

NEW DEVELOPMENT



- **Property Location:** **Vistoso Commerce Plaza**
(Oracle Rd. & Rancho Vistoso Blvd.)
- **Land Price:** \$80.00 PSF of Building
- **Property Profile:**
 - New office development with bank site
- **Property Comments:** Beautiful mountain views in rapidly growing Oro Valley, located near Northwest Medical Center Oro Valley and Northwest Urgent Care.



PARCELS AVAILABLE IN VARIOUS SIZES.

Traffic Counts -Vehicles Per Day:

Oracle Rd:	38,000 (06)
Rancho Vistoso Blvd:	8,000 (06)
Total:	46,000

Source: Tucson Department of Transportation (2008), STDB.

Demographic Highlights	3 Mile	5 Mile
Estimated Population (07):	16,730	51,788
Average HH Income:	\$102,375	\$100,641
Median Age:	57.0	48.4
Total # of Business:	201	511
Total # of Employees:	1,431	3,285



Exclusively Represented by:
Tari Auletta, CCIM
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Parcel 1	Bank site	\$600,000.00
Parcel 2	N/A	
Parcel 3	3,680 SF	\$294,400.00
Parcel 4	3,000 SF	\$240,000.00
Parcel 5	2,020 SF	\$161,600.00
Parcel 6	2,011 SF	\$160,880.00
Parcel 7	2,249 SF	\$179,920.00
Parcel 8	SOLD	
Parcel 9	4,780 SF	\$382,400.00
Parcel 10	SOLD	
Parcel 11	3,576	\$286,080.00
Parcel 12	2,251	\$180,000.00
Parcel 13	3,583	\$286,640.00
Parcel 14	3,616	\$289,280.00
Parcel 15	5,334	\$426,720.00
Parcel 16	SOLD	

AVAILABLE

