

# ORACLE WETMORE SHOPPING CENTER

Tucson Mall Trade Area

CUSHMAN & WAKEFIELD

PICOR



# ORACLE WETMORE SHOPPING CENTER

Tucson Mall Trade Area



## PROPERTY DETAILS

Available	Suite DOH: 1,400 SF <a href="#">CLICK TO VIEW VIRTUAL TOUR</a> Suite DOP: 3,407 SF
Lease Rate	Contact Agent
NNN Charges	±\$6.00/SF
Address	4386 N. Oracle Road Tucson AZ 85705

## TENANTS

Nordstrom Rack, Barnes & Noble, Ulta, Total Wine, The Home Depot, PetSmart, Cost Plus World Market, Cavender's, Jared Jewelers, and BJ's Restaurant & More

## HIGHLIGHTS

Oracle Wetmore Shopping Center offers a premier location on Oracle Rd., the major north/south arterial, which is immediately adjacent to the Tucson Mall, falling within Tucson's top retail area.

## TRAFFIC COUNTS

Oracle Road	52,403 VPD (2025)
Wetmore Road	20,382 VPD (2025)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,131	\$57,110	9,725
3 Miles	99,531	\$71,837	52,376
5 Miles	236,390	\$84,534	127,490

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Space	Tenant	Size (SF)
AOA	Boriken	2,265 SF
AOD	Sport Clips	1,932 SF
AOR	Van's Golf Shop	8,000 SF
BOA	NextCare Urgent Care	3,526 SF
BOD	The Taco Spot	1,304 SF
BOE	L.A. Nails	880 SF
BOF	Milan Laser	1,904 SF
BOH	IOU Sushi	2,027 SF
COA	Chipotle Mexican Grill	2,637 SF
COC	Jamba Juice	1,211 SF
COE	See's Candies	1,269 SF
DOA	Nationwide Vision	2,484 SF
DOE	MOD Pizza	3,000 SF
DOG	Color Me Mine	1,750 SF
<b>DOH</b>	<b>AVAILABLE</b>	<b>1,400 SF</b>
DOK	Uniquely Nails	1,200 SF
DOM	Supercuts	1,200 SF
<b>DOP</b>	<b>AVAILABLE</b>	<b>3,407 SF</b>
EOA	Barnes & Noble (Fall 2026)	16,056 SF
EOC	Cost Plus World Market	17,910 SF
EOD	PetSmart	27,052 SF
EOH	Ulta	9,937 SF
FOB	Basset Furniture	9,120 SF
ROA	Total Wine & More	Not A Part
ROB	Jared	5,856 SF
ROC	BJ's Restaurant & Brewhouse	8,080 SF
1	The Home Depot	Not A Part
2	Nordstrom Rack	Not A Part

**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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## AERIAL FACING SOUTHEAST



**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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Tucson Mountain Park

Saguaro National Park

AERIAL FACING WEST



Academy Del Sol  
±85 Students

LOWE'S

IHOP

ORACLE ROAD

Peter Piper  
Little Caesars

CAVENDER'S

Boriken

SportClips

Van's  
GOLF SHOPS

JARED  
The Galleria Of Jewelry

THE TACOSPOT

NextCare  
URGENT CARE

THE HOME  
DEPOT

(NAP)

KIA



PGA TOUR  
SUPERSTORE

Burlington

BOB'S  
FURNITURE

Wendy's



CVS  
pharmacy

MATTRESS  
FIRM

ROSS  
DRESS FOR LESS



BIG  
LOTS!

DAVID'S BRIDAL

Bank of America



CVS  
pharmacy

sleep number

verizon

LONGHORN  
STEAKHOUSE



NORDSTROM  
rack

Total Wine  
& MORE

Olive Garden

firestone  
COMPLETE AUTO CARE

Tucson Mall  
±170 Stores & Restaurants

AVAILABLE  
1,400 SF

ULTA  
BEAUTY

COST PLUS  
WORLD MARKET

PET SMART



See's  
CANDIES

AVAILABLE  
3,407 SF

BARNES  
& NOBLE

Coming Fall 2026

NATIONWIDE  
VISION

SportClips  
HAIRCUTS

MOD

Color  
Me Mine

LIMBERLOST DRIVE

WETMORE ROAD



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CUSHMAN & WAKEFIELD

PICOR

THE UNIVERSITY OF ARIZONA

AERIAL FACING SOUTH

Downtown Tucson

Sentinel Peak Park

Amphitheater High School  
±1,210 Students

10

dds DISCOUNTS  
eegee's DISCOUNT TIRE  
jiffy lube  
Car's Jr.  
HARBOR FREIGHT  
Tools, Saw, Oil, Electrical, Auto Parts

BOOT BARN

TARGET

CHASE

Michael's  
Where Creativity Happens

THE HOME DEPOT

Beriken  
Van's GOLF SHOPS

Peter Piper

Little Caesars

IHOP

LOWE'S

LIMBERLOST DRIVE

Bank of America

PGA TOUR SUPERSTORE

Burlington

THE TACOSPOT  
NextCare URGENT CARE

JARED  
The Galleria Of Jewelry

B's BOUTIQUE

Crave's

Wendy's

BOB'S DISCOUNT FURNITURE

ULTA BEAUTY

Bassett HOME FURNISHINGS

NORDSTROM rack

Wendy's

BUFFALO WILD WINGS

BARNES & NOBLE  
Coming Fall 2026

PETSMART  
COST PLUS WORLD MARKET

AVAILABLE  
1,400 SF

MATTRESS FIRM

ORACLE ROAD

AVAILABLE  
3,407 SF

Total Wine & MORE

sleep number

T Mobile

MOUNTAIN MIKE'S

WETMORE ROAD

ORACLE MODERN DENTISTRY AND ORTHODONTICS  
SportClips HAIRCUTS  
NATIONWIDE VISION  
MOD Color Me Mine

Empire  
jamba  
See's CANDIES

Firestone COMPLETE AUTO CARE

Olive Garden

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## VISITATION DATA

May 2024 – April 2025



**663.9K**

Est. # of Customers



**2.8M**

Est. # of Visits



**53,603**

Avg Weekly Visits



**4.27**

Avg Visits/Customer



### LENGTH OF STAY

**Average:** 37 Minutes  
**Median:** 24 Minutes



### MOST FREQUENTED

**Hour:** 12:00 – 1:00 PM  
**Day of Week:** Saturday



### CUSTOMER PERSONA

**Ethnicity:** White  
**Income:** \$57.5K

## Visits Trend

Metric: **Visits** Aggregation: **Monthly** Annual Summary:

