



6760 NORTH ORACLE ROAD

TUCSON, ARIZONA 85704

3,890 Square Feet Available, Suite 200

Lease Rate: \$18.50 PSF, Modified Gross

North Oracle Professional Offices

Located in North Tucson/Oro Valley Submarket

Building and Monument Signage Available

Covered Parking Available

Close Proximity to Major Retailers (Natural Grocers, TJ Maxx,

Dollar Tree, Hobby Lobby, CVS and More)

Less than 1 Mile South of Ina Road

Landlord Would Consider Owner User Opportunities

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	41	44.5	40.2
POPULATION:	7,076	51,881	164,977
AVERAGE HH INCOME:	\$107,474	\$106,453	\$85,564

TRAFFIC COUNTS	VPD
N ORACLE ROAD:	38,218
W ORANGE GROVE RD:	16,289

YEAR BUILT	1999
LOT SIZE	1.11 AC
ZONING	CB-1, County
PARCEL NUMBER	102-03-150G

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



SUITE	TENANT	SF
120A	MAXWELL & MORGAN, PC	1,935
120B	TITLE SECURITY/FIRST AMERICAN TITLE	2,734
130-150	REGUS	6,962
200	VACANT	3,890
250	ARCHWAY ENTERPRISES	2,876

Leah Motsinger

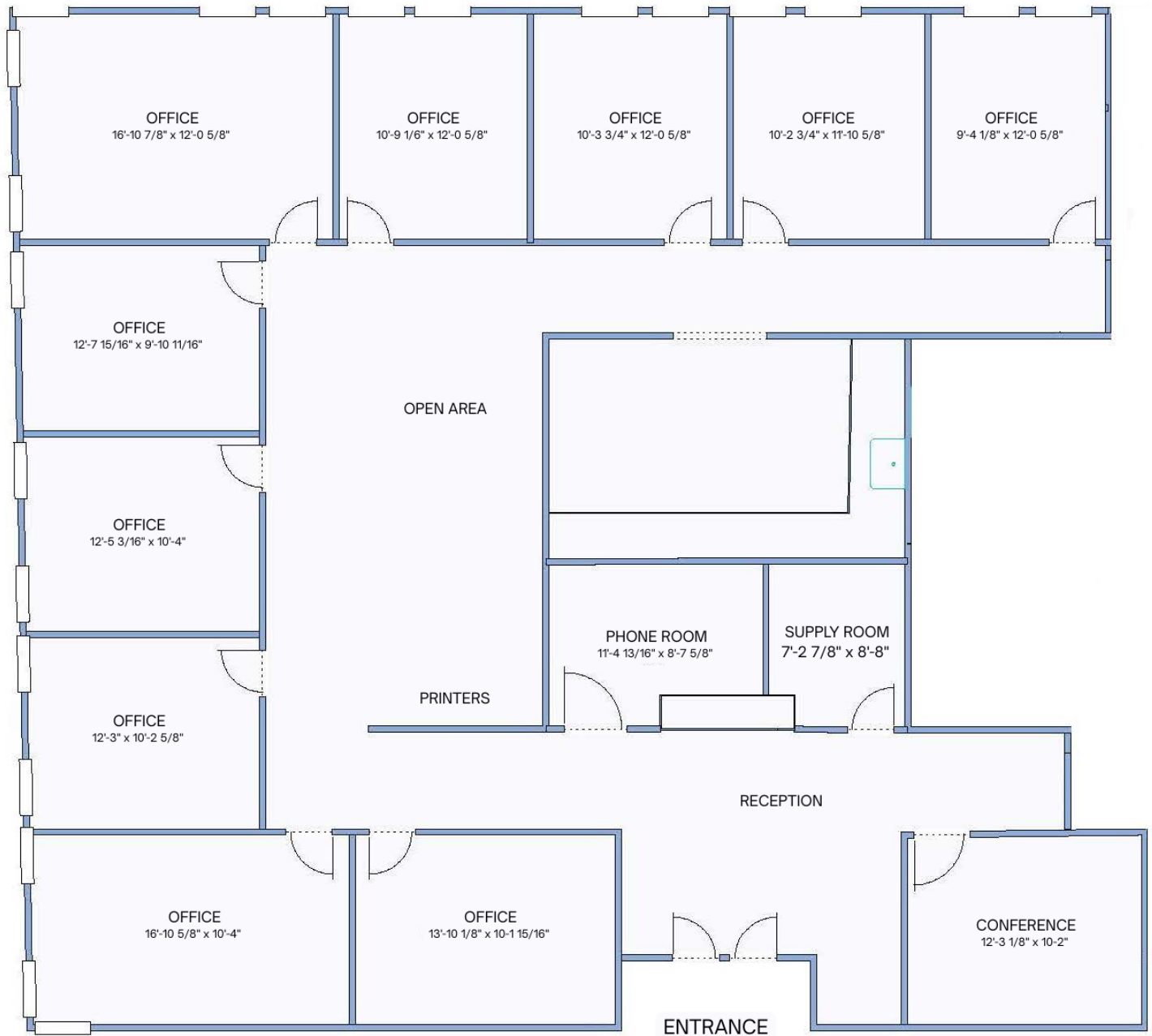
Senior Associate

602.423.3619

leah@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

SUITE 200 | 3,890 SF



NOT TO SCALE

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



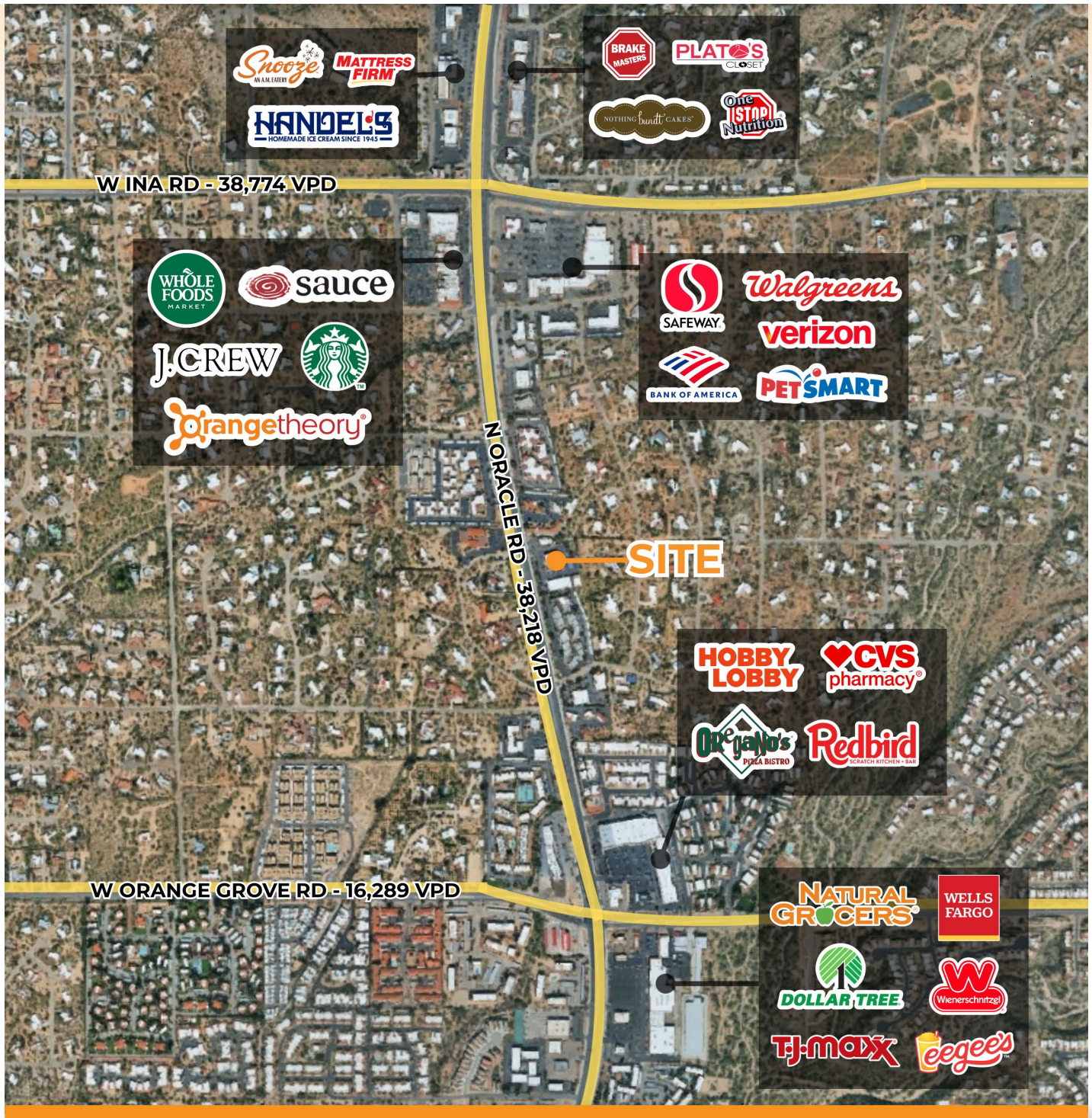
Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

1645 East Missouri Avenue, Suite 230 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com