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5741 N. Oracle Rd Tucson, AZ 85704

Creative Dance Arts Building

Sale Price: \$849,500
Parcel #: 102-18-016Q
Lot Size: 34,894 SF
Building: 6,000 SF
Zoning: CB-1 Pima County

Lease Rate: \$16.00 per SF Modified Gross
Available: One or Both
East Building: 3000 SF
Two large open rooms, one office, reception area, waiting room, two bathrooms, storage
West Building: 3000 SF
Two large open rooms, two offices, reception area, waiting room, two bathrooms, storage

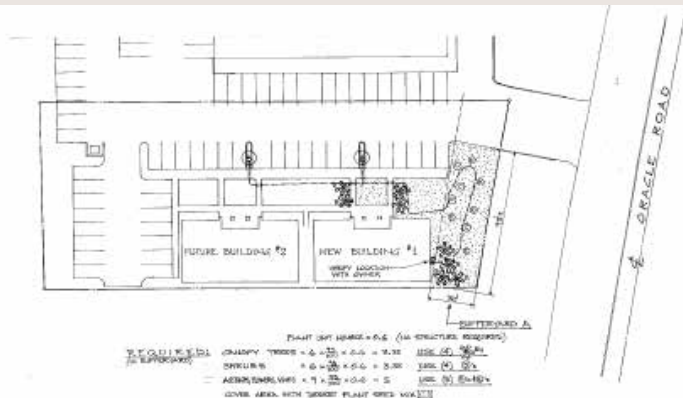
Property Features:

- Located less than two (2) miles from the Tucson mall
- Oracle Road is a heavily-trafficked and is the main north/south retail corridor which connects downtown with NW Tucson and Oro Valley.
- Oracle Road signage with great visibility and easy access off Oracle
- Perfect for a variety of retail or office/medical uses

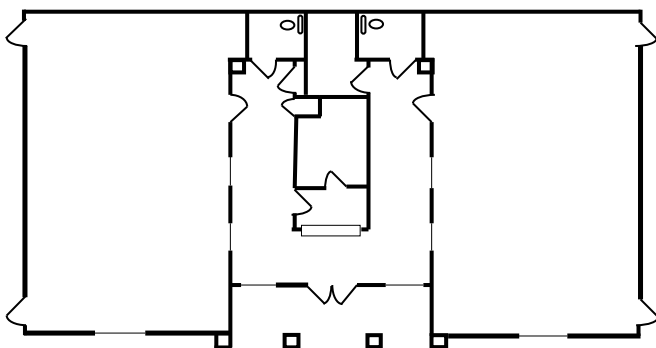
Exclusively Represented by:

Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291
Mike Gross C. 520.977.0144
O. 520.577.7000

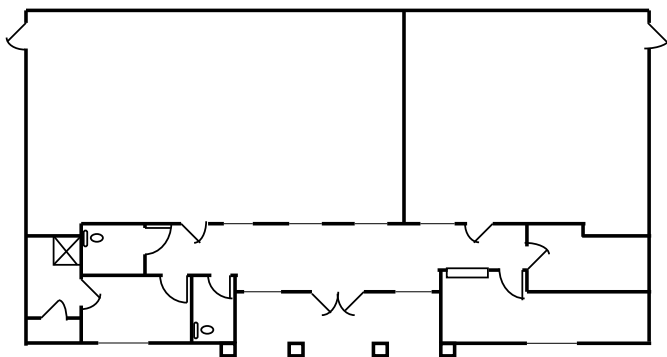
FOR SALE or LEASE



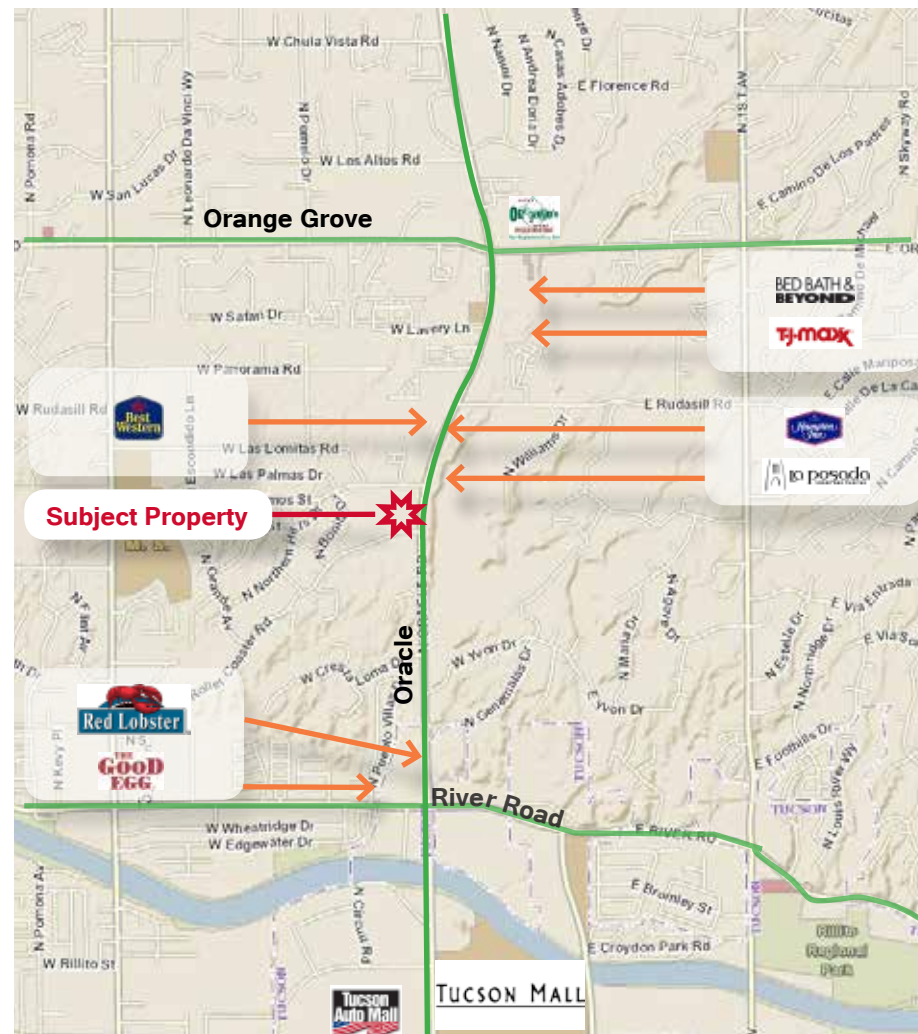
Site Plan



East Building



West Building

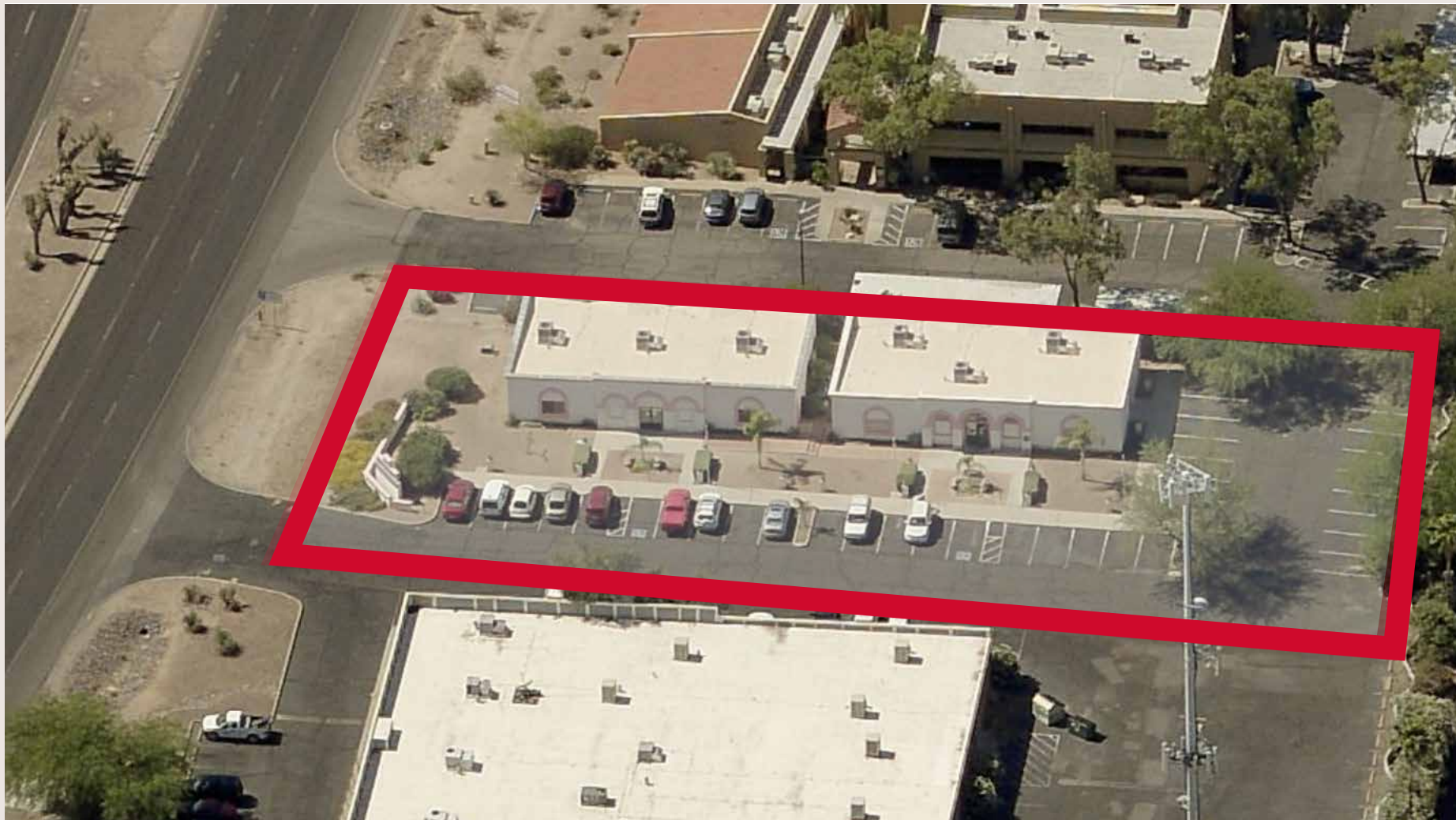


Subject Property

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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Traffic Count:

Speedway 36,249 VPD
Source CoStar

Demographics 2015 (Source-CoStar):

Population:

Avg. HH Income:

Area Daytime Employment:

	1-Mile	3-Mile	5-Mile
Population:	7,836	77,062	185,154
Avg. HH Income:	\$64,111	\$58,569	\$57,741
Area Daytime Employment:	2,798	52,435	101,899

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