

FOR LEASE

RETAIL
RESTAURANT
OFFICE

CATALINA PALMS SHOPPING CENTER

16701 NORTH ORACLE ROAD | CATALINA, ARIZONA



HIGHLIGHTS:

The center draws from Oro Valley, Oracle, and the Town of Catalina, which have a combined population of approximately 55,258 (2010 Census).

SPECIFICS:

960 SF up to 6,667 SF

\$13.50/SF, NNN

NNN charges estimated at \$4.11/SF

TRAFFIC COUNTS (average cars per day)

Oracle Road	10,000
Edwin Road	3,000

Source: Pima Association of Governments, 2010 Traffic Count Map

DEMOGRAPHIC SUMMARY:

2011 Estimates	1 Mile	3 Miles	5 Miles
Population	1,475	10,494	22,190
# Households	623	4,615	10,104
Avg HH Income	\$58,039	\$73,303	\$80,595
# of Employees	263	1,783	4,526

Source: Applied Geographic Solutions/
TIGER Geography, August 2011

EXCLUSIVELY REPRESENTED BY:

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

10-15 Miles
Saddlebrooke Ranch
±2,528 acres
6,000 homes planned
Willow Springs Ranch
±4,600 acres
6,500 homes planned

SADDLEBROOKE

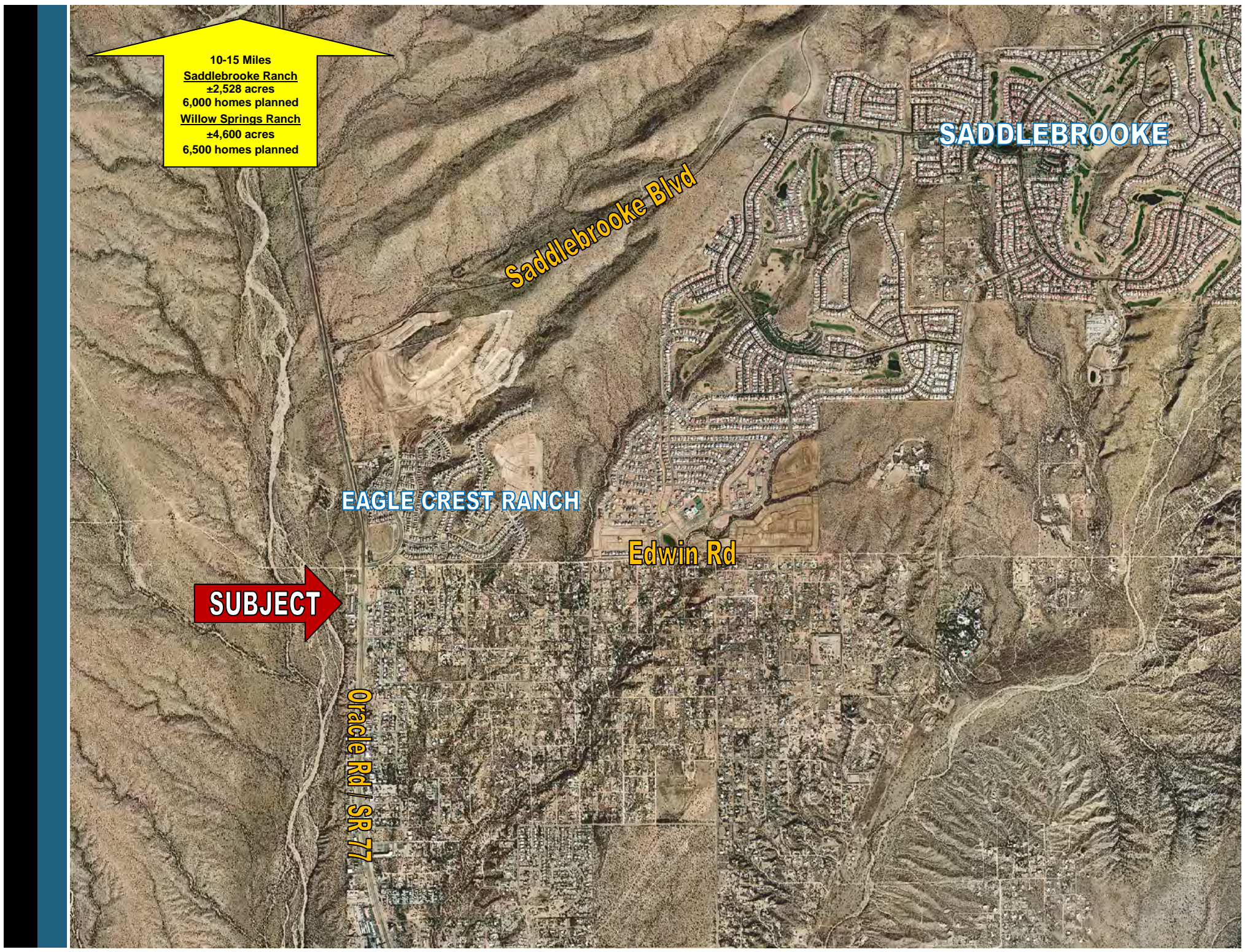
Saddlebrooke Blvd

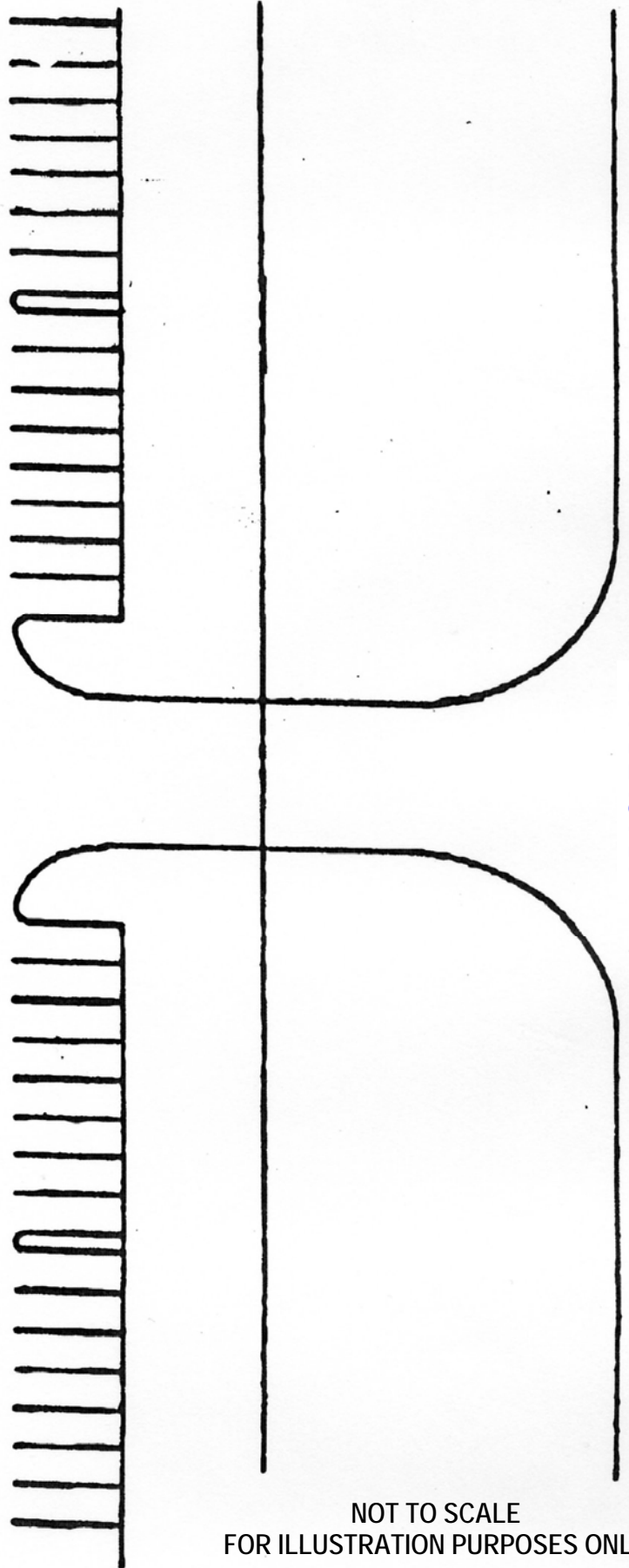
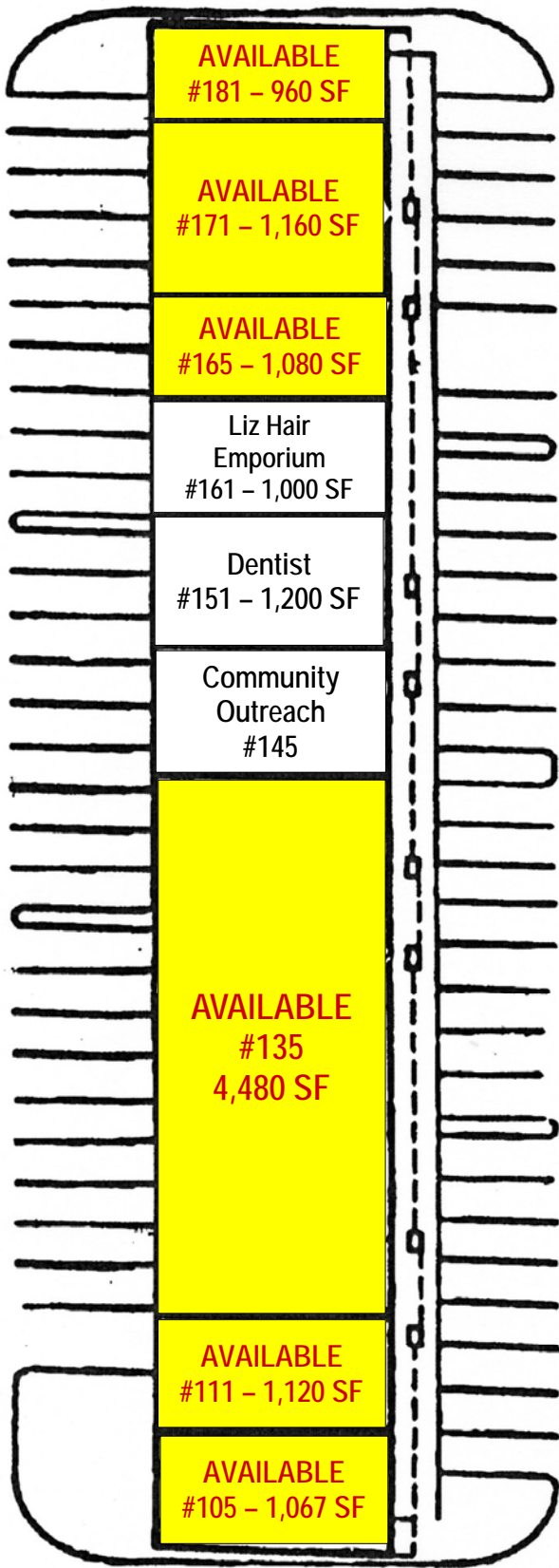
EAGLE CREST RANCH

Edwin Rd

SUBJECT

Oracle Rd / SR 77





ORACLE ROAD

NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY