



### Center Highlights

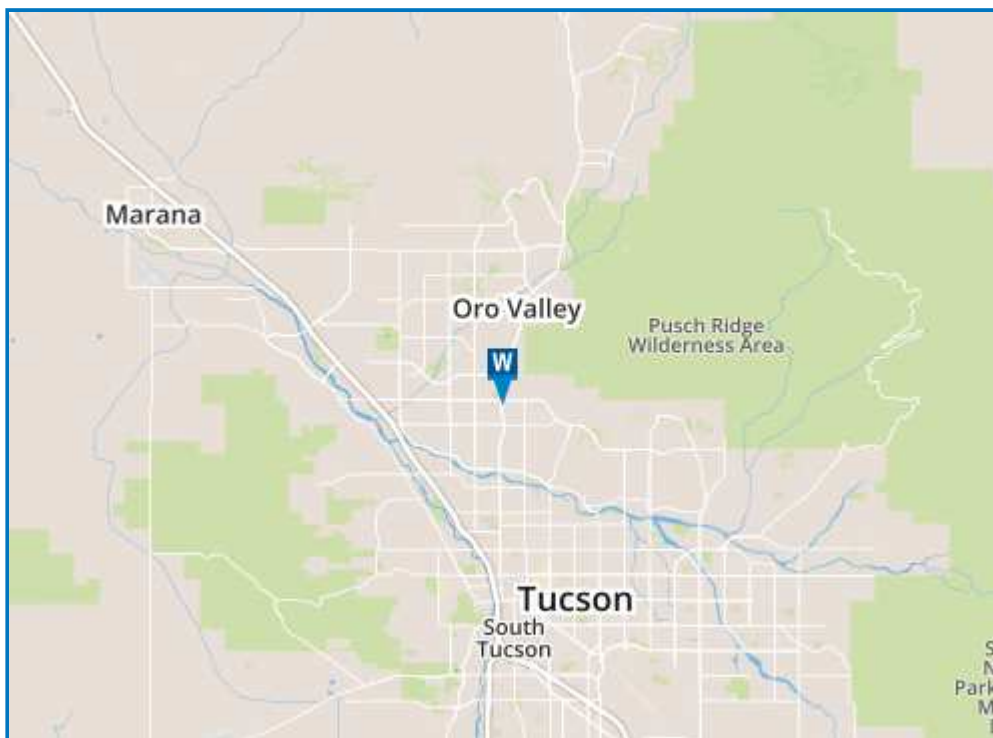
Located in affluent Oro Valley, this center is anchored by a Wal-Mart Neighborhood Market. The center is located at the SWC of Magee Rd and Oracle Rd, adjacent to Oracle Crossing Shopping Center anchored by Kohl's, Sprouts and many other regional and national retailers. The surrounding trade area boasts a high income and well-educated population. This center is strategically positioned to serve these customers.

**Center Address:** Oracle Rd at Magee Rd

**City/State:** Oro Valley, AZ

**Property Size:** 88,665 sq. ft.

**Latitude/Longitude:** 32.35048 N, -110.97668 W



### Demographics



**Population:**  
3-mile radius

**40,219**



**Traffic Counts:**  
Oracle Rd &  
Magee Rd

**71,000**



**Average  
Household  
Income:**

**\$90,828**

### Contact Us

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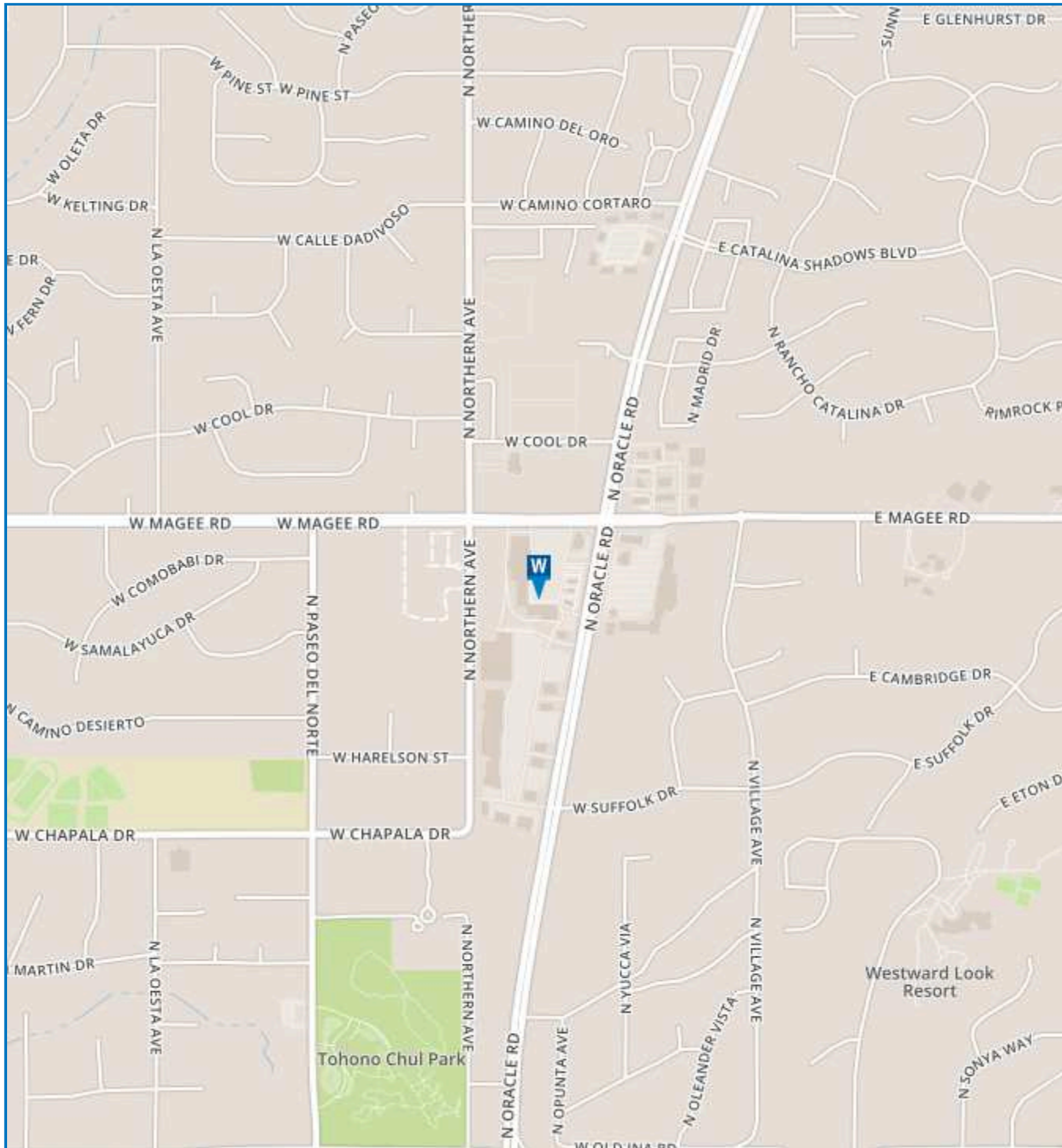


**TENANT LIST**

A0A	Available	2,400 SF
A0C	Budget Blinds	1,600 SF
A0D	Oro Valley Hospital	5,600 SF
A0H	Cactus Quilt Shop	2,250 SF
A0J	Gloss Salon	1,220 SF
A0K	Games Workshop	1,125 SF
A0L	Zounds Hearing	1,050 SF
A0M	Available	1,130 SF
A0N	Supercuts	1,500 SF
A0P	Milano Nails Salon	1,220 SF
A0U	Anytime Fitness	4,790 SF
A0W	Jerry Bob's Restaurant	2,250 SF
B0A	Walmart Neighborhood Market	45,163 SF
B0H	Available	2,000 SF
B0K	Play it again Sports	4,000 SF
B0M	Mama's Pizza	2,980 SF
B0R	Allstate	1,360 SF
R0A	Kentucky Fried Chicken	2,676 SF
R0B	Eegee's	2,031 SF
R0C	Taco Bell	2,320 SF
1	Kohl's	

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**Demographics**



**Population:**

1-Mile **5,621**  
 3-Mile **40,219**  
 5-Mile **141,894**



**Number of Households:**

1-Mile **2,548**  
 3-Mile **18,659**  
 5-Mile **61,033**



**Average Household Income:**

1-Mile **83,882**  
 3-Mile **90,828**  
 5-Mile **83,626**



**Total Number of Employees:**

1-Mile **4,344**  
 3-Mile **19,281**  
 5-Mile **59,134**

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