

3700 N ORACLE ROAD

Oracle Rd & King Rd | Tucson, AZ 85705

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



3700 N ORACLE ROAD

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PROPERTY DETAILS

Available	Suite #1: 1,813 SF Suite #2: 1,572 SF
Lease Rate	\$12.00/SF Modified Gross
Lot Size	32,585 SF
Zoning	City of Tucson C2

NEIGHBORING TENANTS

- Carl's Jr, Harbor Freight, O'Reilly Auto, Boot Barn, Pep Boys, Advance Auto, Discount Tire, & More

HIGHLIGHTS

- High Traffic/High Visibility
- Excellent Parking (approx. 50 spaces)
- Prominent Signage
- High traffic corner location with left in/left out access

TRAFFIC COUNTS

Oracle Rd & King Rd: 48,062 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	18,900	\$46,775	6,910
3 Miles	111,100	\$64,482	55,500
5 Miles	237,846	\$81,688	128,320

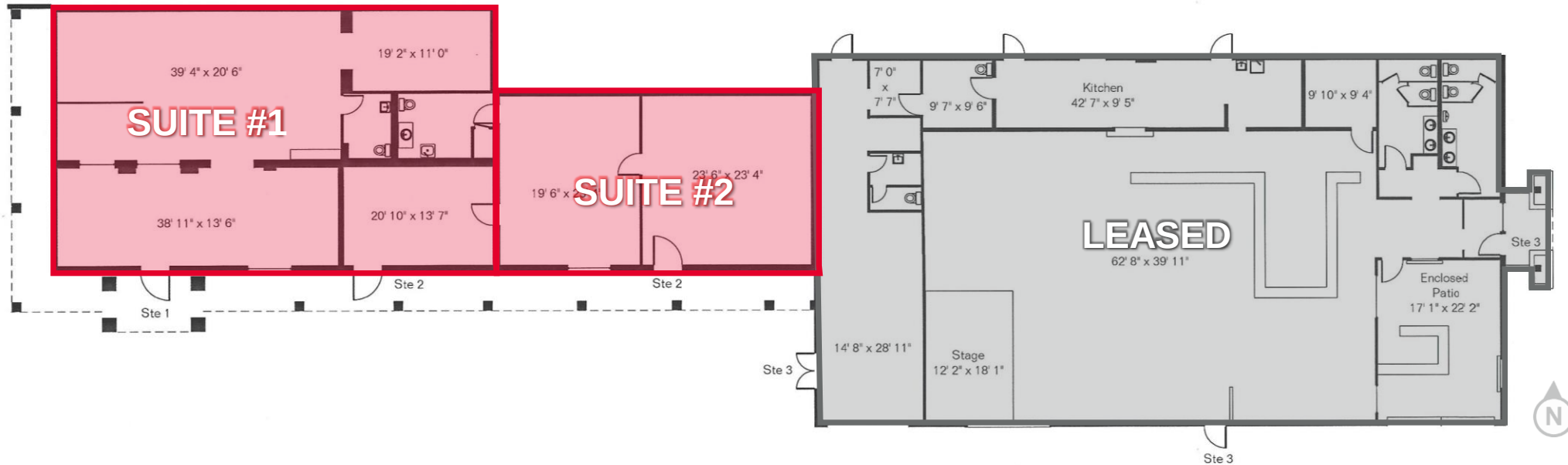
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FLOOR PLAN



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AERIAL



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