

# ORACLE WETMORE SHOPPING CENTER

Tucson Mall Trade Area

CUSHMAN & WAKEFIELD

PICOR



# ORACLE WETMORE SHOPPING CENTER

Tucson Mall Trade Area



## PROPERTY DETAILS

Available	Suite DOH: 1,400 SF	<a href="#">CLICK TO VIEW VIRTUAL TOUR</a>
Lease Rate	Contact Agent	
NNN Charges	±\$6.00/SF	
Address	4386 N. Oracle Road Suite #160 Tucson AZ 85705	

## TENANTS

Nordstrom Rack, Barnes & Noble, Ulta, Total Wine, The Home Depot, PetSmart, Cost Plus World Market, Cavender's, Jared Jewelers, and BJ's Restaurant & More

## HIGHLIGHTS

Oracle Wetmore Shopping Center offers a premier location on Oracle Rd., the major north/south arterial, which is immediately adjacent to the Tucson Mall, falling within Tucson's top retail area.

## TRAFFIC COUNTS

Oracle Road	52,403 VPD (2025)
Wetmore Road	20,382 VPD (2025)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	15,131	\$57,110	9,725
3 Miles	99,531	\$71,837	52,376
5 Miles	236,390	\$84,534	127,490

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3/12/2026

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Space	Tenant	Size (SF)
AOA	Boriken	2,265 SF
AOD	Sport Clips	1,932 SF
AOR	Van's Golf Shop	8,000 SF
BOA	NextCare Urgent Care	3,526 SF
BOD	The Taco Spot	1,304 SF
BOE	L.A. Nails	880 SF
BOF	Milan Laser	1,904 SF
BOH	IOU Sushi	2,027 SF
COA	Chipotle Mexican Grill	2,637 SF
COC	Jamba Juice	1,211 SF
COE	See's Candies	1,269 SF
DOA	Nationwide Vision	2,484 SF
DOE	MOD Pizza	3,000 SF
DOG	Color Me Mine	1,750 SF
<b>DOH</b>	<b>AVAILABLE</b>	<b>1,400 SF</b>
DOK	Uniquely Nails	1,200 SF
DOM	Supercuts	1,200 SF
DOP	Oracle Modern Dentistry	3,407 SF
EOA	Barnes & Noble (Fall 2026)	16,056 SF
EOC	Cost Plus World Market	17,910 SF
EOD	PetSmart	27,052 SF
EOH	Ulta	9,937 SF
FOB	Basset Furniture	9,120 SF
ROA	Total Wine & More	Not A Part
ROB	Jared	5,856 SF
ROC	BJ's Restaurant & Brewhouse	8,080 SF
1	The Home Depot	Not A Part
2	Nordstrom Rack	Not A Part

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## AERIAL FACING SOUTHEAST



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# ORACLE WETMORE SHOPPING CENTER

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AERIAL FACING WEST

Tucson Mountain Park

Saguaro National Park



Academy Del Sol  
±85 Students

LOWE'S

IHOP

ORACLE ROAD

LIMBERLOST DRIVE



PGA TOUR SUPERSTORE

Burlington

BOB'S FURNITURE

Wendy's

BUFFALO WILD WINGS

CVS pharmacy

MATTRESS FIRM

ROSS DRESS FOR LESS

CLEARANCE

BIG LOTS!

DAVID'S BRIDAL

Bank of America

Cane's

B's

NORDSTROM rack

sleep number

verizon

LONGHORN STEAKHOUSE

McDonald's

AT&T

Peter Piper

Little Caesars

Boriken

CAVENDER'S

JARED The Galleria Of Jewelry

Bassett HOME FURNISHINGS

Total Wine & MORE

Olive Garden

firestone COMPLETE AUTO CARE

Tucson Mall  
±170 Stores & Restaurants

SportClips

Van's GOLF SHOPS

THE TACOSPOT

NextCare URGENT CARE

THE HOME DEPOT

(NAP)

ULTA BEAUTY

COST PLUS WORLD MARKET

PET SMART

Empire State  
jamba  
See's CANDIES

BARNES & NOBLE  
Coming Fall 2026

NATIONWIDE VISION  
ORACLE MODERN DENTISTRY AND ORTHODONTICS  
SportClips HAIRCUTS  
MOD  
Color Me Mine

WETMORE ROAD



KIA



HONDA

TOYOTA

HUIK

GMC

Jeep

CHEVROLET

Ford

COMFORT SUITES

PGA TOUR SUPERSTORE

Burlington

BOB'S FURNITURE

Wendy's

BUFFALO WILD WINGS

CVS pharmacy

MATTRESS FIRM

ROSS DRESS FOR LESS

CLEARANCE

BIG LOTS!

DAVID'S BRIDAL

Bank of America

Cane's

B's

NORDSTROM rack

CVS pharmacy

MATTRESS FIRM

ROSS DRESS FOR LESS

CLEARANCE

BIG LOTS!

DAVID'S BRIDAL

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WETMORE ROAD

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AERIAL FACING SOUTH

Downtown Tucson

Sentinel Peak Park

Amphitheater High School  
±1,210 Students



LIMBERLOST DRIVE



AVAILABLE  
1,400 SF



ORACLE ROAD



WETMORE ROAD



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## VISITATION DATA

May 2024 – April 2025



**663.9K**

Est. # of Customers



**2.8M**

Est. # of Visits



**53,603**

Avg Weekly Visits



**4.27**

Avg Visits/Customer



### LENGTH OF STAY

**Average:** 37 Minutes  
**Median:** 24 Minutes



### MOST FREQUENTED

**Hour:** 12:00 – 1:00 PM  
**Day of Week:** Saturday



### CUSTOMER PERSONA

**Ethnicity:** White  
**Income:** \$57.5K

## Visits Trend

Metric: **Visits** Aggregation: **Monthly** Annual Summary:

