

# Retail Available For Sale



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



## 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!

**Price:** \$5,975,000

**NOI:** \$388,374 with 14.73% vacant  
**Projected NOI:** \$520,273 with 100% occupancy  
**Building:** 38,700 sq. ft. total  
5,703 sq. ft. vacant  
**Gross Land Area:** 2.38 acres  
**Parking Spots:** 131  
**Zoning:** C-2  
**Parcel APN:** 105-12-020C  
**Property Taxes:** \$55,302  
**Renovated:** 2012



## 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

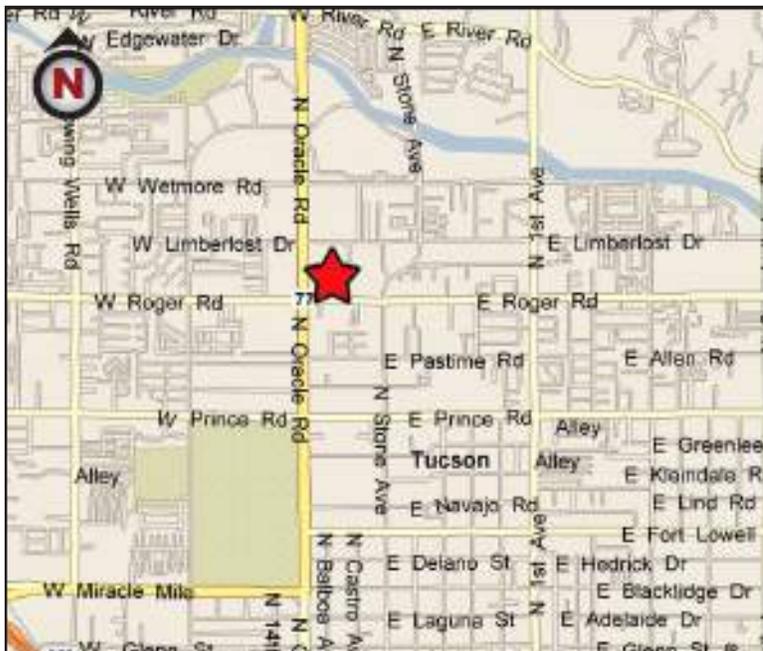
# Retail Available For Lease



WHIRLYGIG  
PROPERTIES, LLC

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## AERIAL MAP



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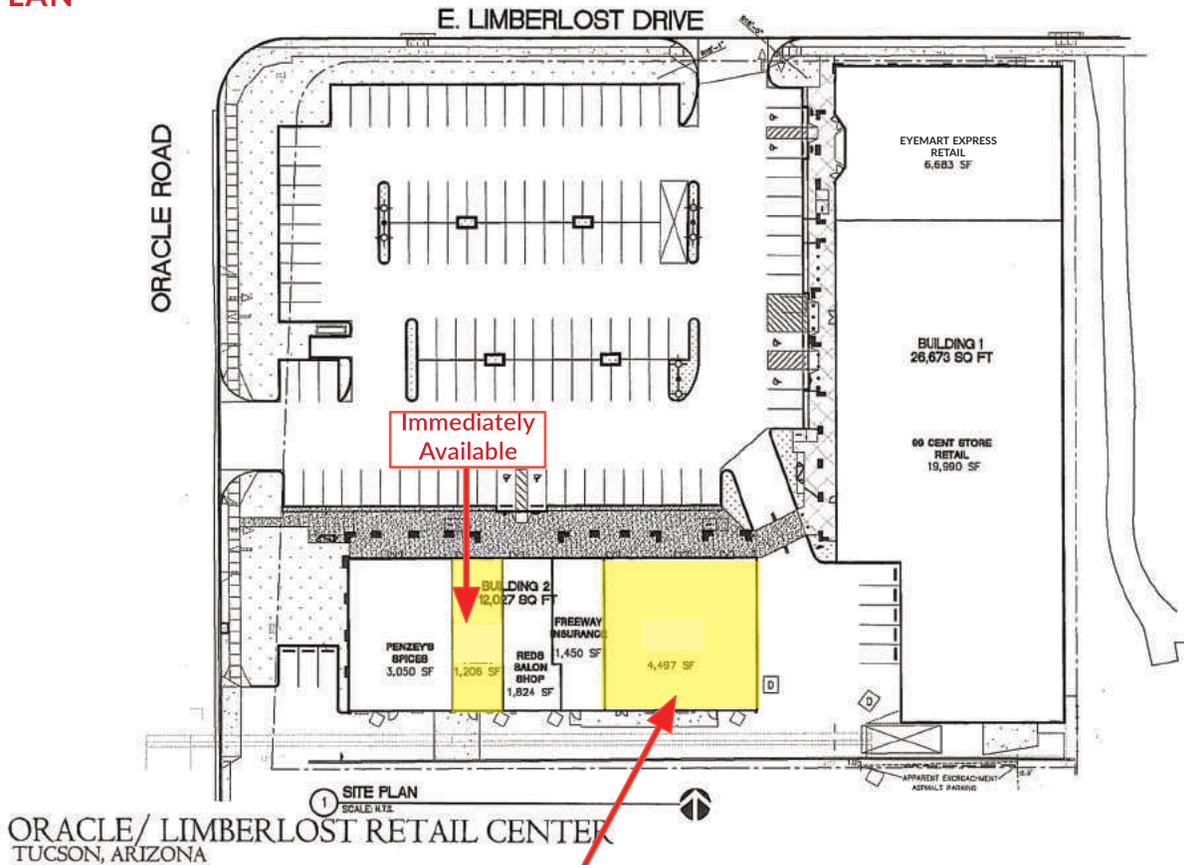
# Retail Available For Lease



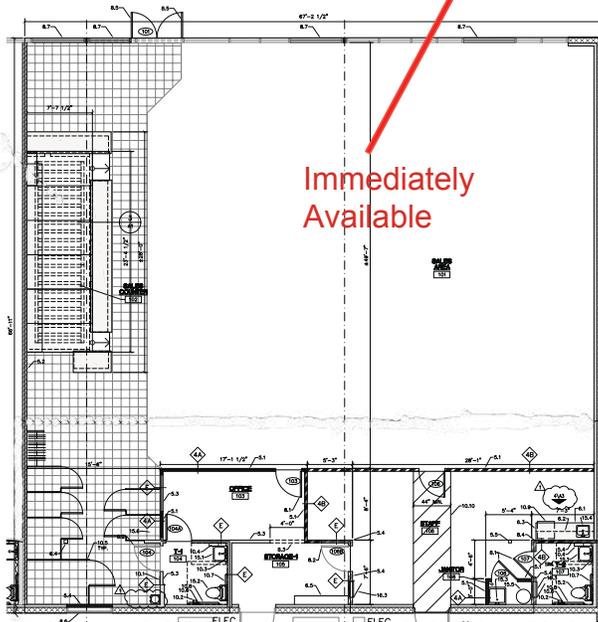
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## SITE PLAN



## FLOOR PLAN



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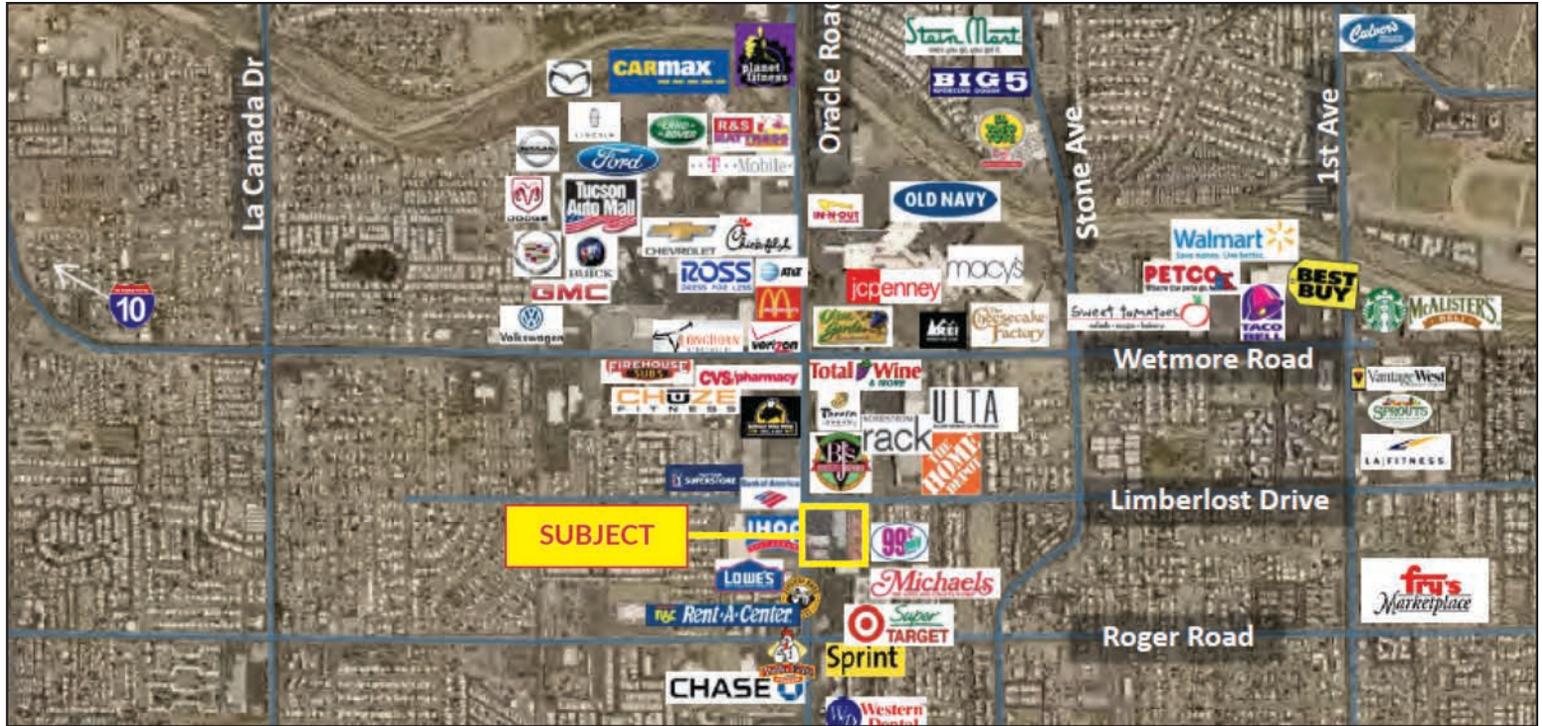
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## NEARBY BUSINESSES



## DEMOGRAPHICS

**3 MILES    5 MILES    10 MILES**

Population	Year	3 MILES	5 MILES	10 MILES
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