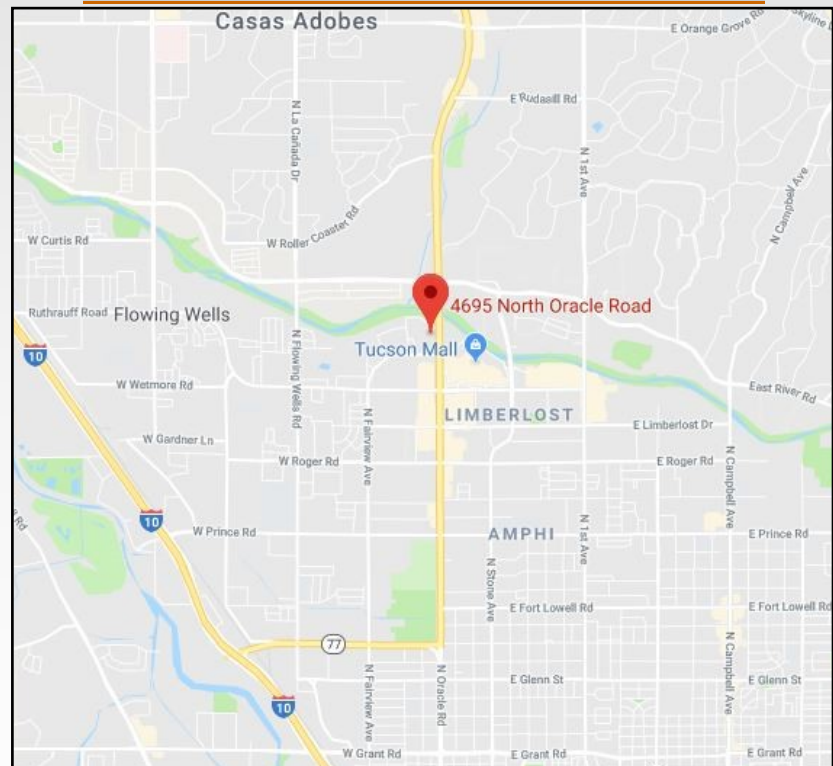
#### Lease Information

- **Availability:** Suite 113 - 900 SF
- **Lease Rate:** \$20.00/SF
- **Lease Type:** Triple Net
- **Zoning:** C-3, City of Tucson

#### Comments:

- Major North/South thoroughfare
- Located across from the Tucson Mall
- Adjacent to Tucson Auto Mall and CarMax
- Surrounded by an abundance of retail
- Oracle Road visibility
- High traffic retail corridor
- Ample parking

#### Location Map



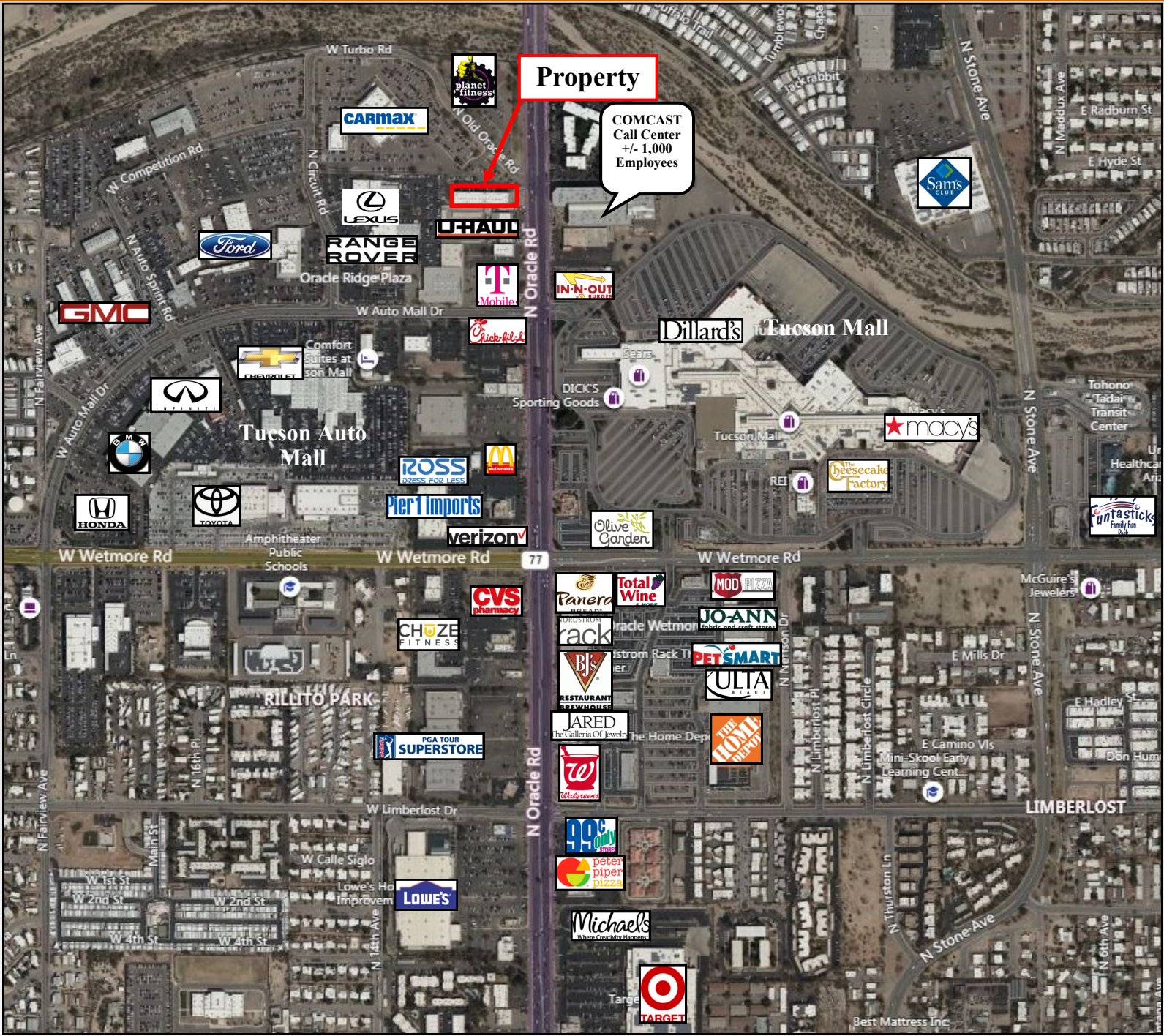
*Exclusively Represented by:*

**Robert Nolan**  
(c)520-465-5946

**Oxford**  
REALTY ADVISORS

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

# Aerial ~ 4695 N. Oracle Road



## Demographics

1 Mile 3 Miles 5 Miles

Population: 10,087 99,996 231,910

Average HH Income: \$50,107 \$51,241 \$58,984

## Traffic Counts

N. Oracle Road: 46,640 VPD

W. River Road: 32,267 VPD



Source: CoStar 2019



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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.

# Site Plan


<b>Suite 113</b>
Favorite Chair Hair Salon
<b>Alterations</b>
<b>Glass Geeks</b>
<b>Fitness and Nutrition</b>
ARIZONA LIVESCAN
<b>Asian Restaurant</b>
U-Spa Massage




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