

FOR LEASE

6251 N ORACLE RD
TUCSON, AZ 85704



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

STEPHEN GRIMM 520-795-5200 EXT 700
JUAN C. PANTOJA 520-795-5200 EXT 701
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

THE PROPERTY

AVAILABLE SPACE: 5,440 SFT

LEASE RATE: CONTACT BROKER FOR RATE

ZONING: CB-1 LOCAL BUSINESS ZONE (PIMA COUNTY)

THIS ZONING ALLOWS A RANGE OF COMMERCIAL AND RESIDENTIAL USES. MOST RETAIL, OFFICE, RESTAURANT, RESIDENTIAL USES, SELF STORAGE, SOME AUTO USES (GAS STATION, OIL CHANGE)

PROPERTY HIGHLIGHTS

- FORMER RESTAURANT SPACE; ZONING ALLOWS FOR WIDE RANGE OF USES
- LOCATED ON BUSTLING ORACLE RD, NEAR MAJOR INTERSECTION WITH ORANGE GROVE RD
- LESS THAN 3 MILES FROM TUCSON MALL, LA ENCANTADA
- ORACLE RD: 46,016 VEHICLES PER DAY
- ORANGE GROVE RD: 15,667 VEHICLES PER DAY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 EST. POPULATION	7,509	64,600	172,653
MEDIAN HOUSEHOLD INCOME	\$61,633	\$57,608	\$49,690
HOUSEHOLDS	3,714	28,808	76,328
DAYTIME POPULATION	3,225	41,678	84,639
TOTAL RETAIL EXPENDITURE	\$117,189,659	\$871,440,693	\$2,158,856,000

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