

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
(520) 546-2712
dhammack@picor.com
www.Picor.com



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

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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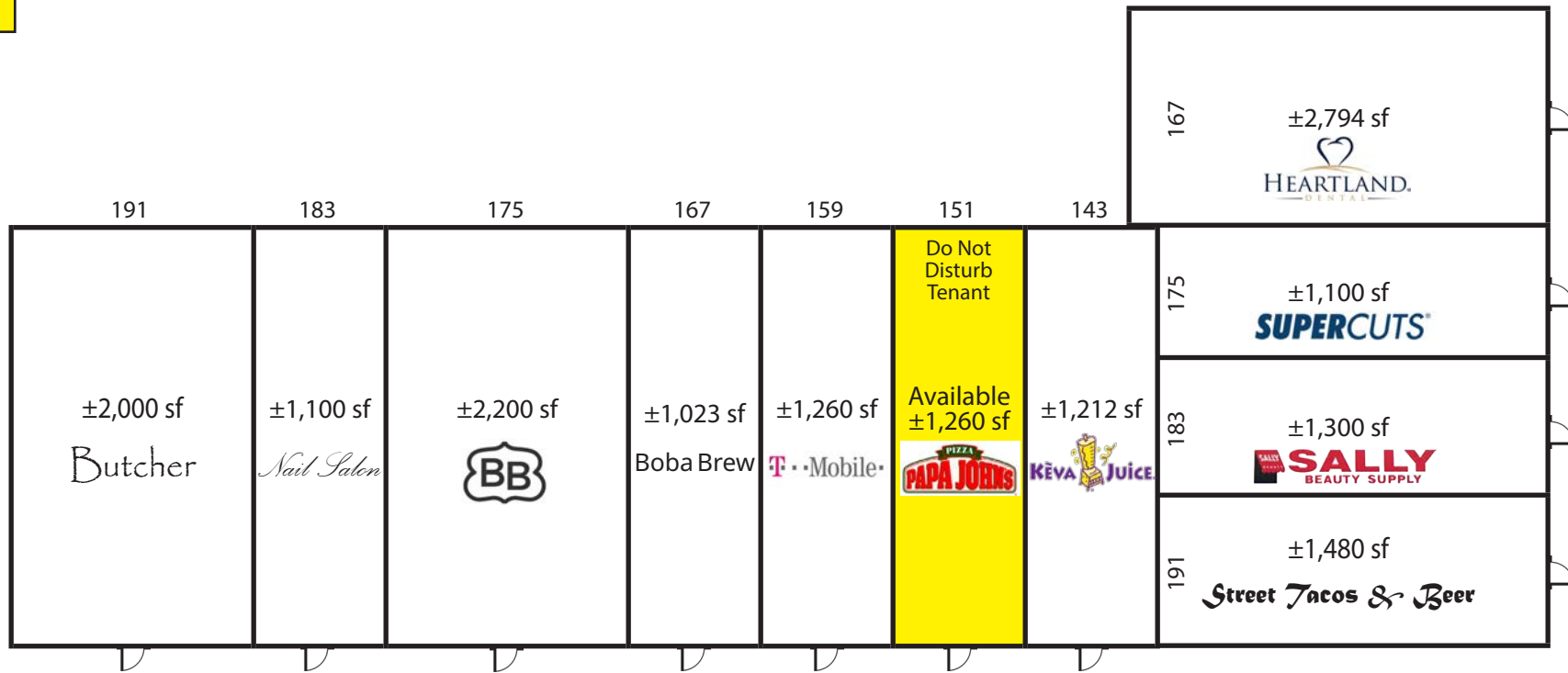
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ROONEY RANCH | SHOPS A (ORO VALLEY B)



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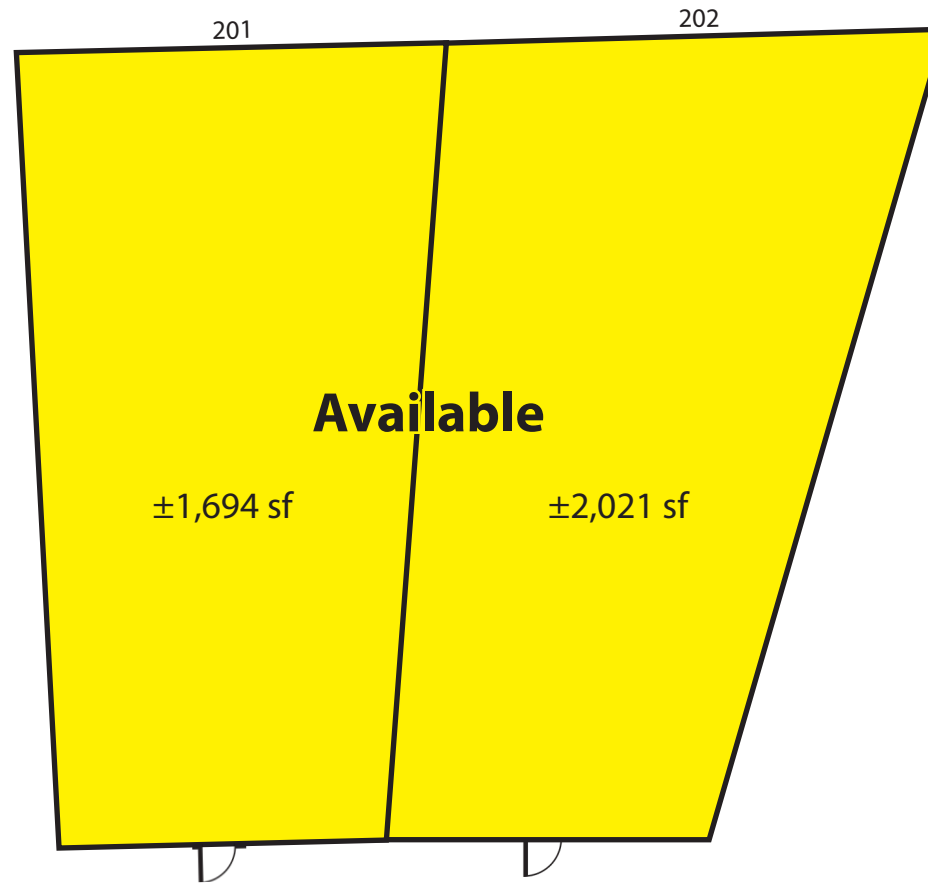
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ROONEY RANCH | SHOPS B (ORO VALLEY B)



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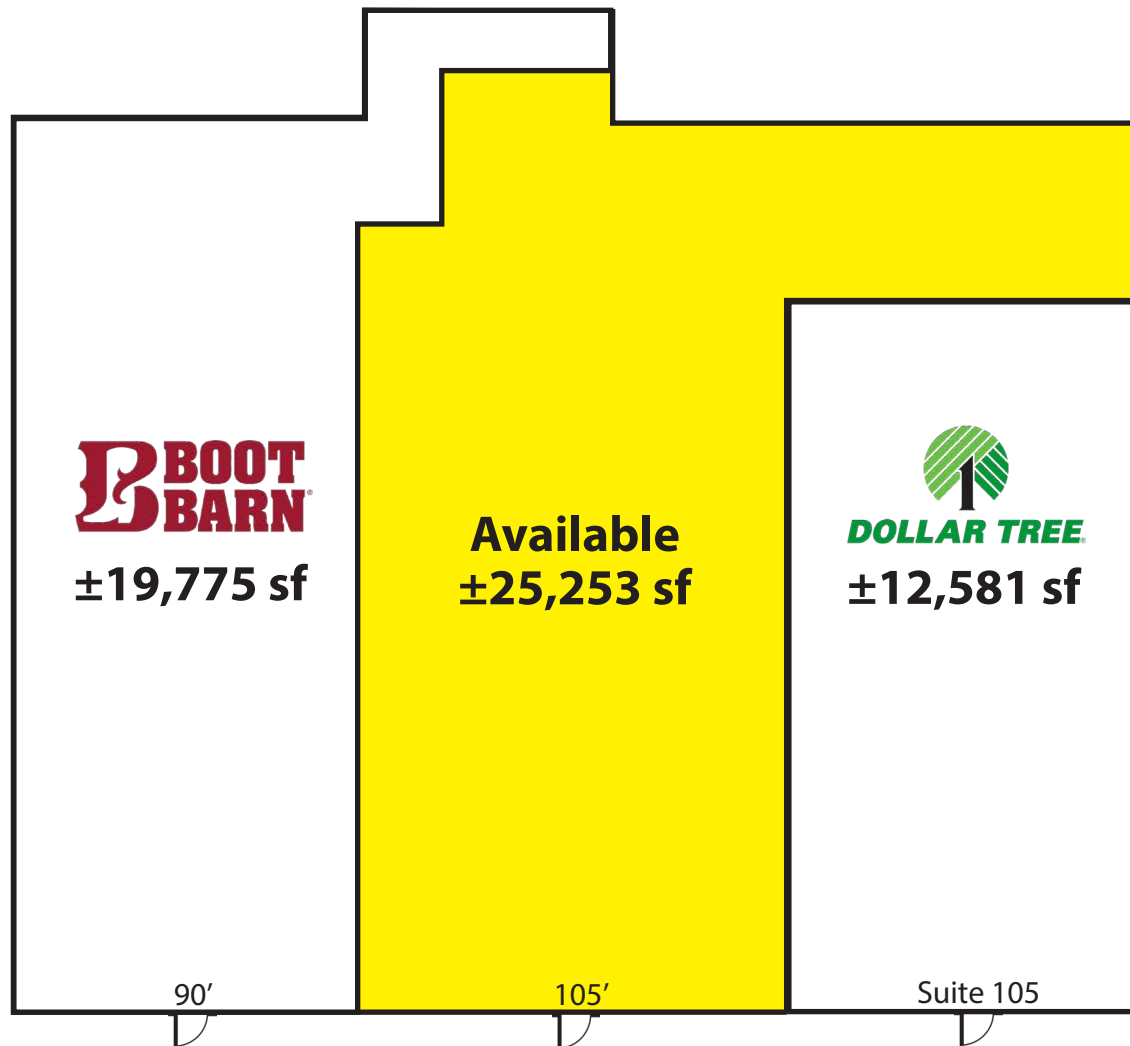
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ROONEY RANCH | JR ANCHORS (ORO VALLEY B)



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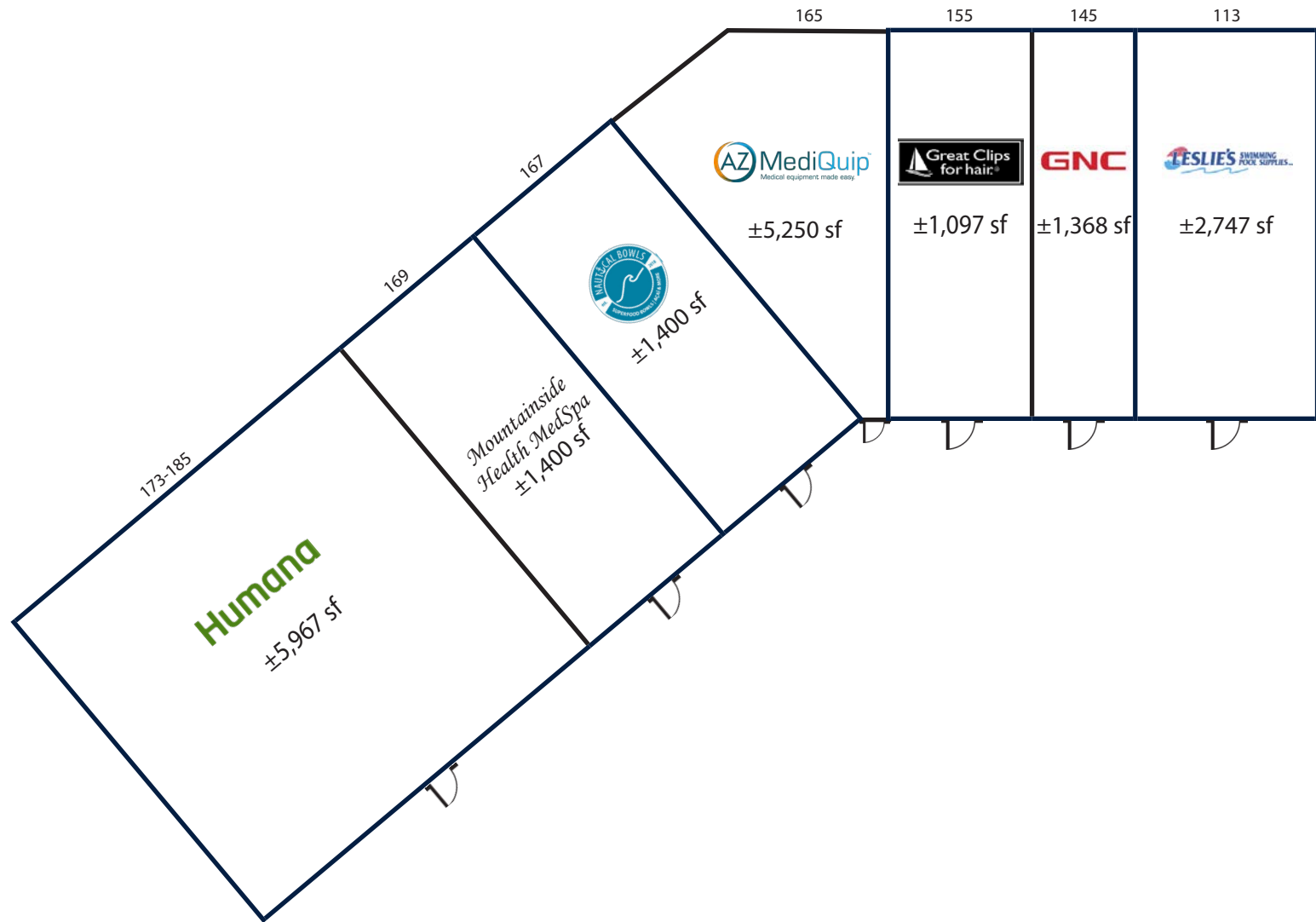
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ROONEY RANCH | BUILDING 1 (ORO VALLEY D)



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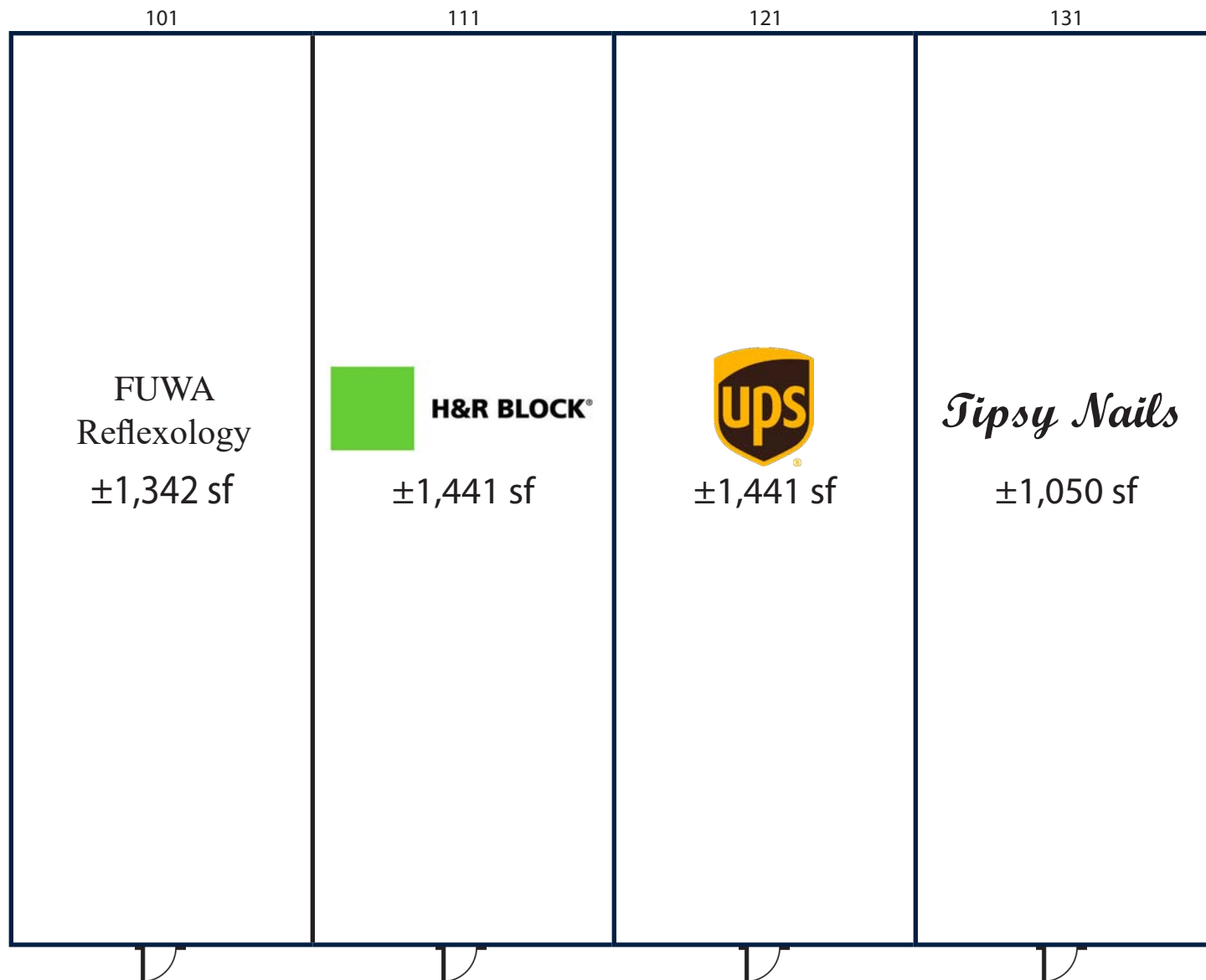
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ROONEY RANCH | BUILDING 7 (ORO VALLEY D)



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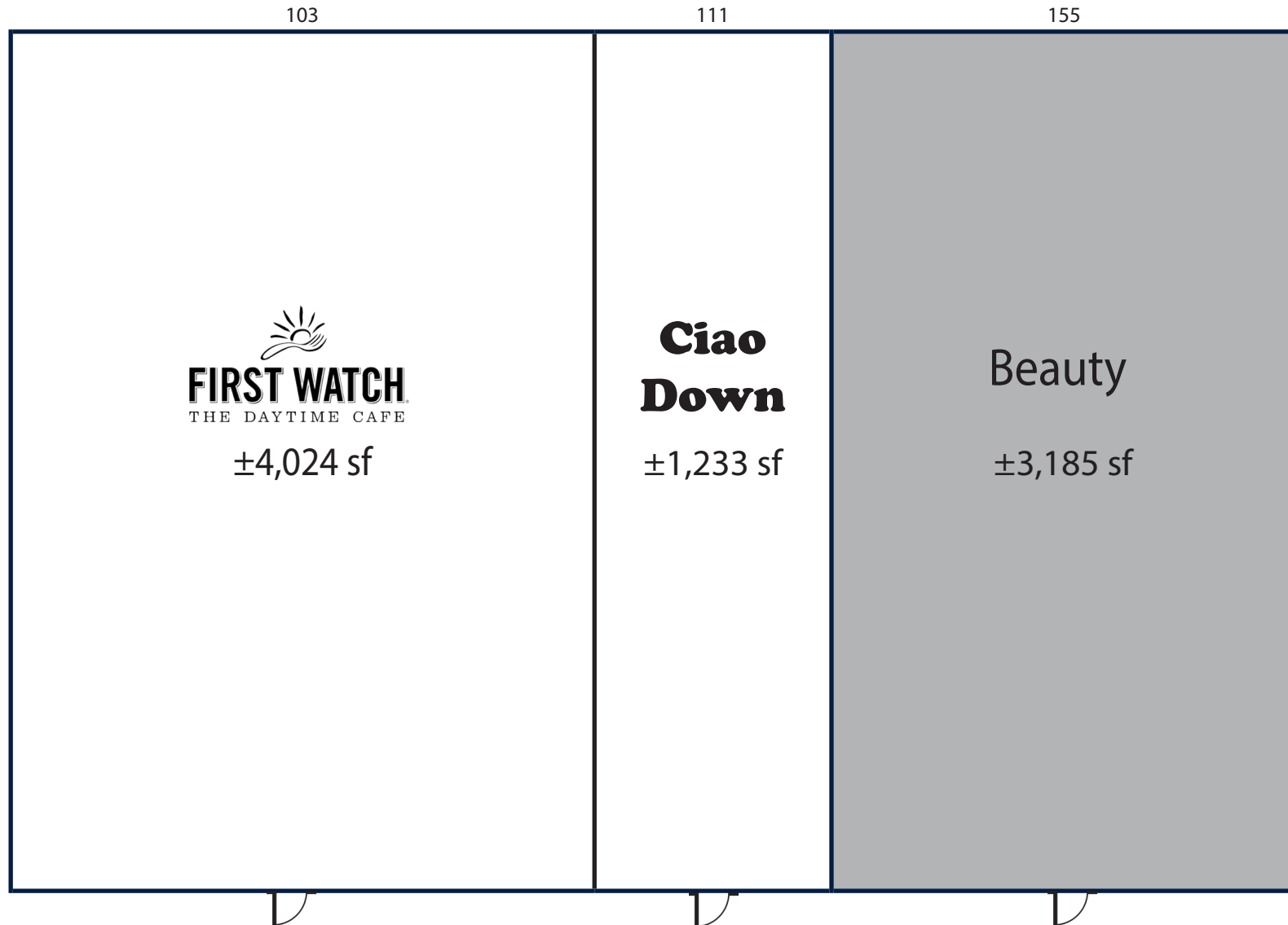
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marcher@barclaygroup.com

ROONEY RANCH | BUILDING 8 (ORO VALLEY D)



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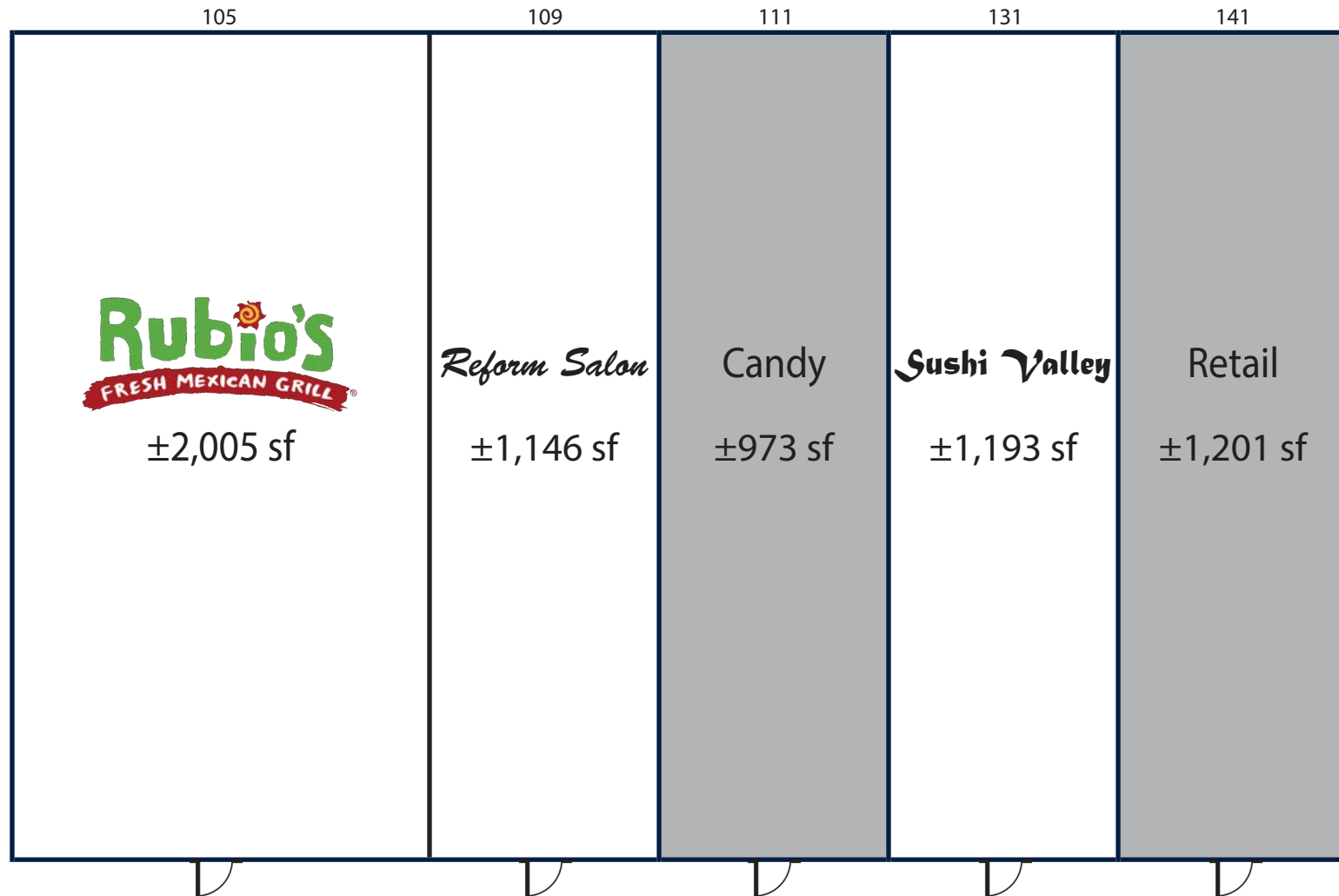
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ROONEY RANCH | BUILDING 12 (ORO VALLEY D)



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 480.521.4822 Cell
kwalrod@barclaygroup.com

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 Leasing Associate
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The map displays the Oracle, AZ area, highlighting several commercial and retail clusters. Red boxes indicate specific areas of interest, each containing a list of businesses:

- Top Left Cluster:** ACE Hardware, Ace Hardware, Ace Hardware.
- Top Center Cluster:** Home Depot, Lowe's, Ace Hardware.
- Top Right Cluster:** Target, Walmart, Petco.
- Middle Left Cluster:** Home Depot, Sally Beauty, McDonald's, Papa John's.
- Middle Center Cluster:** Life Storage, Firestone, QT.
- Bottom Left Cluster:** Target, Fry's, OfficeMax, Ross, Five Below, PetSmart, Great Clips.
- Bottom Center Cluster:** CVS Pharmacy, Mod Pizza.
- Bottom Right Cluster:** NAPA.

Other visible locations include a public storage facility, a school, and various residential areas. The map also shows Oracle Road, First Avenue, and several landmarks like a public storage facility and a school.



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ROONEY RANCH | DEMOGRAPHICS (3-Miles)

ANNUAL HOUSEHOLD SPENDING



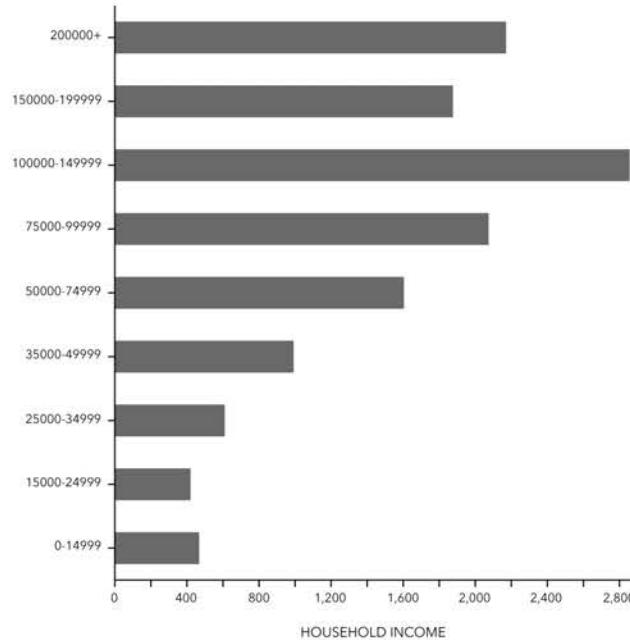
KEY FACTS



EDUCATION



INCOME



Tapestry Segments

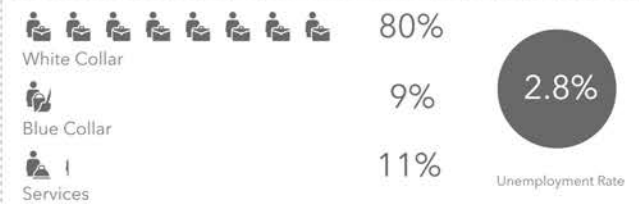


Average Household Size

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		
This area	2.18		

EMPLOYMENT



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