

Retail Available For Lease



ORACLE-LIMBERLOST Shopping Center
SEC Oracle & Limberlost
Tucson, Arizona



HIGHLIGHTS:

- On Tucson's busy Oracle Road
- Nearby Tucson's largest regional mall, Tucson Mall
- Strong retail corridor
- Located at a signalized intersection
- Tenants nearby include: Home Depot, PetSmart, Total Wine, Lowe's, Target, Michaels, Chuze Fitness, Nordstrom Rack and many more!

SPECIFICS:

Immediately Available: Former Mattress Firm

Size: 6,683

Lease Rate: \$15.00 SF/YR NNN (Est. NNN's: \$3.65 SF)

Available Oct. 1, 2020 – Little Caesars

Size: 1,206

Lease Rate: \$21.00 SF/YR NNN (Est. NNN's: \$3.95 SF)

COMMENTS:

Tenants benefit from the tremendous vehicular traffic within the immediate trade area of this intersection.



Exclusively Marketed by:

BARRY KITAY
Manager/Member
520-546-9003
Email: Barry@Whirlygig.com

LYNN TAYLOR
Manager/Member
520-546-9003
Email: Lynn@Whirlygig.com

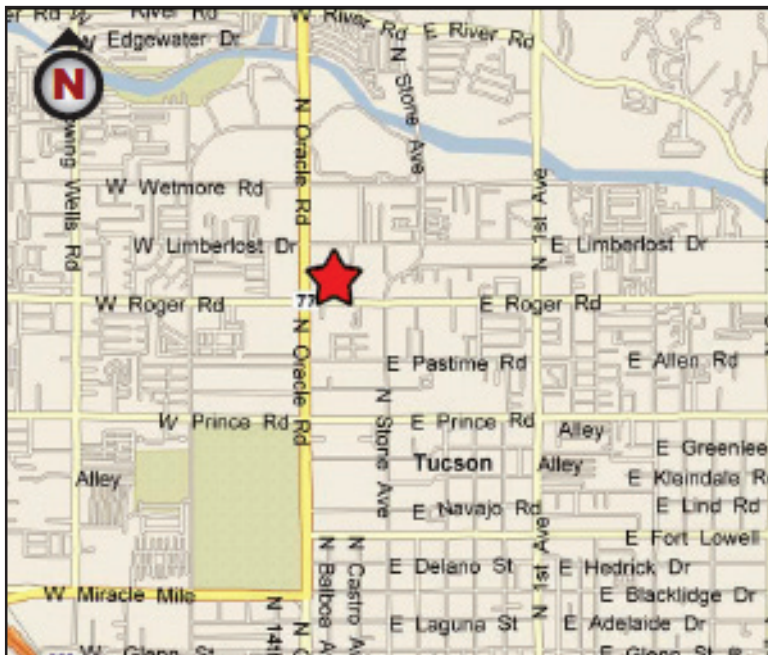
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**WHIRLYGIG
PROPERTIES, LLC**

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AERIAL MAP



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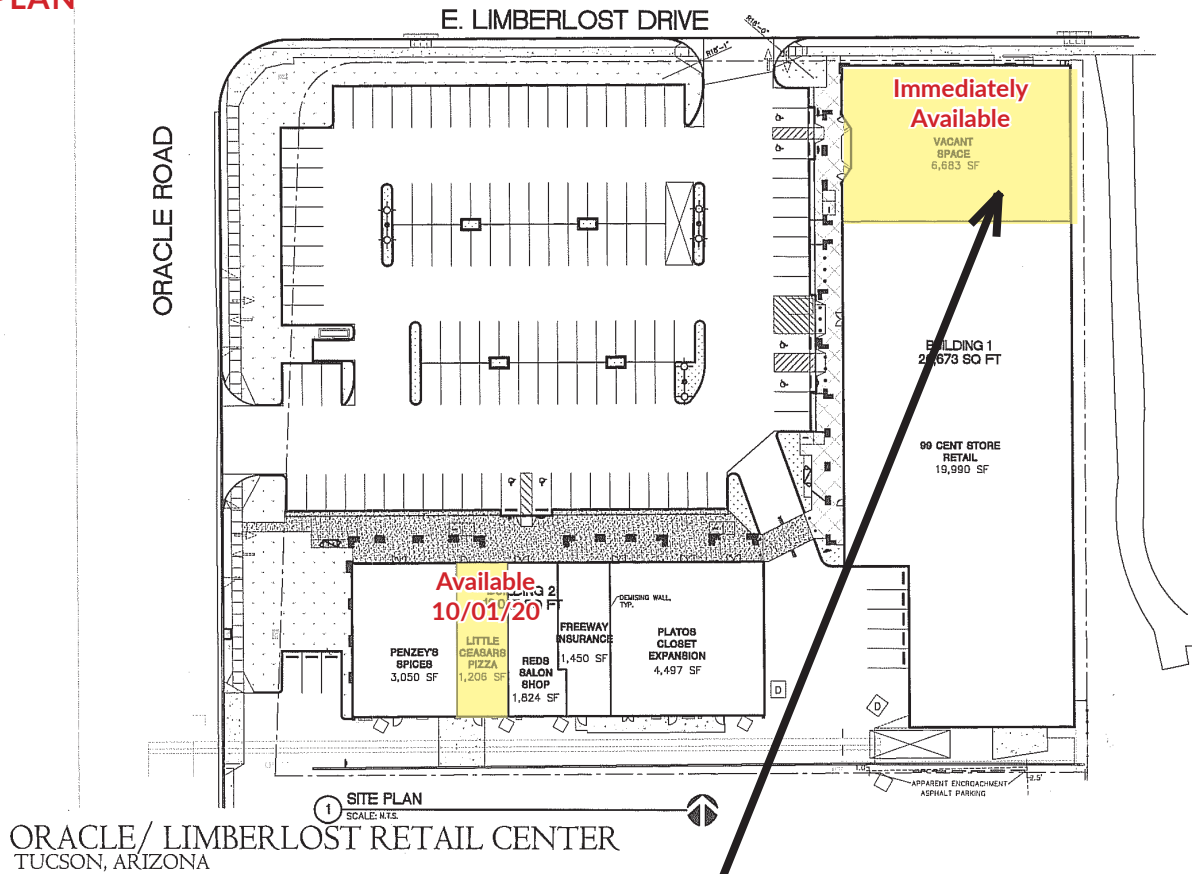
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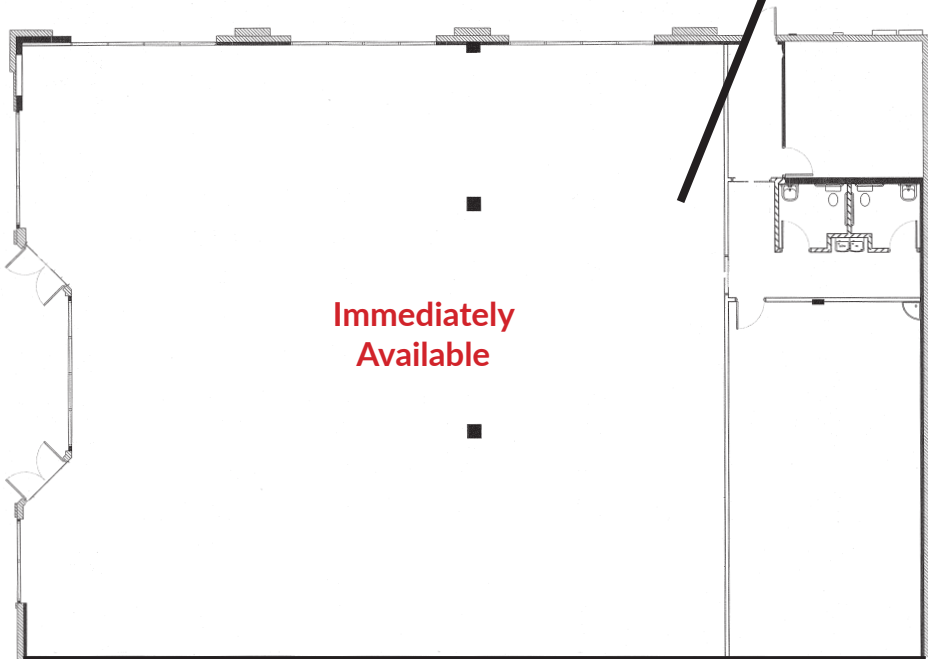
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SITE PLAN



FLOOR PLAN



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NEARBY BUSINESSES



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Population	Year			
Estimated Population	(2018)	91,143	216,920	561,469
Projected Population	(2023)	94,896	224,522	590,714
Households				
Estimated Households	(2018)	41,773	96,766	245,022
Projected Households	(2023)	43,841	101,091	253,551
Average Household Income				
Estimated Average Household Income	(2018)	\$59,790	\$66,347	\$69,030
Projected Average Household Income	(2023)	\$37,852	\$87,485	\$79,827
Daytime Demos				
Total Businesses	(2018)	5,055	12,389	28,163
Total Employees	(2018)	51,448	136,636	307,547

Source: Applied Geographic Solutions/TIGER Geography, 11/2018