

TWO ORACLE

7315 N. ORACLE ROAD | ORO VALLEY, AZ 85704

ORACLE PLAZA, RE-IMAGINED!



RESTAURANTS, RETAIL, FITNESS, OFFICE



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Owner/Agent

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OR

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Owner/Agent

AVAILABILITY

Restaurant Space: ±9,000 SF

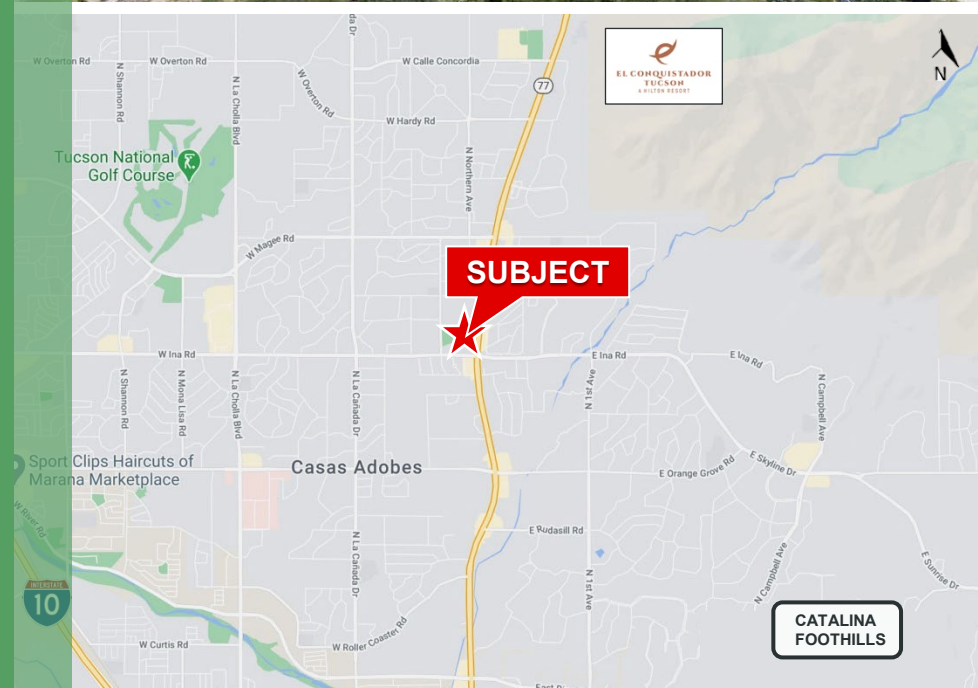
Office Space: Suite 240 ±873 SF
Suite 230 ±2,091 SF
(combinable to ±2,964 SF)

PROPERTY FEATURES

Zoning: C-2

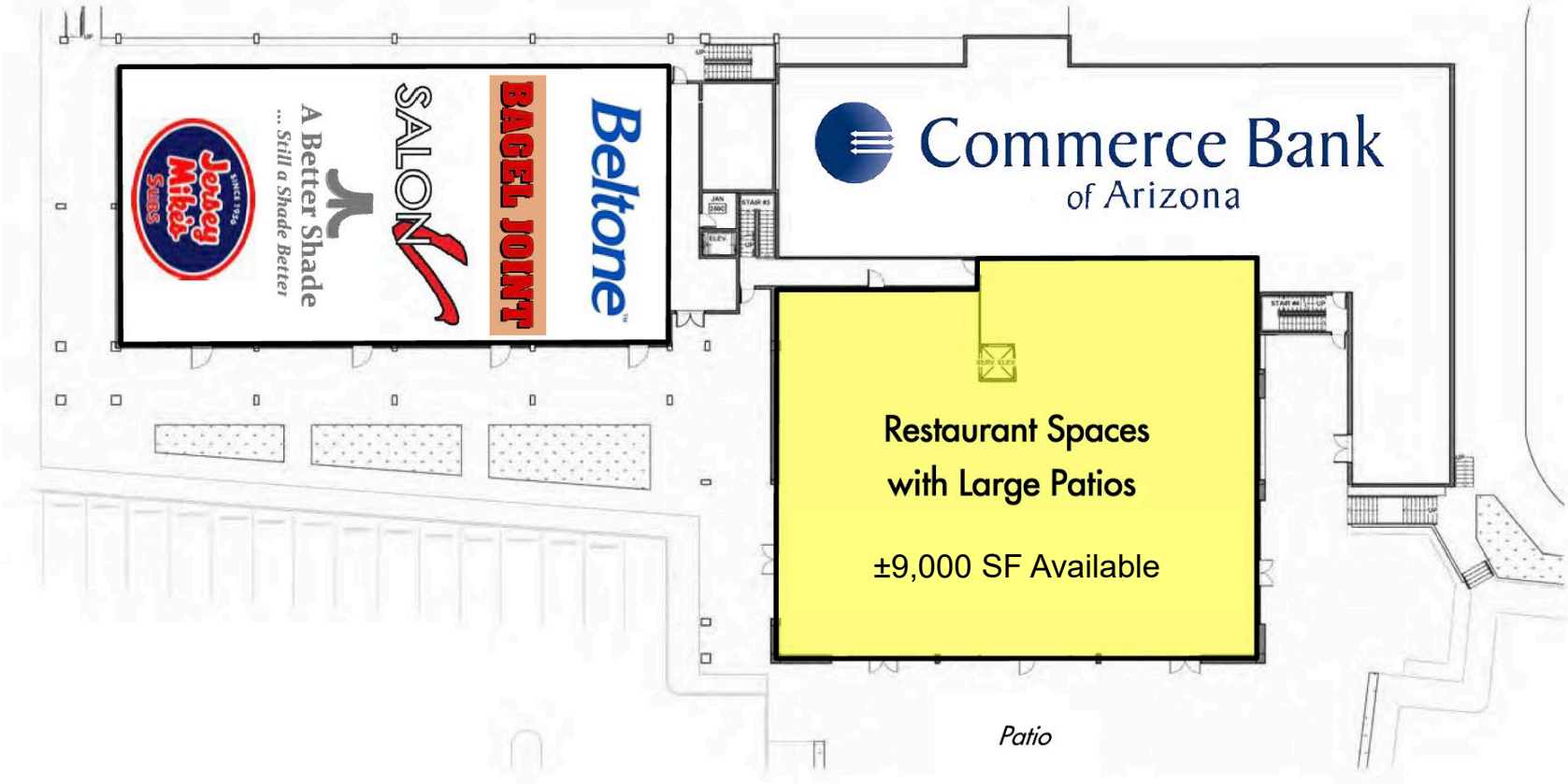
PROPERTY HIGHLIGHTS

- Adaptive re-use project at gateway to Oro Valley
- Restaurants, Retail, Fitness, Office
- High impact at Ina and Oracle Roads, easily accessible at key intersection
- Multi-story, convenient parking, mountain views, visibility
- ±873 SF to ±9,000 SF available



FLOOR PLAN

Ground Level Floorplan

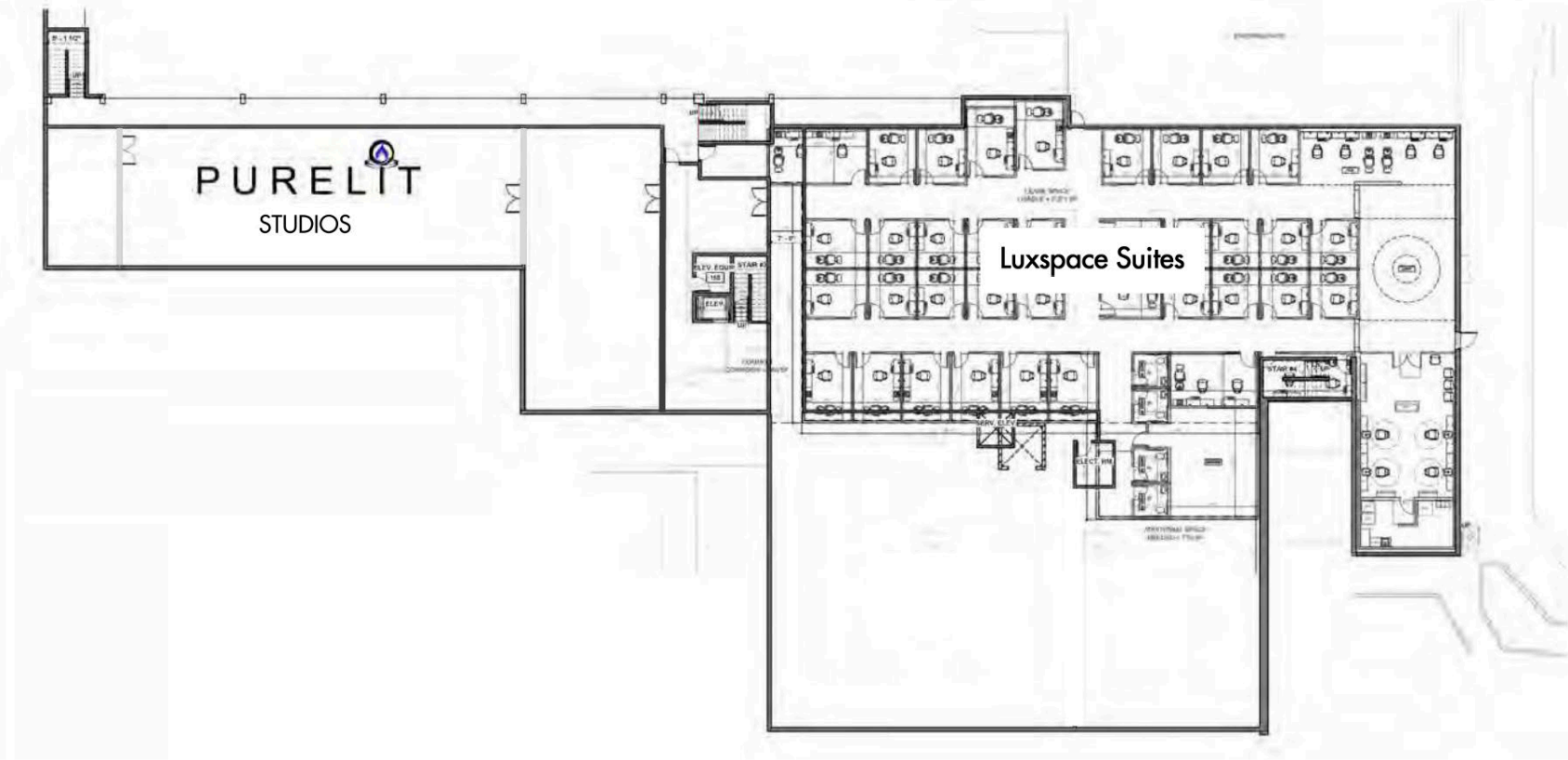


ORACLE ROAD

*NOT TO SCALE
*SUBJECT TO CHANGE

FLOOR PLAN

Garden Level Floorplan
Fully Leased



ORACLE ROAD

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FLOOR PLAN

Second Level Floorplan



*NOT TO SCALE
*SUBJECT TO CHANGE

DEMOGRAPHICS (2019)

	10 Minutes	20 Minutes	30 Minutes
Population	97,864	340,400	628,413
Average Family income	\$86,273	\$76,501	\$71,198
Employees	53,123	166,143	312,443

Sources: Applied Geographical Solutions/TIGER Geography, 10/2019



SUBJECT

Tohono Chul Park

El Charro Cafe
Walmart Neighborhood Market
Kohl's
CARRABBA'S Italian Grill
SPROUTS FARMERS MARKET

GUADALAJARA
truland BURGERS & GREENS

Tucson Tamale COMPANY

Coco's

TUCSON FEDERAL

BRAKE MASTERS

INA RD. 42,244 AADT

MATTRESS FIRM

ORACLE RD. 44,484 AADT

CASAS ADOBES PLAZA

WHOLE FOODS MARKET
STARBUCKS COFFEE
PILGRIM'S PRIDE
teaspoon
orange theory FITNESS
pure barre
JO'S A BANK
FROST A Qulala Shoppe
wildflower AMERICAN CUISINE

Bank of America
SAFEWAY
beyond bread
WELLS FARGO
PET SMART
Walgreens

Traffic Counts
Source: SITEUSA
2019

TRADE AREA MAP



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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.