

RETAIL SHOP AT ORACLE VILLAGE

3954 N Oracle Road | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SUBLEASE



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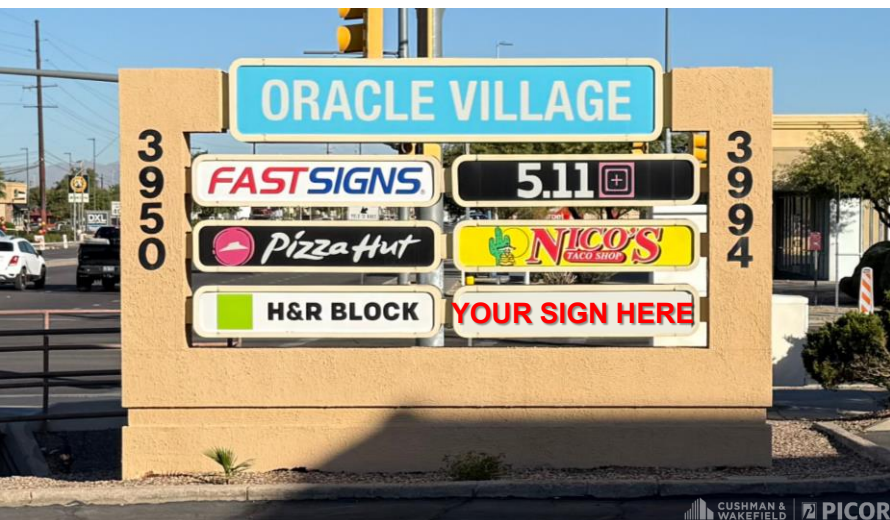


PROPERTY DETAILS

Available	±2,031 SF
Lease Rate	Contact Agent
Zoning	C-1, City of Tucson
Address	3954 N Oracle Road, Tucson, AZ 85705

HIGHLIGHTS

- Located in Tucson’s primary retail hub, adjacent to the 1.3 million SF Tucson Mall
- Positioned directly across from Super Target and Michaels, with neighbors including Lowe’s, Home Depot, Nordstrom Rack, and The PGA Store
- Situated on Oracle Road, one of the region's highest-traffic commercial corridors
- Offers excellent visibility and convenient access



TRAFFIC COUNTS

Oracle Rd	44,481 VPD (2024)
Roger Rd	10,080 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	16,281	\$51,407	9,040
3 Miles	105,925	\$69,551	52,390
5 Miles	236,344	\$84,605	128,960

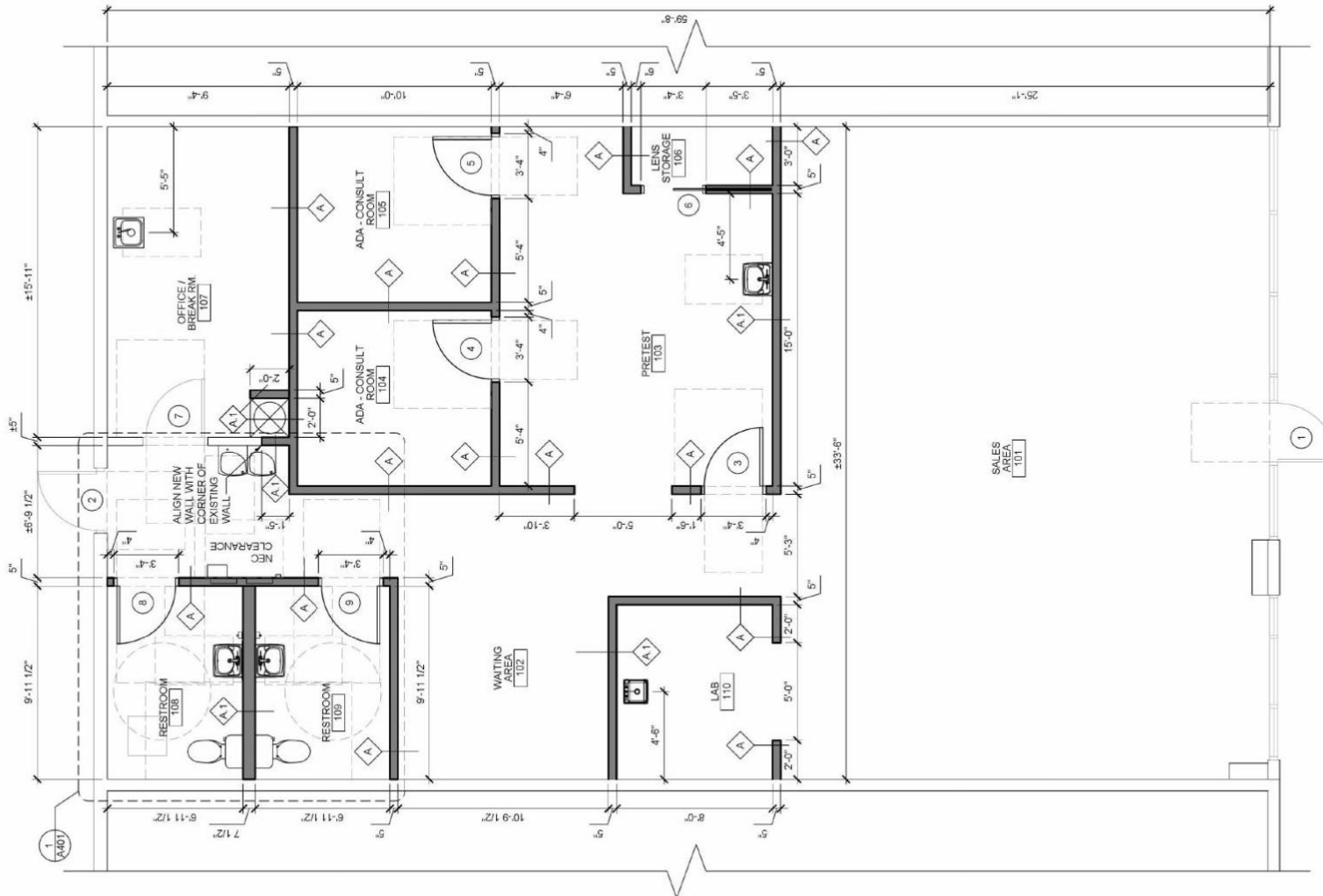
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

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FLOOR PLAN

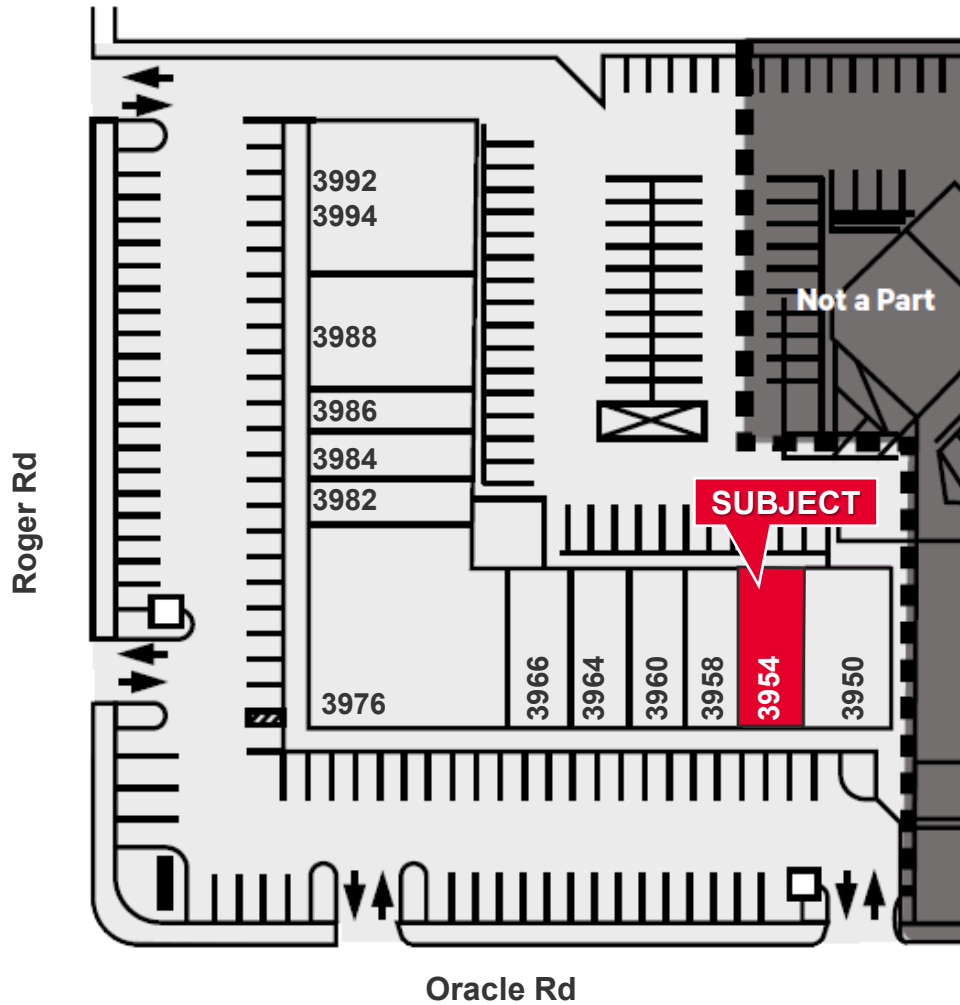


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SITE PLAN



ADDRESS	TENANT
3950	Vacant
3954	AVAILABLE
3958	Tip Top Nails by Tony
3960	Beloved Built
3964	Pizza Hut
3966	Subway
3976	5.11 Tactical
3982	H&R Block
3984	Nico's Tacos Shop
3986	Le Marblanc
3988	Fast Signs
3992-3994	Arcanum Sanctorum

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