



# 3901 N ORACLE ROAD



## Property Highlights

- Location: South of the SWC of Oracle Rd. and Roger Rd. Tucson, AZ
- Space Available: Free standing building with 12,907 SF of ground floor area and 3,711 SF of second floor area situated on an approximately 2.79 acres parcel of land
- Lease Rate: \$13,000/Month, NNN
- Real Estate Tax: \$25,914.65 (2017)
- Sales Price: ~~\$2,400,000~~ ~~\$2,000,000~~ **New Reduced Price \$1,600,000**
- Zoning: C-2, I-1



## Demographic Highlights

2018 Estimates	1 MI	3 MI	5 MI
Population	16,197	108,404	237,559
Households	7,006	47,891	103,275
Average HH Income:	\$38,071	\$49,379	\$60,135

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

## Description

- ◆ Located on a major highway with nearly every major retailer with a presence in Tucson located less than 2 miles from the Tucson Mall.
- ◆ Built in 2004.
- ◆ 30-foot ceilings.
- ◆ Excess land.

## Traffic Count

Oracle Road:	34,938 VPD (2018)
Roger Road:	10,298 VPD (2018)
<b>Total:</b>	<b>45,236 VPD</b>

(Source: Pima Association of Governments and ADOT)

For information, contact:  
**Craig Finfrock, CCIM, CRX, CLS**  
Designated Broker  
cfinfrock@cradvisorsllc.com

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TRADE AERIAL

