



Medical Office Condo for Sale

Location: 2506 E Vistoso Commerce Loop (north of the intersection at Tangerine & Oracle)

Building: 2,525 RSF Zoning: PAD (Oro Valley)

Sale Price: \$710,000 Parcel #: 219-24-263B

Deal Type: Owner/User

Features: With its prime location in Oro Valley and its direct access from N. Oracle Road, this property provides an excellent opportunity for buyers looking to break into Oro Valley's competitive medical office market.

LYNN TAYLOR: lynn@whirlygig.com

BARRY KITAY: barry@whirlygig.com

MACK THOMPSON: mack@whirlygig.com

520-546-9003

2506 E. Vistoso Commerce Loop Rd.



Building Highlights:

- Located directly north of the Oro Valley Marketplace at Oracle Road & Tangerine Road, which is anchored by a Walmart Supercenter and contains national tenants like Petco, Dollar Tree, Century Theaters, DSW, Ulta Beauty, In-N-Out Burger, and Olive Garden
- Directly accessible from N Oracle Rd
- Strategic location allows user to serve both Oro Valley and Catalina markets
- Close proximity to large residential neighborhoods
- Offers the professional and medical user a comfortable office setting with abundant parking
- Superior Demographics in trade area
- Situated northeast of Oro Valley Hospital, Innovation Corporate Center, and the new Innovation Park development

Demographics	1-Mile	3-Mile	Traffic Counts	(VPD)	
Population Households Median Income	1,281 638 \$86,667	21,257 9,448 \$95,249	E Rancho Vistoso Blvo E Vistoso Commerce	N Oracle Rd: 27,569 (2022) E Rancho Vistoso Blvd: 7,621 (2023) E Vistoso Commerce Loop: 2,374 (2023) E Innovation Park Dr: 8,721 (2023)	
WHIRLYGIG PROPERTIES, LLC				0,721 (2020)	

Floor Plan



All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Whirlygig logo is a service mark of Whirlygig Properties LLC. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Whirlygig Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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