

IMPROVED AUTOMOTIVE FACILITY

3656 N Oracle Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

 **PICOR**

FOR LEASE OR SALE

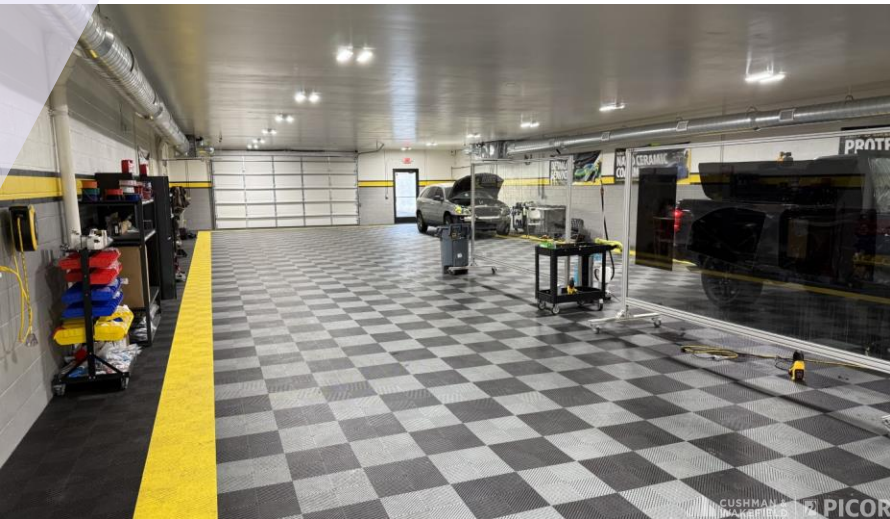


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PROPERTY DETAILS

Available	4,636 SF
Sale Price	\$799,000 (\$172/SF) PRICE REDUCED: \$690,000
Lease Rate	\$18.00/SF/Yr NNN
Lot Size	10,230 SF
Zoning	C2 (City of Tucson)
Tax Parcel #	106-02-253D

HIGHLIGHTS

- High traffic/high visibility
- Fully remodeled in 2024
- Heavy Commercial Zoning allows a wide variety of uses
- Built 1982 (Remodeled 2024)



TRAFFIC COUNTS

Oracle Rd	42,876 VPD (2024)
Prince Rd	25,013 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	19,175	\$50,359	5,758
3 Miles	113,387	\$67,481	55,141
5 Miles	240,071	\$83,021	127,518

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 240 4299

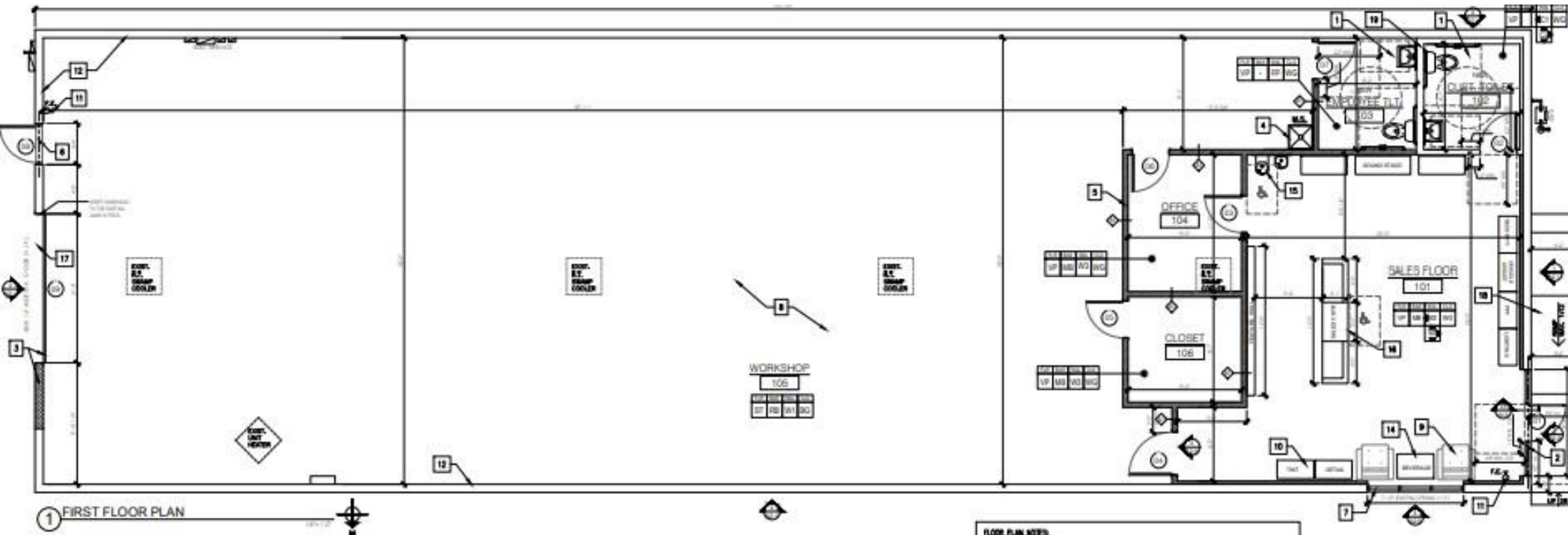
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FLOOR PLAN



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AERIAL



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