

# Retail Available For Lease



**ORACLE-LIMBERLOST Shopping Center**  
4128-4144 N. Oracle Road  
Tucson, Arizona 85705

**99 Cents  
Closing  
June, 2024**



## 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:

Available Late June, 2024\*\*\*

Size: 19,990 S.F

Lease Rate: \$13.50 SF/YR NNN

**Immediately Available:**

Size: 1,206

Lease Rate: \$21.00 SF/YR NNN

\*\*\* subject to change

**Immediately Available:**

Size: 4,497

Lease Rate: \$18.00 SF/YR NNN

## COMMENTS:

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

C-2 Zoning



## 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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ORACLE ROAD

LIMBERLOST DRIVE



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**Whirlygig Properties, LLC >> Commercial Real Estate Excellence**  
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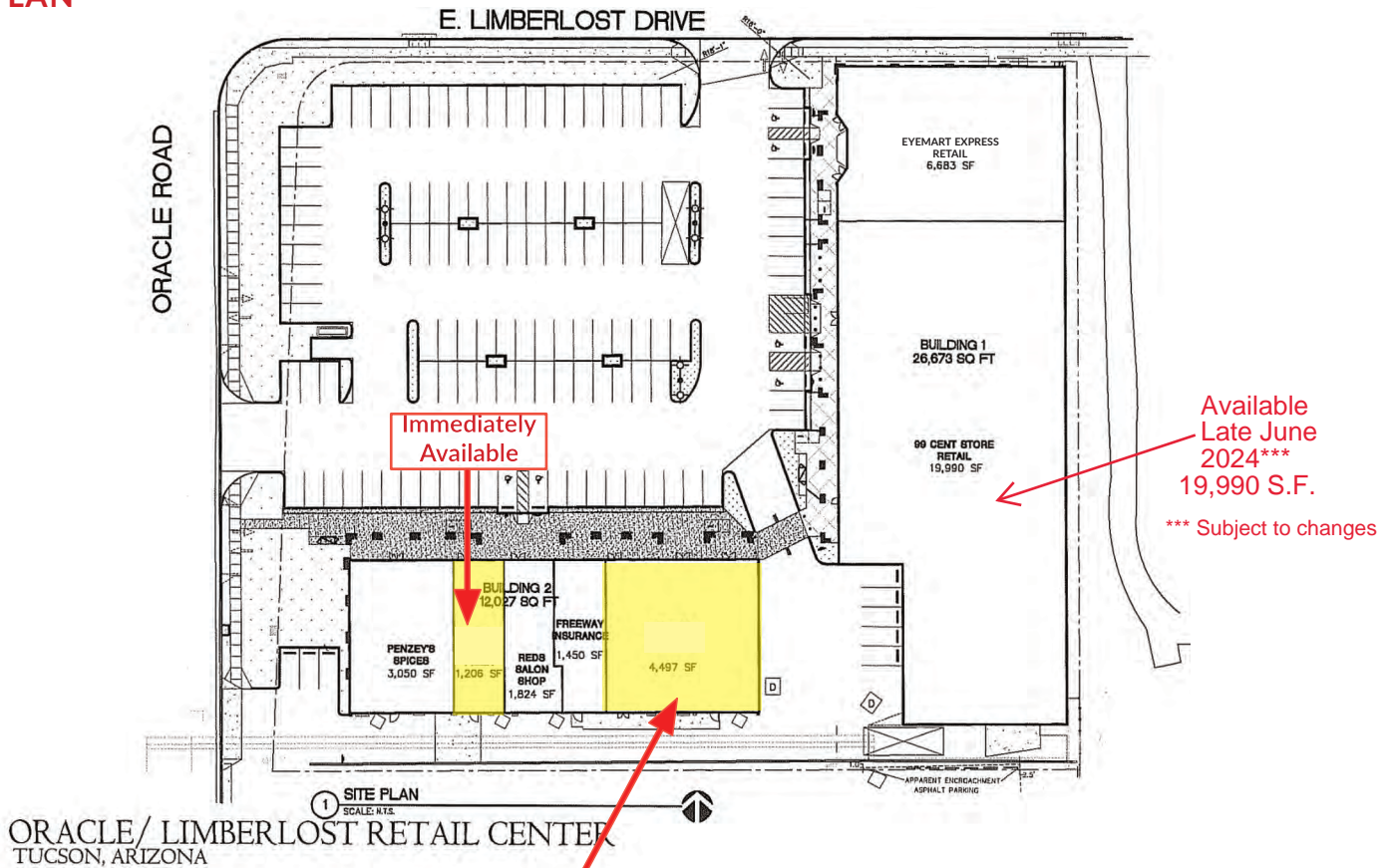
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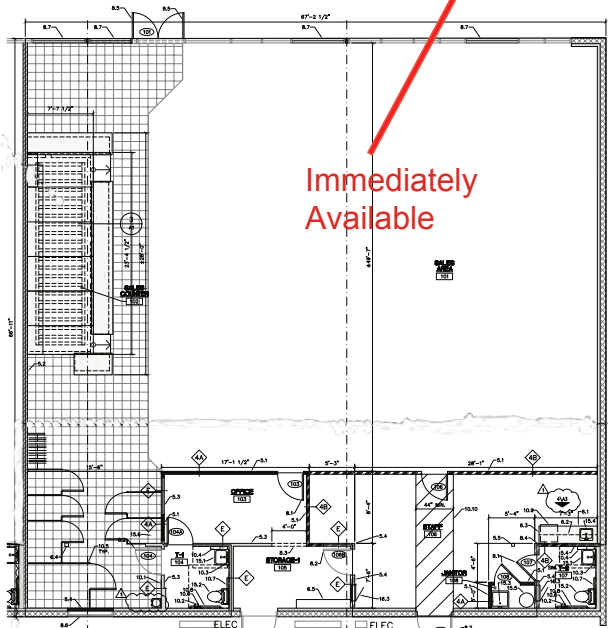
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## SITE PLAN



## 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
<b>Households</b>				
Estimated Households	(2018)	41,773	96,766	245,022
Projected Households	(2023)	43,841	101,091	253,551
<b>Average Household Income</b>				
Estimated Average Household Income	(2018)	\$59,790	\$66,347	\$69,030
Projected Average Household Income	(2023)	\$37,852	\$87,485	\$79,827
<b>Daytime Demos</b>				
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