

# PADS: FOR SALE, GROUND LEASE OR BTS

## San Dorado

East of Oracle Rd at 1st Ave | Town of Oro Valley, AZ



### PROPERTY DETAILS

**Property Size:** ± 227,250 SF  
**Available:** Shops & pads  
 ±1,378 SF to ± 9,170 SF  
**Zoning:** Commercial, Town of Oro Valley

### PROPERTY OVERVIEW

Located at the strongest intersection in Oro Valley. This specialty center will be the main focus for retail activity for Oro Valley, Rancho Visto and all of the smaller communities to the north. This area is experiencing continued residential growth and offers some of the strongest household incomes in Metro Tucson. Mark Taylor has built 275 Class A apartments North of 1st Ave to help bolster that residential growth.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 Population</b>	4,556	27,104	65,014
<b>2024 Population</b>	4,993	28,416	67,964
<b>2019 Med HH Income</b>	\$369,949	\$351,452	\$346,861

ESRI 2019 Estimates

### TRAFFIC COUNTS

N: ±32,680 VPD (NB & SB)      E: N/A  
 S: ±22,691 VPD (NB & SB)      W: ±20,379 VPD (EB & WB)

ADOT 2015/2016

[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

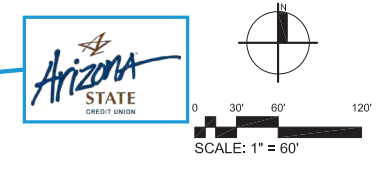
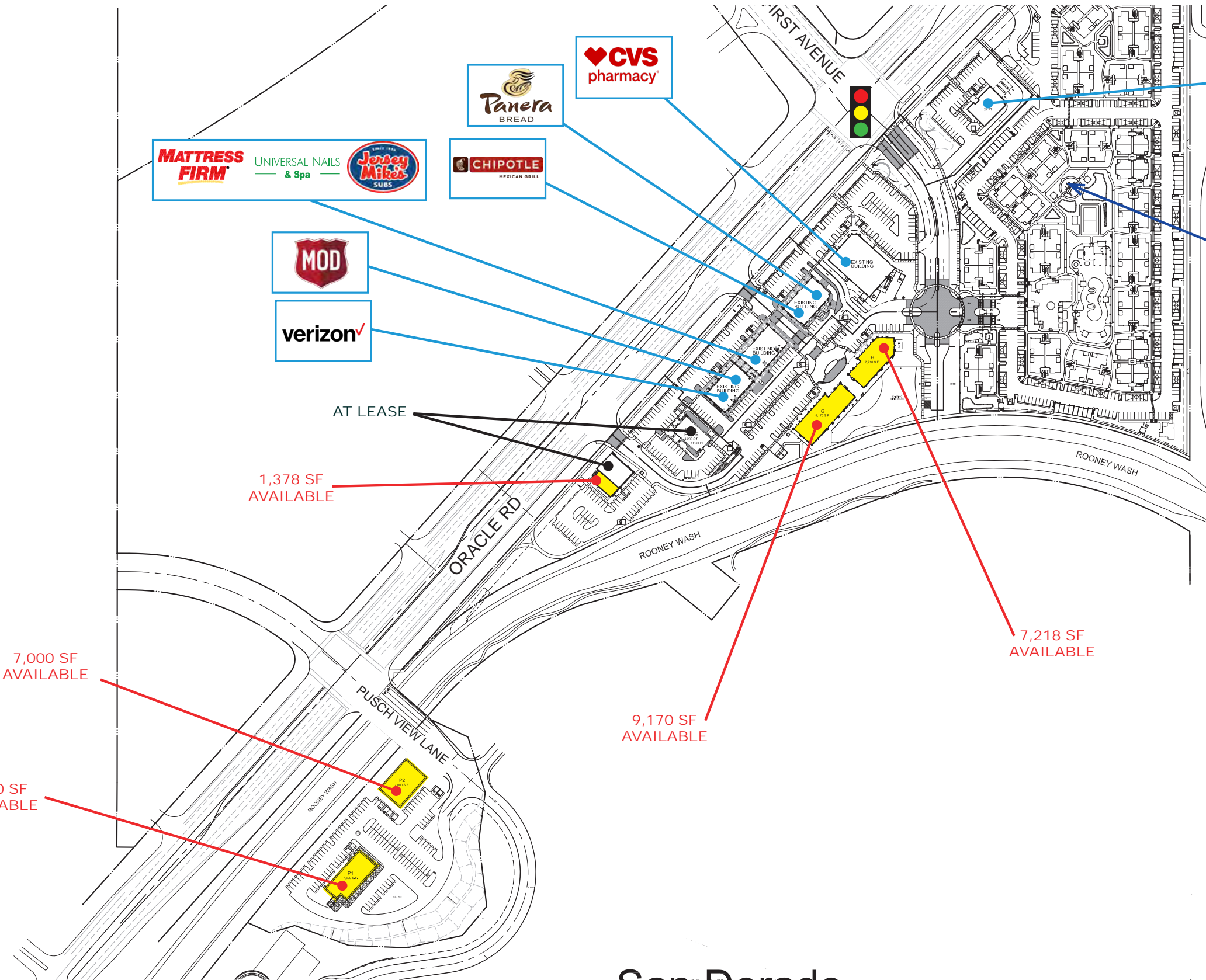
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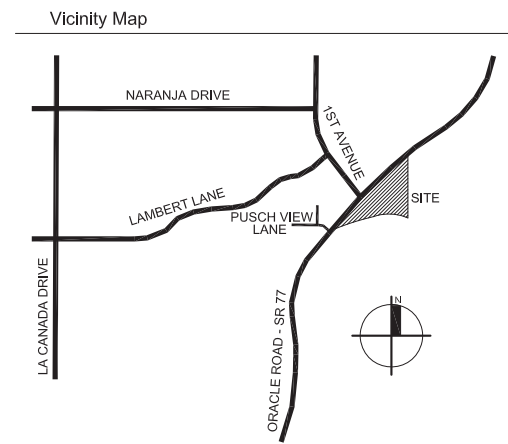
**Teale Bloom**  
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Multi Family Community  
a Kitchell & Mark Taylor Development  
Residents - (275 Units)



1,378 SF AVAILABLE

7,000 SF AVAILABLE

7,300 SF AVAILABLE

9,170 SF AVAILABLE

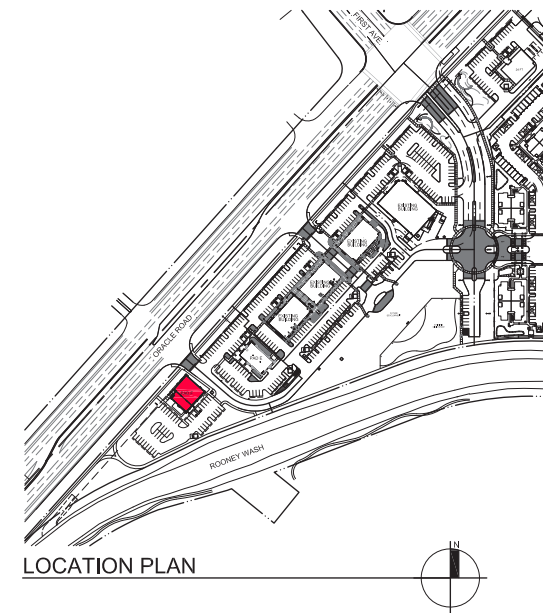
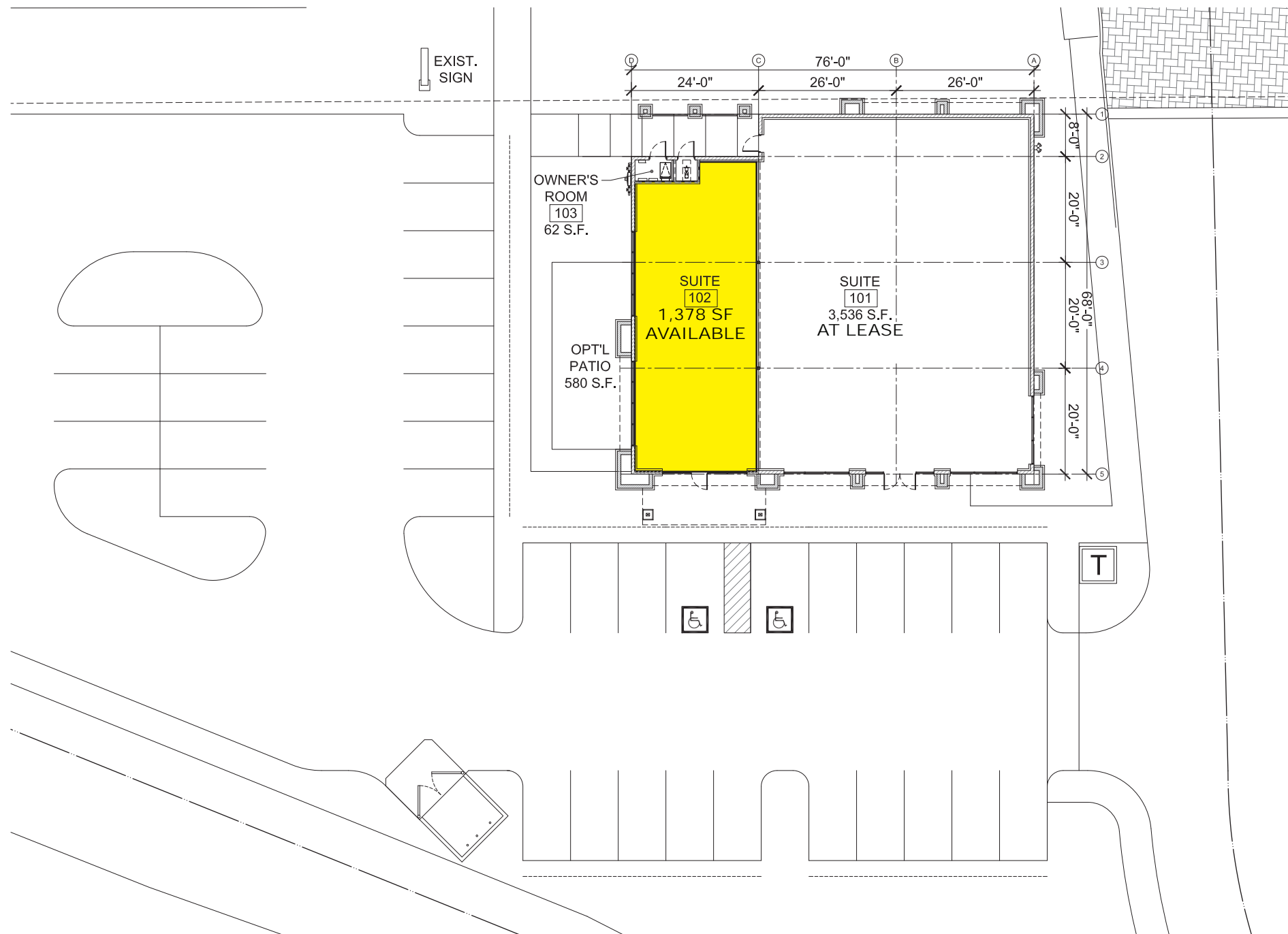
7,218 SF AVAILABLE

AT LEASE



**San Dorado**  
First Avenue & Oracle Road  
Town of Oro Valley, Arizona





10-02-19  
4152.011-PAD F LS01



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Town of Oro Valley, Arizona

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[10/28/19]



# San Dorado

EAST SIDE OF ORACLE ROAD AT 1ST AVENUE  
TOWN OF ORO VALLEY, ARIZONA



Tucson ←

Marana I-10 →

Naranja Rd →

Hilton El Conquistador

Oracle Rd

Oro Valley G.C.

TARGET

Pier 1 Imports OfficeMax  
ROSS PETSMART

fry's

DOLLAR TREE

THE HOME DEPOT

+22,691 VPD

+20,379 VPD

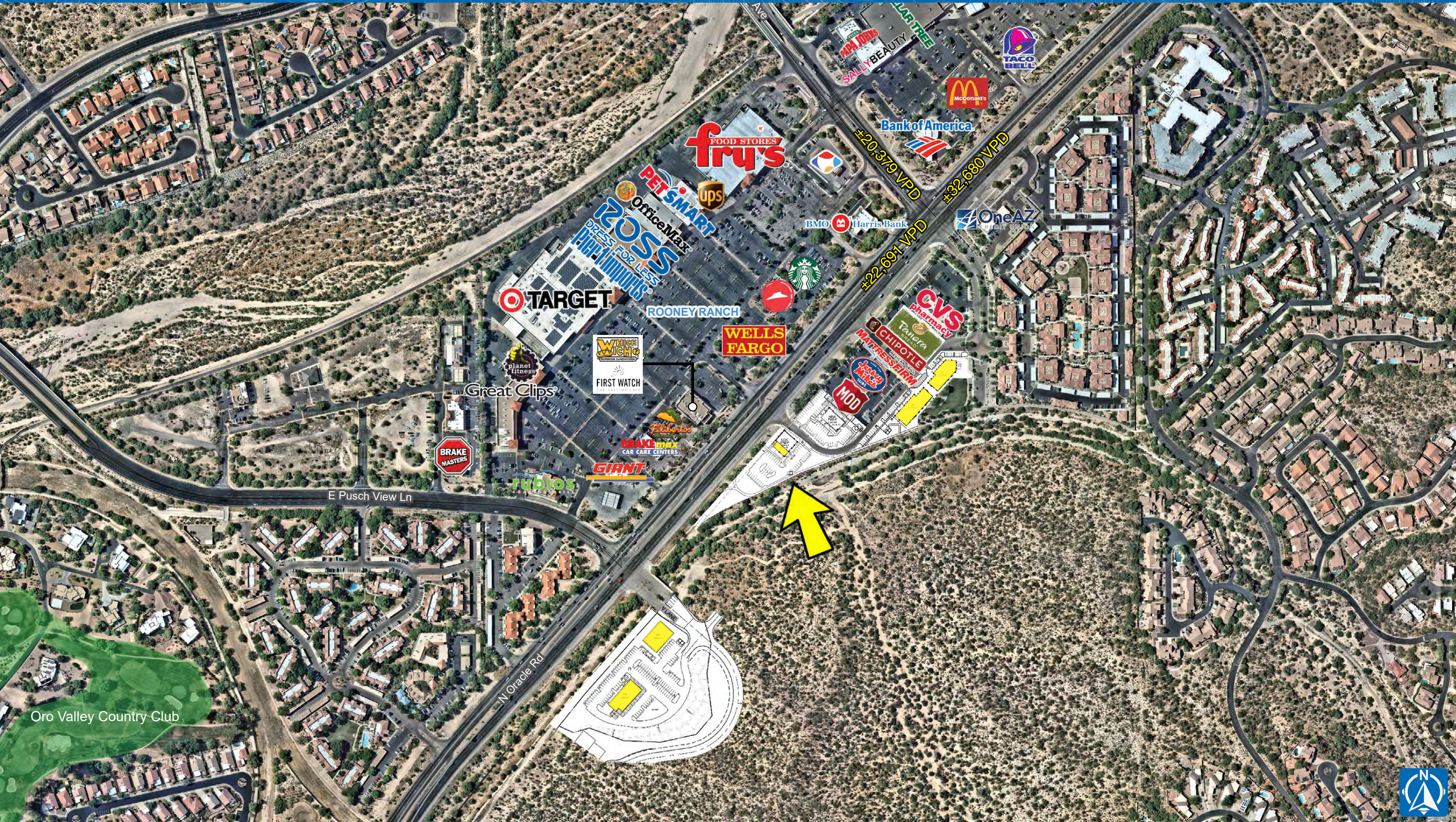
+32,680 VPD

1st Ave

**SITE**



# Oracle Rd & 1st Ave ORO VALLEY, AZ



Oro Valley Country Club

E Pusch View Ln

N Oracle Rd

#20,379 VPD

#32,680 VPD

#22,691 VPD



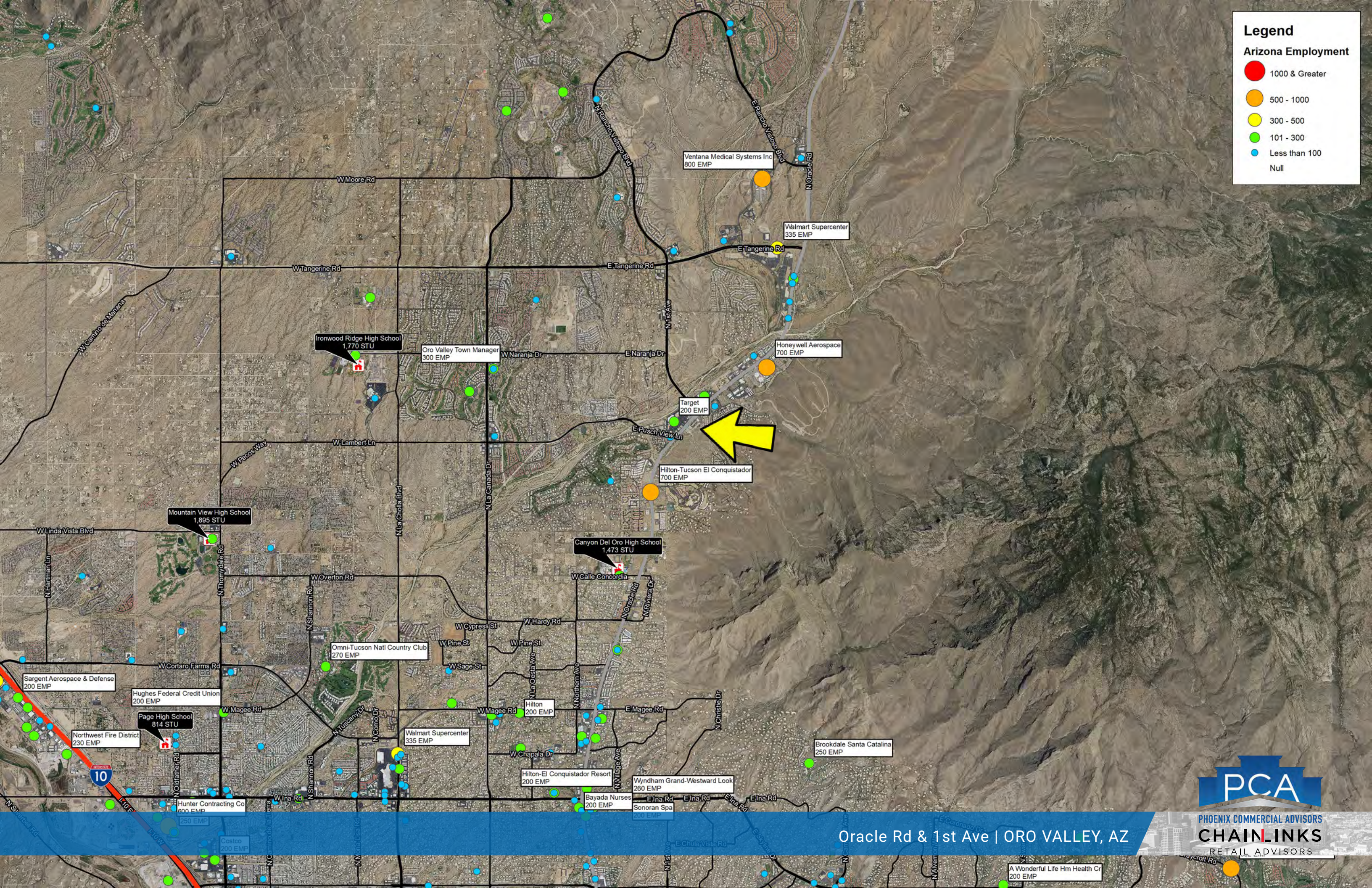
# Oracle Rd & 1st Ave ORO VALLEY, AZ



**Legend**

**Arizona Employment**

- 1000 & Greater
- 500 - 1000
- 300 - 500
- 101 - 300
- Less than 100
- Null



Oracle Rd & 1st Ave | ORO VALLEY, AZ

**PCA**  
 PHOENIX COMMERCIAL ADVISORS  
**CHAINLINKS**  
 RETAIL ADVISORS



# One Page Summary

1st Ave & Oracle Rd, Oro Valley  
 -110.95532389 32.400073972  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 32.400074  
 Longitude: -110.955324

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,088	21,598	50,563
2010 Total Population	3,373	24,707	59,938
2019 Total Population	4,556	27,104	65,014
2019 Group Quarters	0	54	468
2024 Total Population	4,993	28,416	67,964
2019-2024 Annual Rate	1.85%	0.95%	0.89%
2019 Total Daytime Population	7,200	27,119	61,904
Workers	4,474	11,501	23,501
Residents	2,726	15,618	38,403
<b>Household Summary</b>			
2000 Households	1,527	8,604	20,736
2000 Average Household Size	1.95	2.49	2.42
2010 Households	1,801	10,590	25,853
2010 Average Household Size	1.87	2.33	2.30
2019 Households	2,425	11,789	28,216
2019 Average Household Size	1.88	2.29	2.29
2024 Households	2,662	12,404	29,525
2024 Average Household Size	1.88	2.29	2.29
2019-2024 Annual Rate	1.88%	1.02%	0.91%
2010 Families	1,044	7,399	17,868
2010 Average Family Size	2.40	2.79	2.76
2019 Families	1,417	8,094	19,246
2019 Average Family Size	2.40	2.77	2.77
2024 Families	1,551	8,464	20,042
2023 Average Family Size	2.40	2.77	2.77
2019-2024 Annual Rate	1.82%	0.90%	0.81%
<b>Housing Unit Summary</b>			
2019 Housing Units	2,936	13,111	31,720
Owner Occupied Housing Units	43.4%	63.8%	66.4%
Renter Occupied Housing Units	39.2%	26.1%	22.6%
Vacant Housing Units	17.4%	10.1%	11.0%
<b>Median Household Income</b>			
2019	\$75,222	\$82,965	\$82,985
2024	\$80,695	\$91,316	\$92,250
<b>Median Home Value</b>			
2019	\$369,949	\$351,452	\$346,861
2024	\$400,427	\$380,441	\$377,436
<b>Average Income Value</b>			
Average Household Income	\$104,250	\$111,775	\$112,920
<b>Per Capita Income</b>			
2019	\$52,833	\$48,534	\$49,186
2024	\$59,344	\$54,985	\$55,664
<b>Median Age</b>			
2019	59.0	52.6	53.7
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,814	21,082	50,762
Less than 9th Grade	0.6%	0.7%	0.7%
9th - 12th Grade, No Diploma	1.5%	1.7%	1.8%
High School Graduate	15.5%	13.8%	14.2%
GED/Alternative Credential	0.9%	1.4%	1.7%
Some College, No Degree	14.9%	19.3%	20.3%
Associate Degree	9.4%	9.7%	9.2%
Bachelor's Degree	26.2%	27.9%	27.7%
Graduate/Professional Degree	31.0%	25.5%	24.6%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 26, 2019