

# ROONEY RANCH | NORTH ORACLE RD & NORTH FIRST AVE | ORO VALLEY, ARIZONA



**ADDRESS:**  
10661 N ORACLE RD, ORO VALLEY, AZ 85737

- SUMMARY:**
- **Prime Location & Traffic:** Situated at the high-visibility intersection of Oracle Road (State Route 77, Oro Valley's primary north/south arterial) and First Avenue, with combined daily traffic counts exceeding 98,000 vehicles.
  - **Strong Demographics:** Features an average household income over \$100,000 within a residential population of 68,000
  - **Daytime Draw:** Benefits from a substantial daytime population of 52,000.

**LOCAL REPRESENTATION:**



**Aaron LaPrise**  
*Principal, Retail Properties*  
**(520) 546-2770**  
alaprise@picor.com

**Dave Hammack**  
*Principal, Retail Properties*  
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# ROONEY RANCH | SITE PLAN (ORO VALLEY B)

NORTH

**ACRES:**

±57.63

**SQUARE FEET:**

±578,503

**ZONING:**

Commercial



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## ROONEY RANCH | SITE PLAN (ORO VALLEY D)



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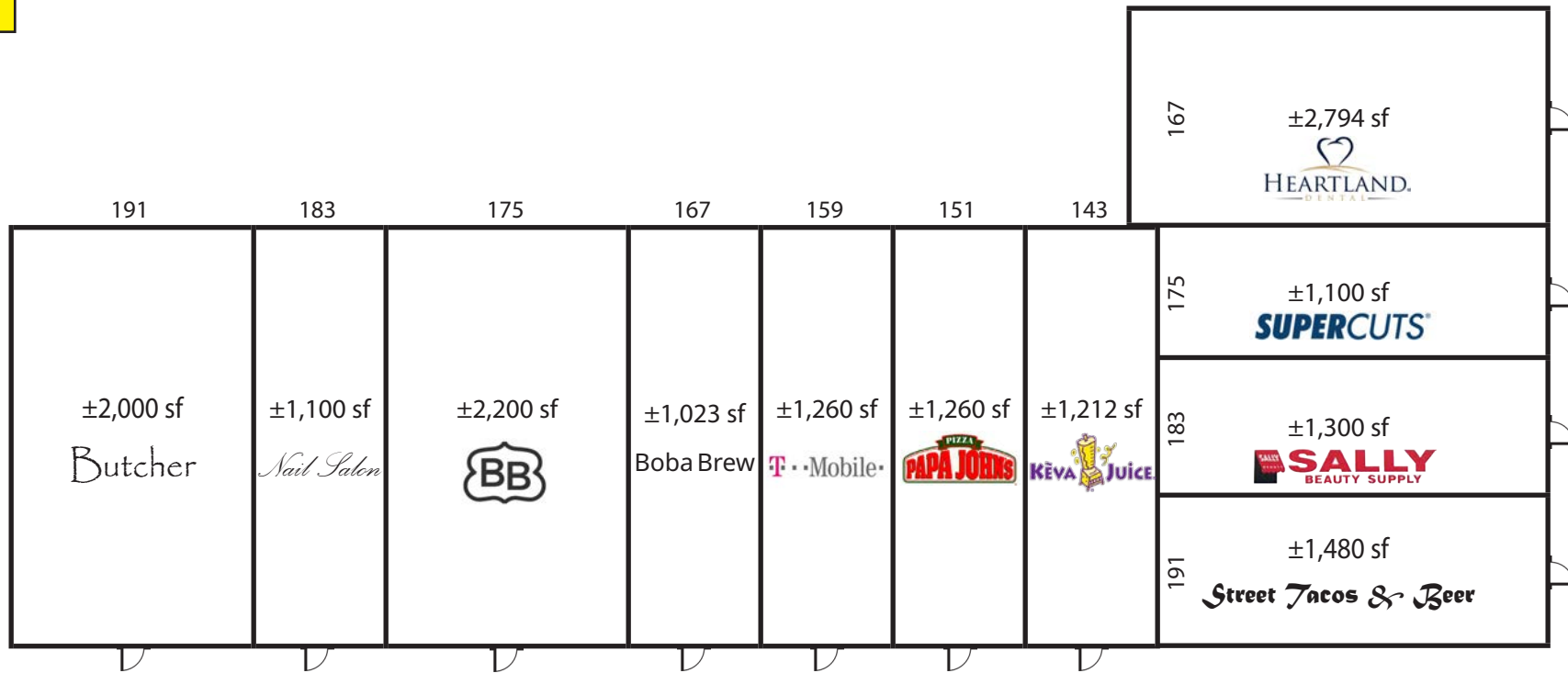
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# ROONEY RANCH | SHOPS A (ORO VALLEY B)



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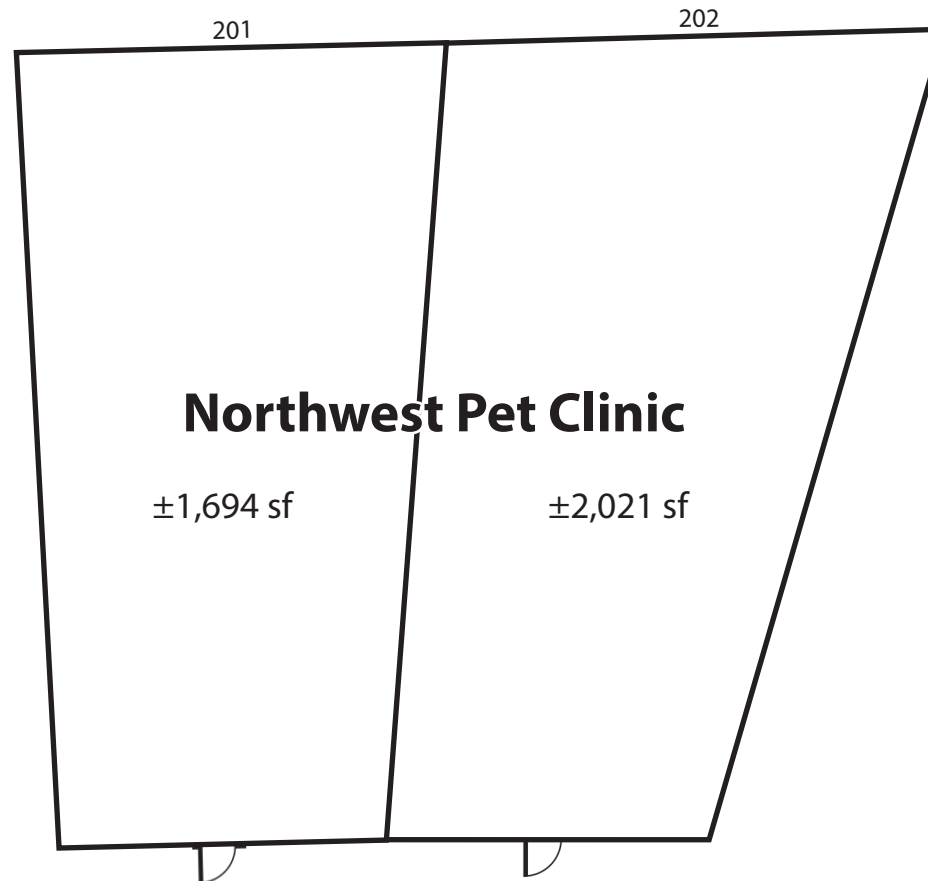
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# ROONEY RANCH | SHOPS B (ORO VALLEY B)



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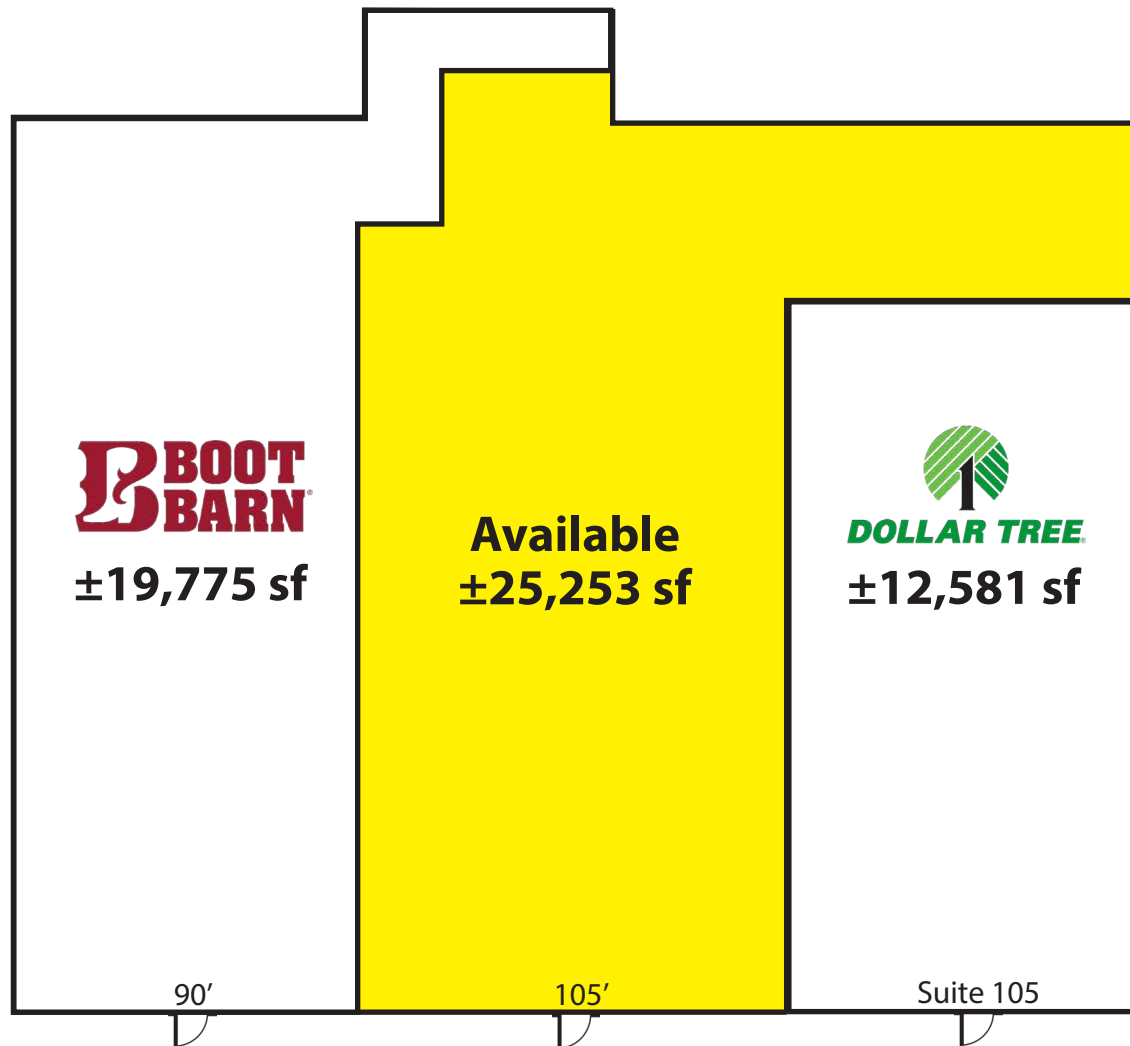
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# ROONEY RANCH | JR ANCHORS (ORO VALLEY B)



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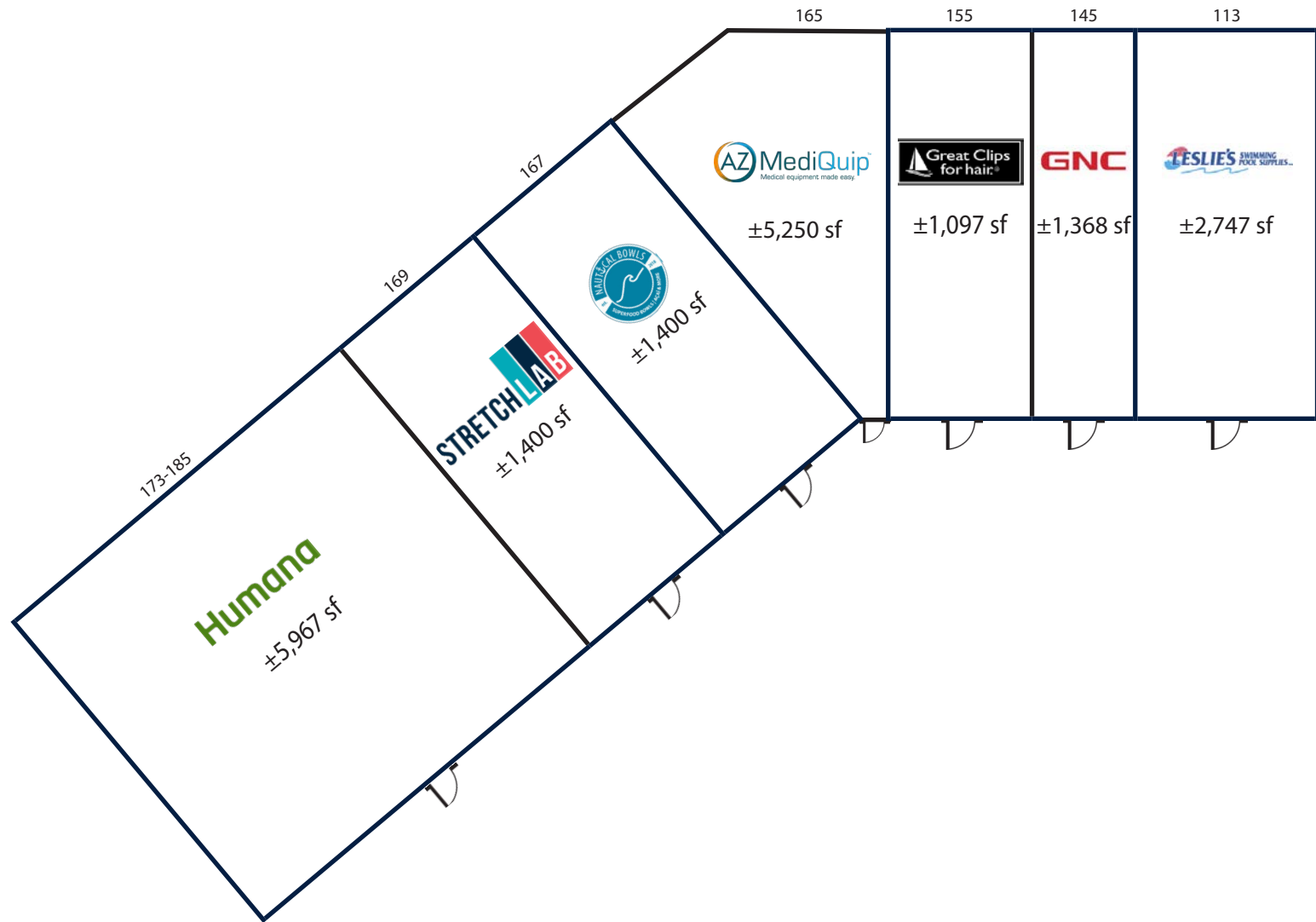
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# ROONEY RANCH | BUILDING 1 (ORO VALLEY D)



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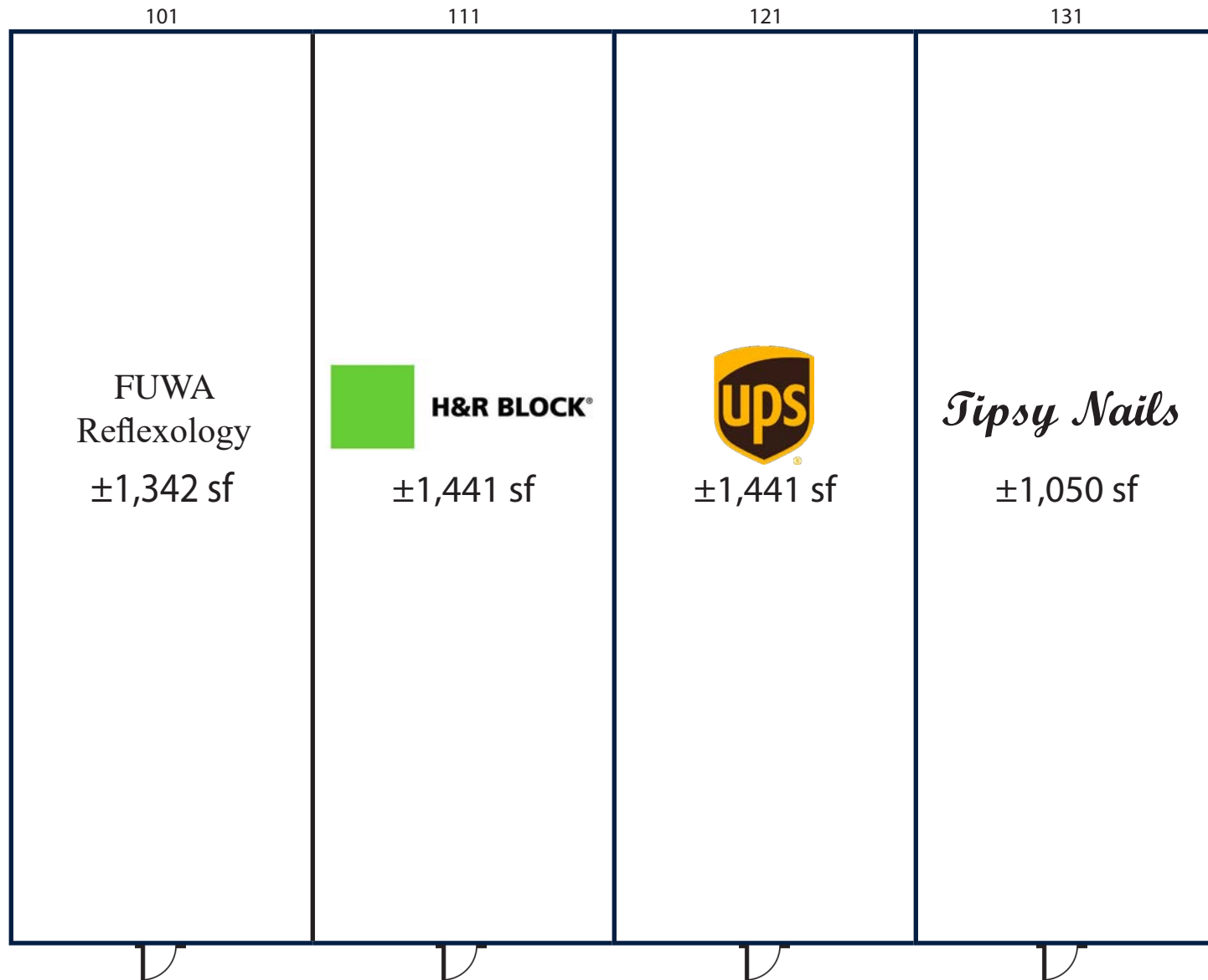
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# ROONEY RANCH | BUILDING 7 (ORO VALLEY D)



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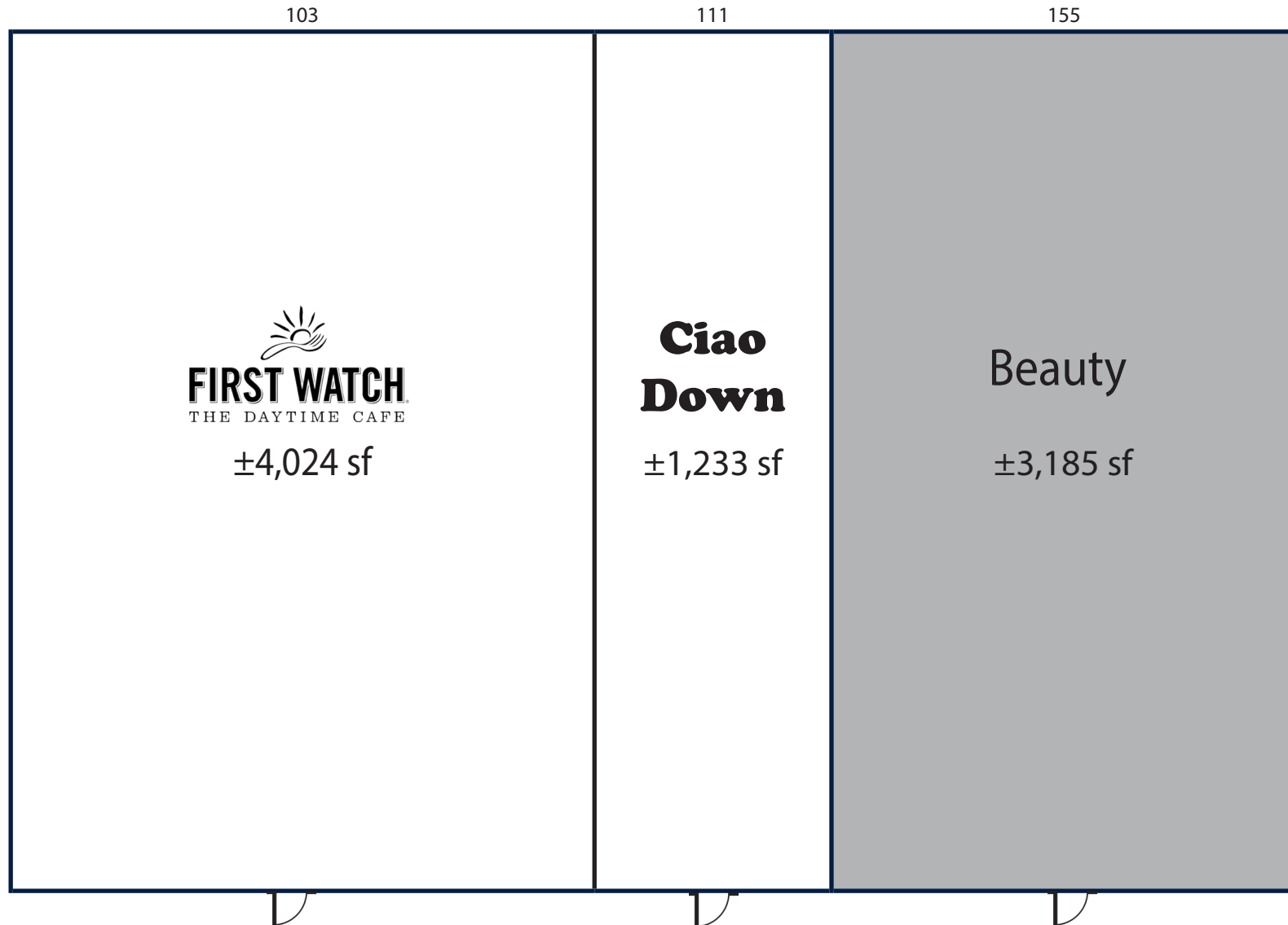
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# ROONEY RANCH | BUILDING 8 (ORO VALLEY D)



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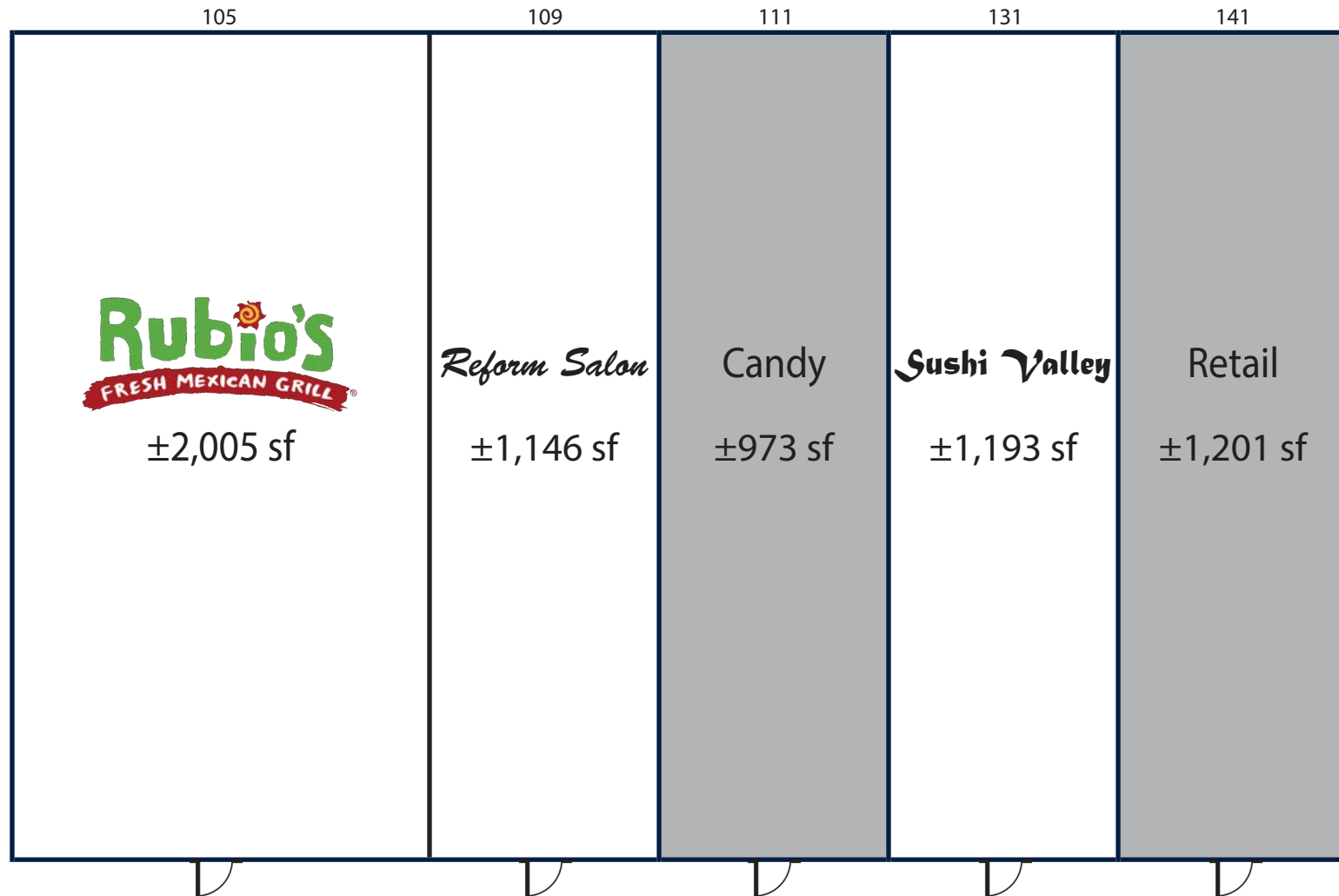
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# ROONEY RANCH | BUILDING 12 (ORO VALLEY D)



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# ROONEY RANCH | AERIAL



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# ROONEY RANCH | DEMOGRAPHICS (3-Miles)

## ANNUAL HOUSEHOLD SPENDING



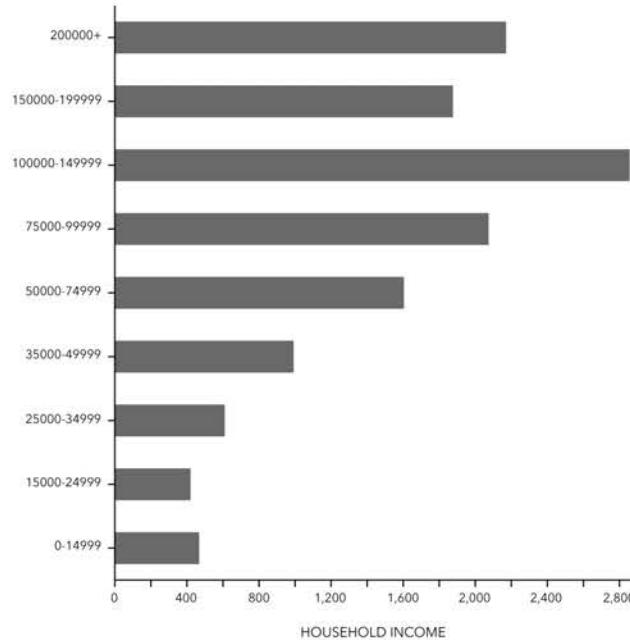
## KEY FACTS



## EDUCATION



## INCOME



## Tapestry Segments

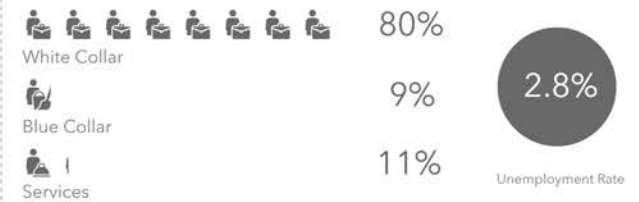


## Average Household Size

for this area  
**2.18** which is less than the average for United States

Area	Value	0.00	4.00
Arizona	2.56		
United States	2.53		
Pima County	2.34		
<b>This area</b>	<b>2.18</b>		

## EMPLOYMENT



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