

Catalina, Arizona

NWC N Oracle Rd & E Pinal
Street

16415 North Oracle Road
Unimproved Land
Catalina, Arizona

Tap into Catalina, Arizona's unique mix of outdoor enthusiasts and retirees with a prime ground lease or build-to-suit opportunity in this picturesque Tucson suburb, an ideal spot for businesses serving an active, diverse demographic

Retail/Office/Automotive Lot Available for Ground Lease or Build-to-Suit



Catalina, Arizona

NWC N Oracle Rd & E
Pinal Street

**Retail/Office/Automotive Lot Available for Ground Lease or
Build-to-Suit**

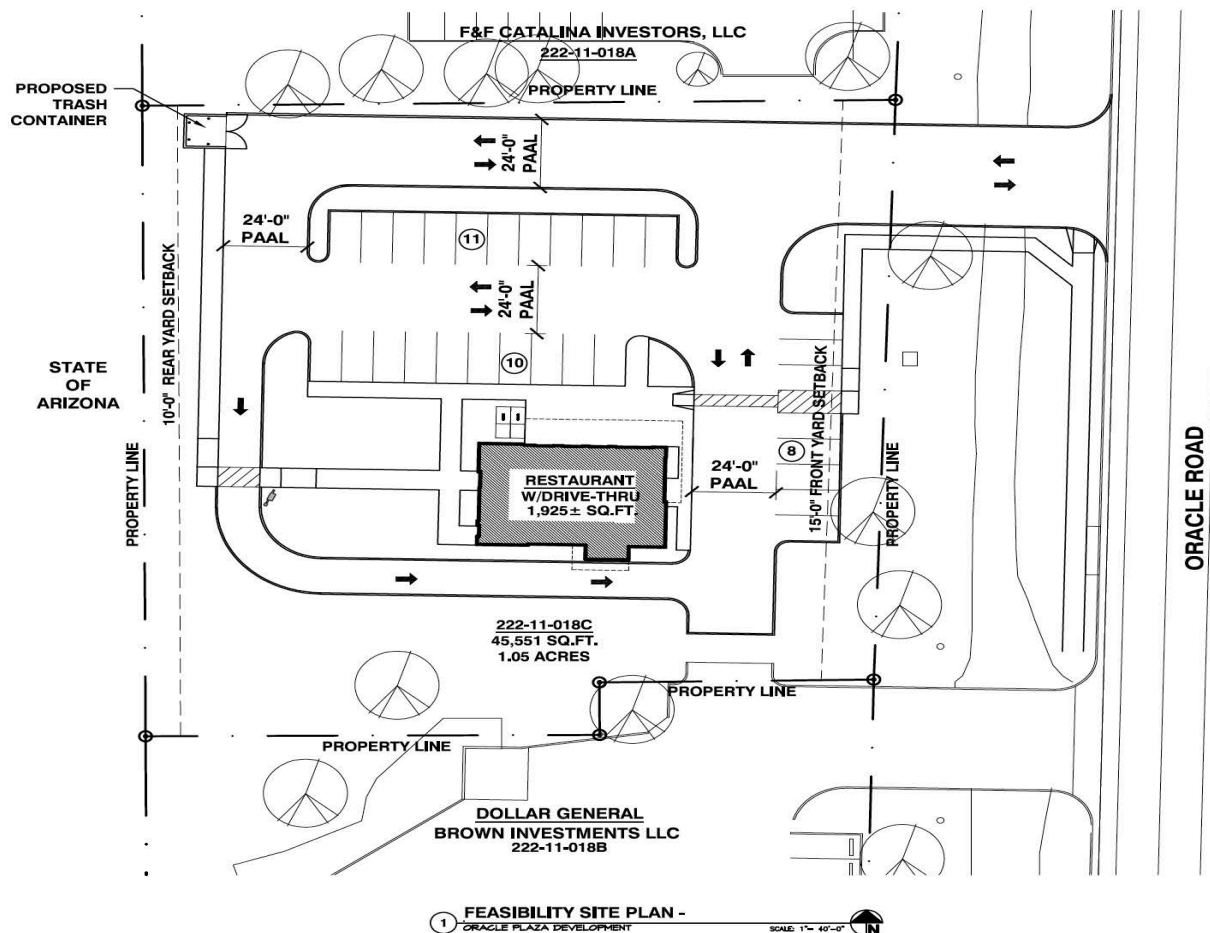
Property Overview

- Potential Retail or Drive-Thru space on Northwest corner of North Oracle Road and E Pinal Street
- ± 204.1 feet of frontage on North Oracle Road
- ~22k Annual Daily Traffic
- Established ease of access
- Utilities at lot line

Property Features

- Lot Size: ± 1.06 Acres for retail, fast food, coffee, etc.
- Lease Rate: Ground lease, or build-to-suite (Call to discuss pricing)
- CB-2, General Business, Pima County
- Located less than 5 miles between Saddlebrook One and Rancho Vistoso

Conceptual Drive-Thru Plan



Exclusively Marketed by

ZACHARY SATTINGER

Sales Associate

520-369-0166

Email: Z.sattinger@Whirlygig.com

LYNN TAYLOR

Manager/Member

520-546-9003

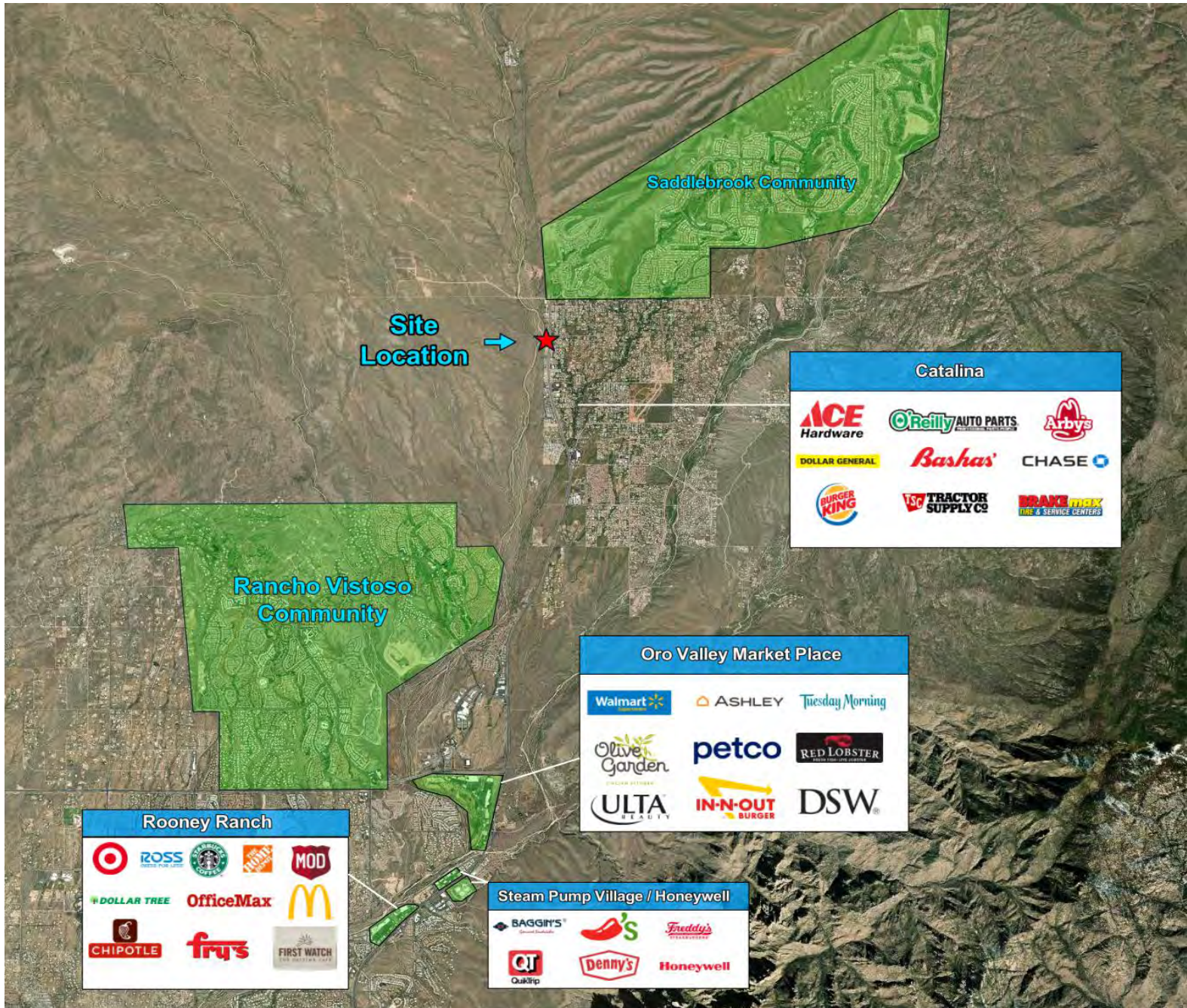
Email: Lynn@Whirlygig.com

BARRY KITAY

Manager/Member

520-546-9003

Email: Barry@Whirlygig.com



Exclusively Marketed by

ZACHARY SATTINGER

Sales Associate

520-369-0166

Email: Z.sattinger@Whirlygig.com

LYNN TAYLOR

Manager/Member

520-546-9003

Email: Lynn@Whirlygig.com

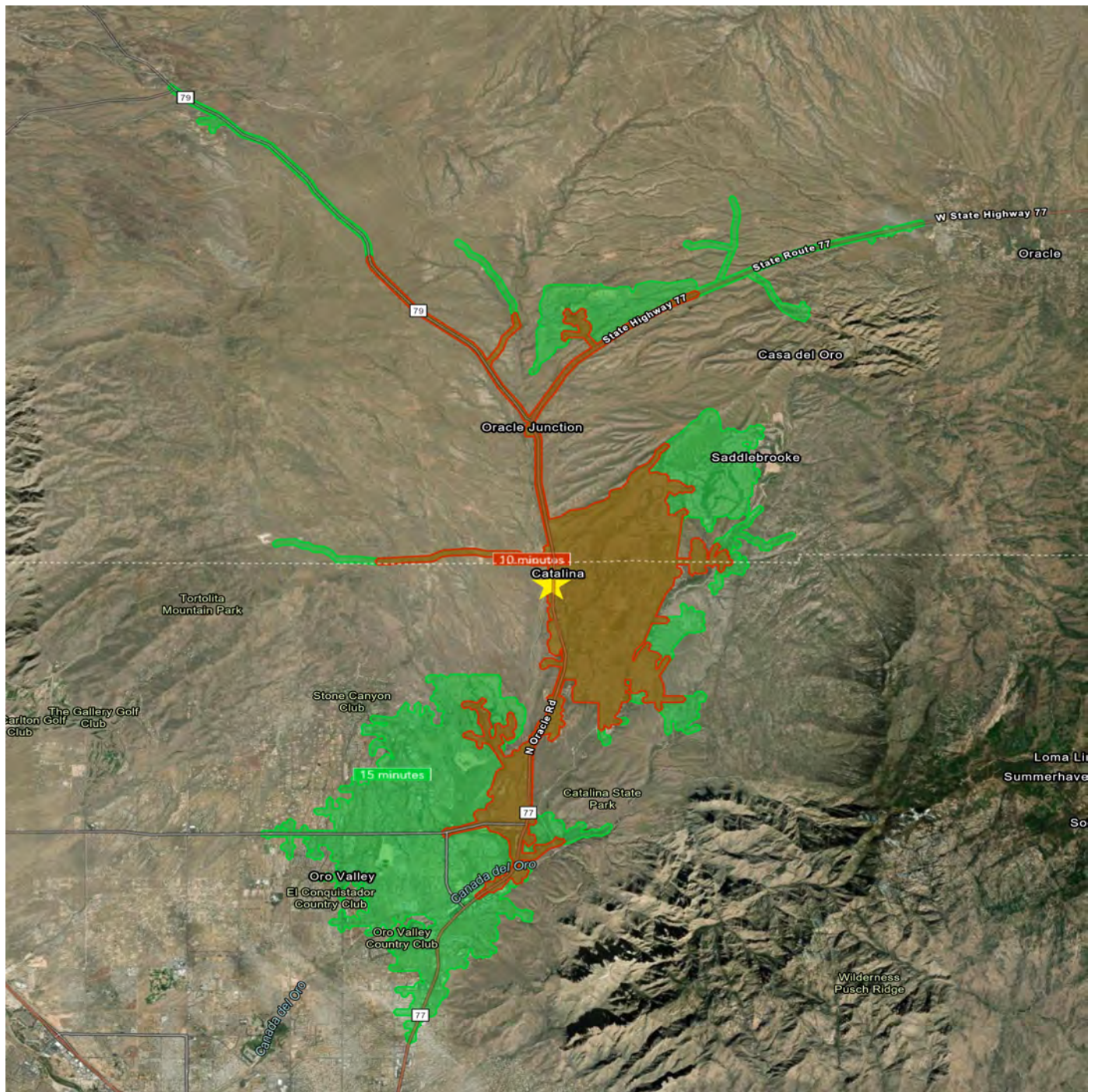
BARRY KITAY

Manager/Member

520-546-9003

Email: Barry@Whirlygig.com

10, 15 Minute Drive Time Map



Whirlygig Properties, LLC >> Commercial Real Estate Excellence

PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 www.whirlygig.com

Exclusively Marketed by

ZACHARY SATTINGER

Sales Associate

520-369-0166

Email: Z.sattinger@Whirlygig.com

LYNN TAYLOR

Manager/Member

520-546-9003

Email: Lynn@Whirlygig.com

BARRY KITAY

Manager/Member

520-546-9003

Email: Barry@Whirlygig.com

Key Facts

Catalina Property Drive Time
Drive time of 15 minutes

KEY FACTS

49,913

Population



Average
Household Size

61.1

Median Age

\$90,719

Median Household
Income

BUSINESS



942

Total Businesses



21,783

Total Employees

INCOME



\$90,719

Median Household
Income



\$57,991

Per Capita Income



\$473,397

Median Net Worth

EDUCATION

2.6%

No High School
Diploma



16.1%

High School
Graduate



28.7%

Some College/
Associate's
Degree



52.6%

Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

74.5%



Blue Collar

12.2%



Services

13.3%

3.5%

Unemployment
Rate

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.1%)

The smallest group: \$15,000 - \$24,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	4.7%	-5.2%	
\$15,000 - \$24,999	4.2%	-3.7%	
\$25,000 - \$34,999	5.4%	-3.6%	
\$35,000 - \$49,999	10.2%	-2.4%	
\$50,000 - \$74,999	15.3%	-1.2%	
\$75,000 - \$99,999	14.7%	+0.8%	
\$100,000 - \$149,999	23.1%	+6.2%	
\$150,000 - \$199,999	10.3%	+4.1%	
\$200,000+	12.1%	+4.9%	

Bars show deviation from Pima County

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri





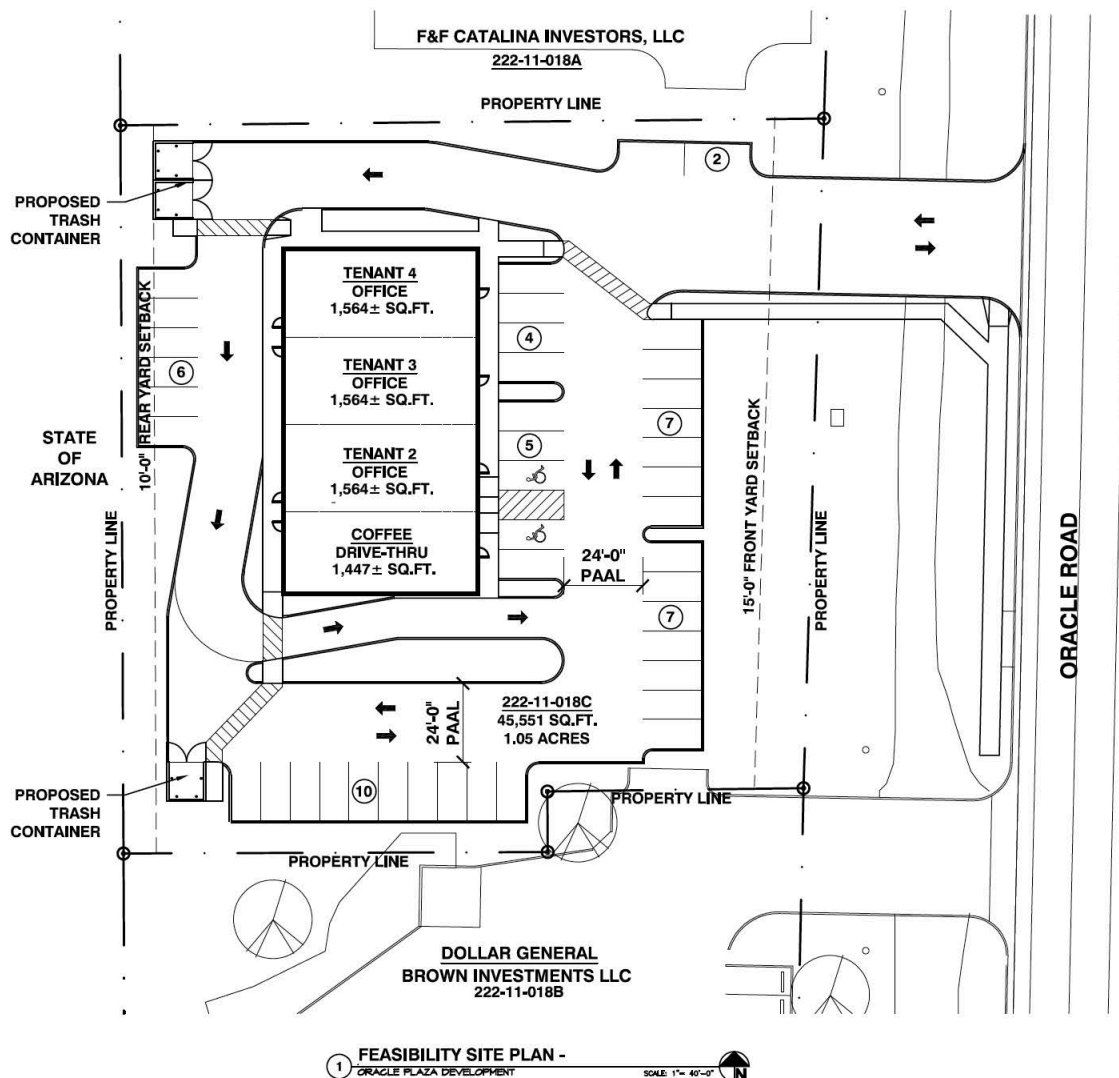
16415 North Oracle Road
Unimproved Land
Catalina, Arizona

Catalina, Arizona

NWC N Oracle Rd & E
Pinal Street

Retail/Office/Automotive Lot Available for Ground
Lease or Build-to-Suit

Conceptual Drive-Thru/Retail Plan



Catalina, Arizona

NWC N Oracle Rd & E
Pinal Street

**Retail/Office/Automotive Lot Available for Ground
Lease or Build to Suit**

Conceptual Retail Plan

