


DEVELOPMENT – READY PARCEL
Office, Medical, & Build-to-Suit

Sale Price	Location	Acres	Approved Building SF
Parcel 1 \$1,600,000 (\$24.49 SF)	South Corner @ Traffic Light	1.5	16,137 SF Office/ Medical SOLD
Parcel 2 - \$1,075,000 (\$19.59 SF)	Desert Sky Access	1.26	10,891 SF Office/ Medical

Property Features

- Development - Ready Parcel for purchase, build for lease or build for sale
- Parcel 2 accommodates 10,891 SF Office/ Medical in one building (Tax Parcel 224-31-0460)
- Approved Oro Valley Master Development Plan enables immediate development
- Outstanding Oracle Road visibility and ease of access via traffic light at Linda Vista Blvd
- “Oro Valley Luxury Villas” single story high-end residential apartments under construction, to be completed in 2023
- Catalina Springs Memory Care & Golder Ranch Fire Station in place
- Beautiful views of Pusch Ridge
- Zoning: Oro Valley CN Neighborhood Commercial

For more information, please contact:

Richard M. Kleiner, MBA, Principal
Commercial Properties
+1 520 546 2745
rkleiner@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Parcel 2 - 10,891 SF Building on 1.26 Acres (Parcel 224-31-0460)



West Elevation



Parcel 2 Building Rendering



Parcel 2 Building Rendering

DEVELOPMENT – READY PARCEL



NORTH VIEW from Golder Ranch Fire Station (nearby corner of Oracle Road & Linda Vista Blvd)



SOUTH VIEW from Catalina Springs Memory Care (at corner of Oracle Road & Desert Sky Rd)



EAST VIEW to Pusch Ridge. Golder Ranch Fire Station at lower right (south) & Catalina Springs Memory Care at lower left (north)



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8/1/2023

Oro Valley Demographics In 5 Mile Radius

(Source: Applied Geographic Solutions 2023, TIGER Geography)

Population (2023)	94,645
Number Of Households	41,430
Pop Growth 2020-2022	2.5%
Median Household Income	\$102,369
Median Age	46.7