



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE



Commercial Pad Site

16390 N. Oracle, Catalina, Arizona

SEC of Oracle Road and Pinal Street

• Features:

- Location: SEC of Oracle Road & Pinal Street, Catalina, AZ
- Sales Price: \$450,000 (\$7.83 PSF)
- Property Taxes \$5,089.27 (2018)
- Site Size: Approximately 58,950 SF (1.35 acres)
- Tax Parcel Number: 222-18-0290
- Zoning: GR-1, Pima County
- Traffic Counts: Oracle Road N/S: 12,612 vehicles per day (CoStar 2017)
- Flood Zone: According to maps on file in our office, Parcel No. 04019C1617K, this property is not in the 100-year flood plain.

\$450,000

(\$7.83 PSF)

| 2017 Estimates | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population | 2808 | 15,161 | 27,594 |
| avg hh income | \$63,411 | \$76,305 | \$82,430 |

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

Office 520-618-5324



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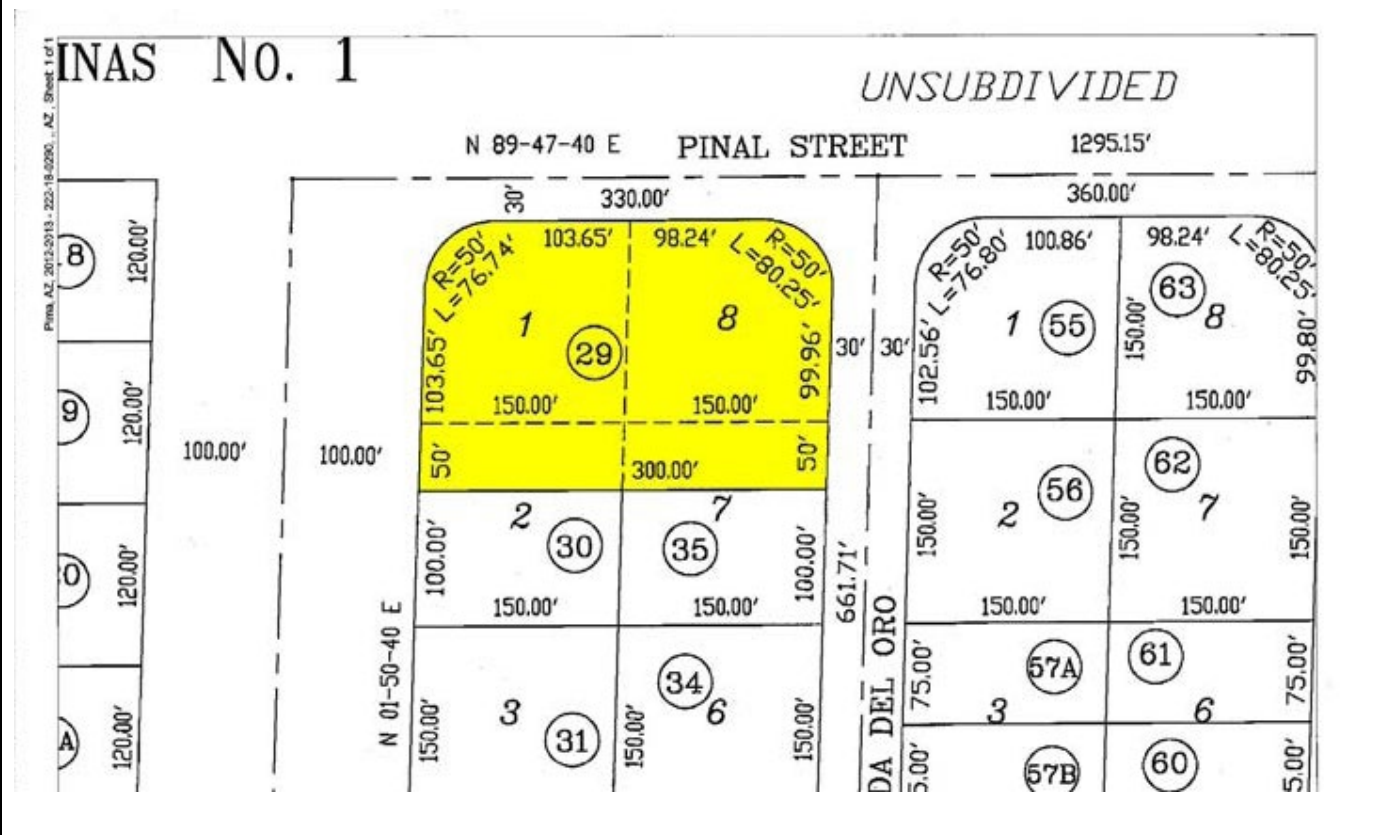


The subject property is located on the SEC of Oracle Road (State Highway 77) and Pinal St. in the business district of Catalina, Arizona.

The Arizona Department of Transportation (ADOT) recently widened Oracle Road from Tangerine Rd to the Pinal County line with raised center medians and left-turn lanes in the Catalina area.

X-Pert Auto is located on the NEC of Oracle and Pinal Street, and Vantage Credit Union is to the north of X-pert Automotive. Dollar General and O'Reilly Auto Parts are across the street from the subject property. Other retailers in the immediate area include Catalina Marina, Tractor Supply, Northridge Dental and U-Haul. Catalina Parks & Recreation Center is north of the property.

This location is approximately 4 miles south of Saddlebrooke Resort, an active adult community. The Saddlebrooke development has a population of approximately 10,000.



Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.