# **Retail Available For Lease**



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



#### **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.

### **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!



## **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

Whirlygig Properties, LLC >> Commercial Real Estate Excellence PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 www.whirlygig.com

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**AERIAL MAP** 



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	E Pastime Rd E Allen Rd
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W Prince Rd	
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	E Fort Lowell
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W Miracle Mile z	
	🕺 🖉 E Laguna St 👕 E Adelaide Dr
W Glenn St 4 C	E Glenn St 9

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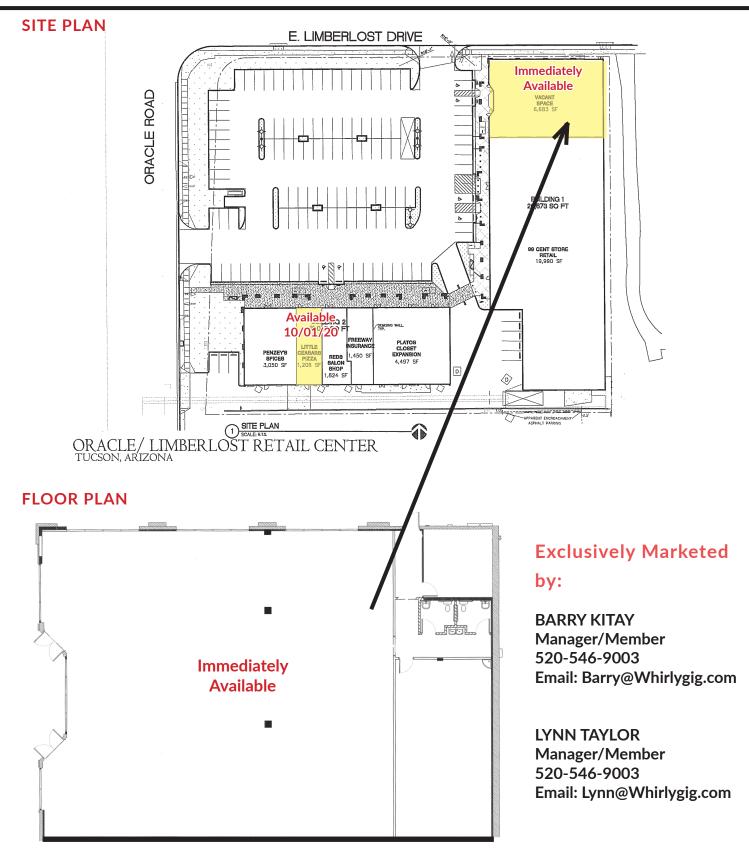
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#### **NEARBY BUSINESSES**



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