

# 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  
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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)



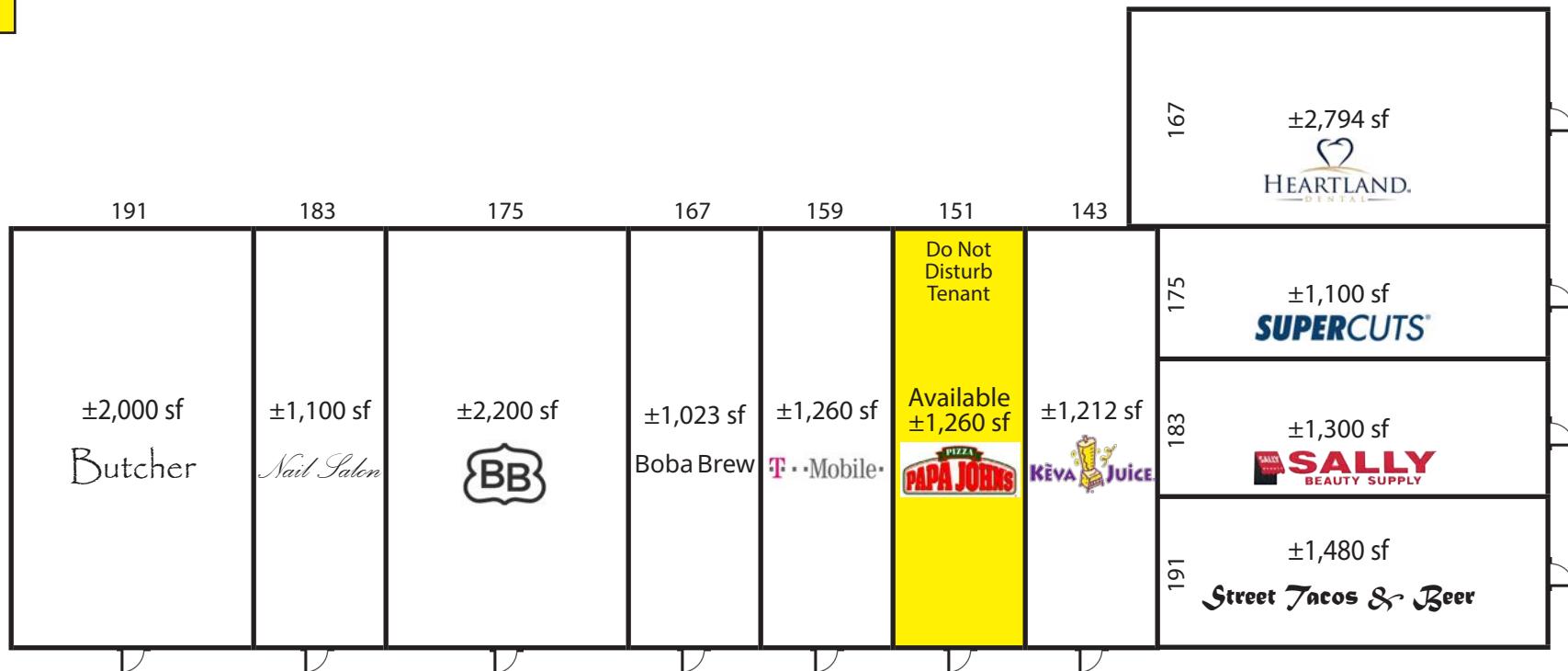
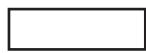
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# ROONEY RANCH | SHOPS A (ORO VALLEY B)



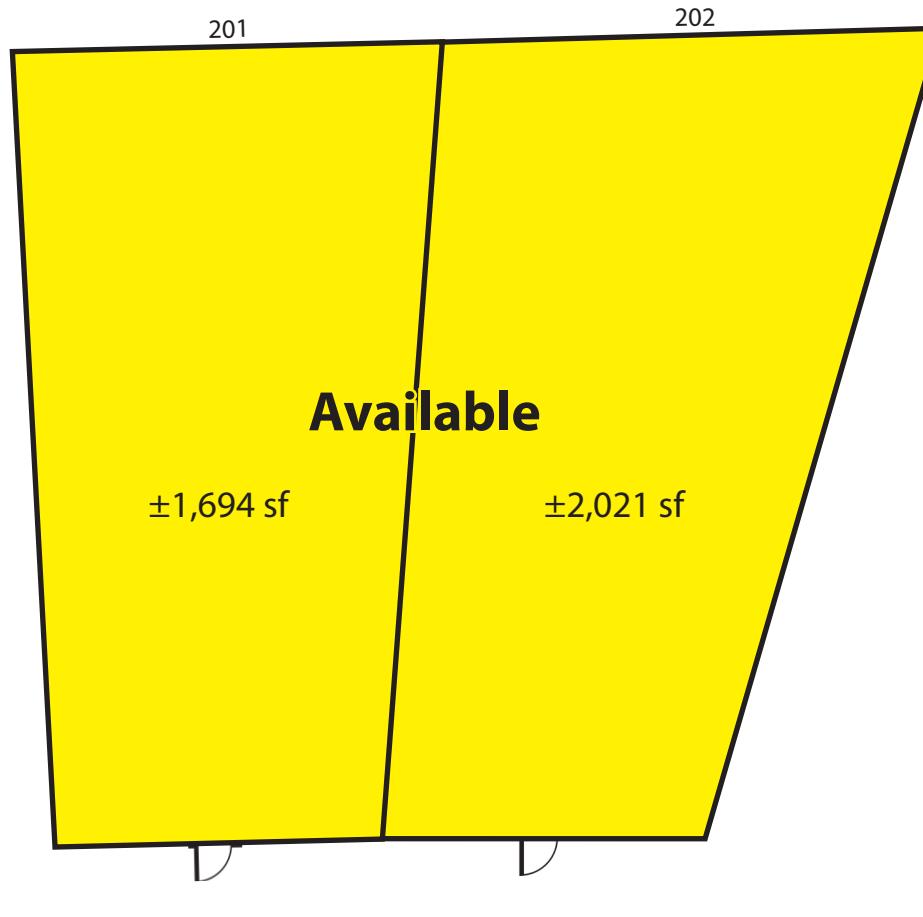
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# ROONEY RANCH | SHOPS B (ORO VALLEY B)



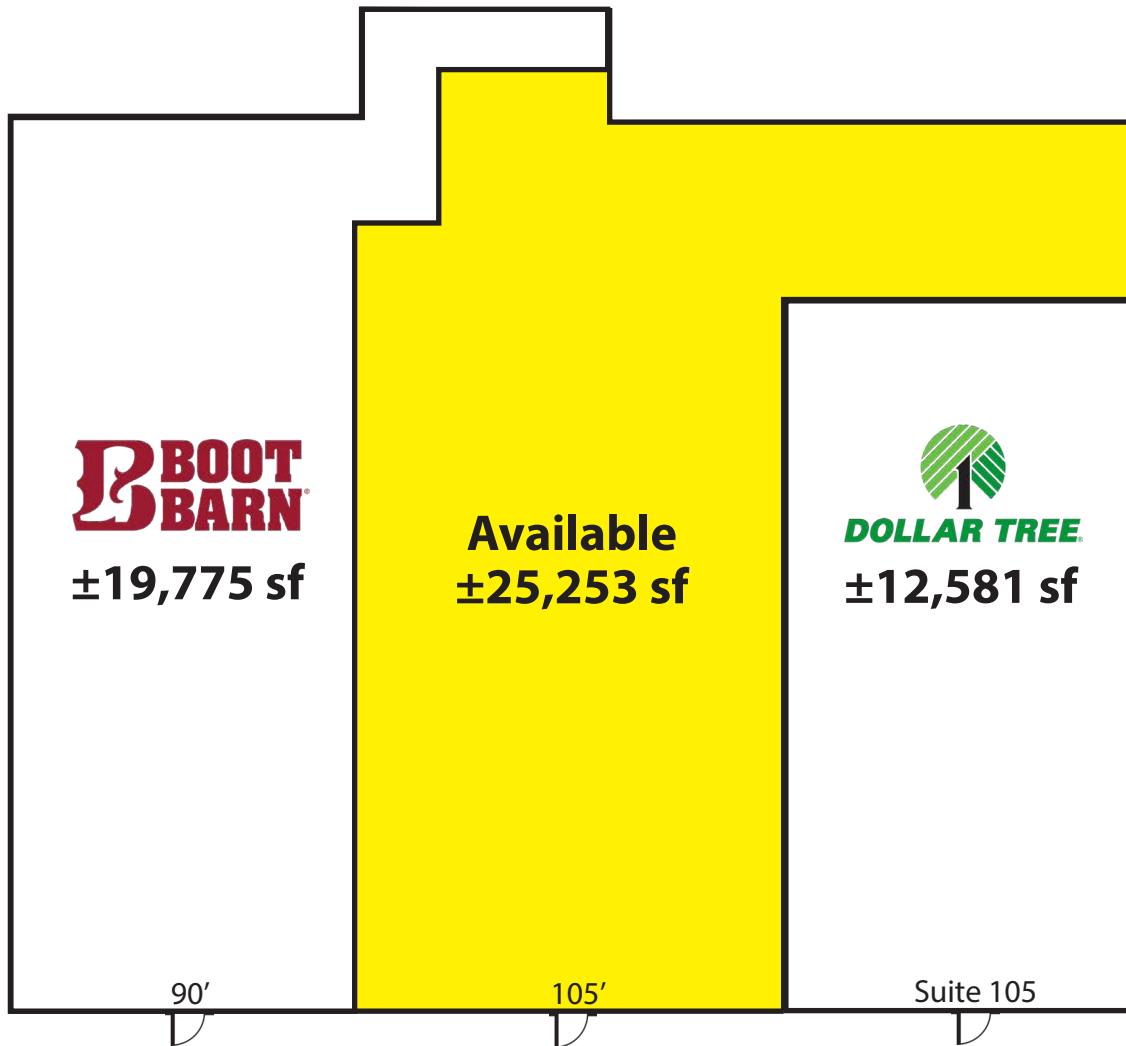
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# ROONEY RANCH | JR ANCHORS (ORO VALLEY B)



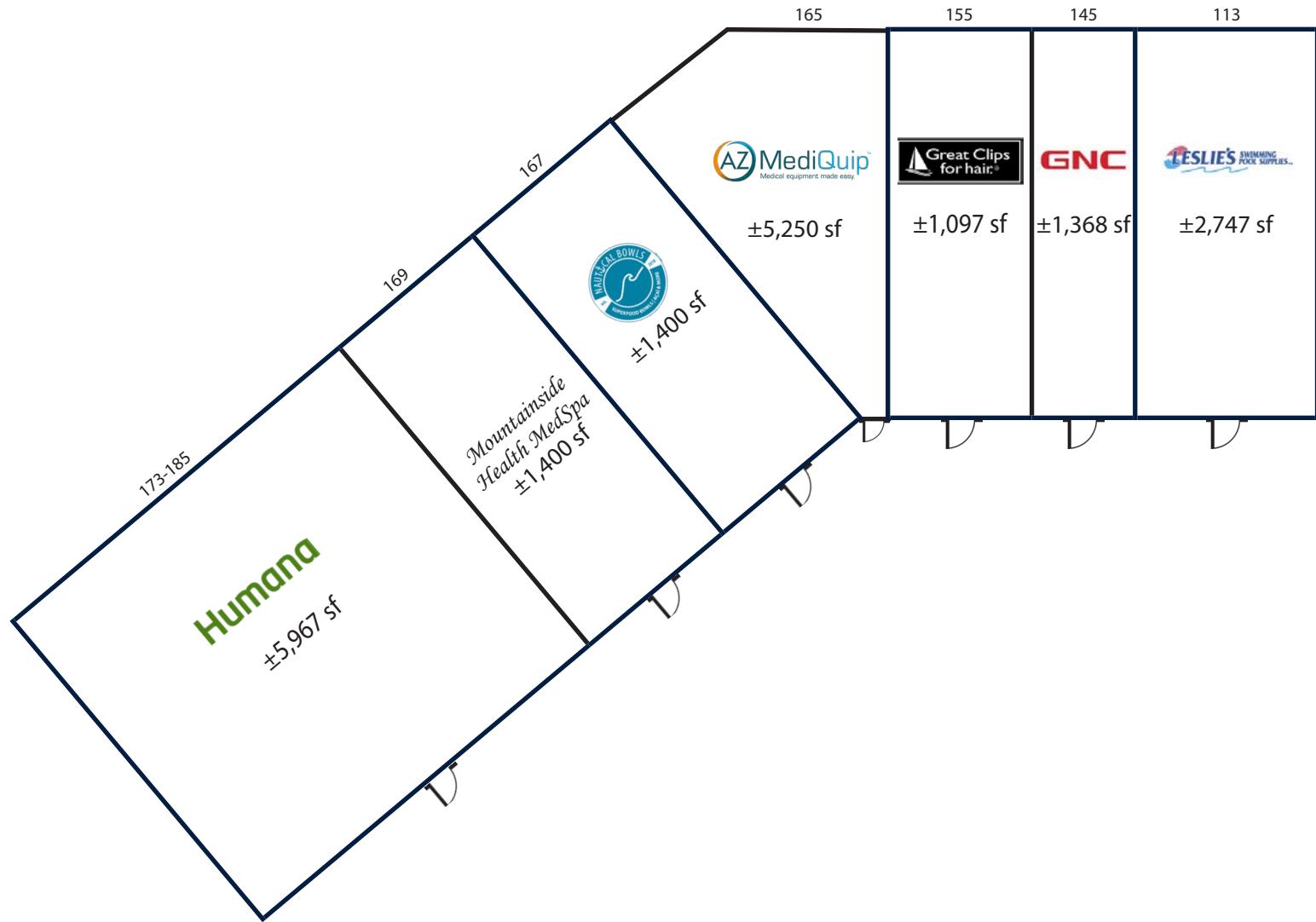
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# ROONEY RANCH | BUILDING 1 (ORO VALLEY D)



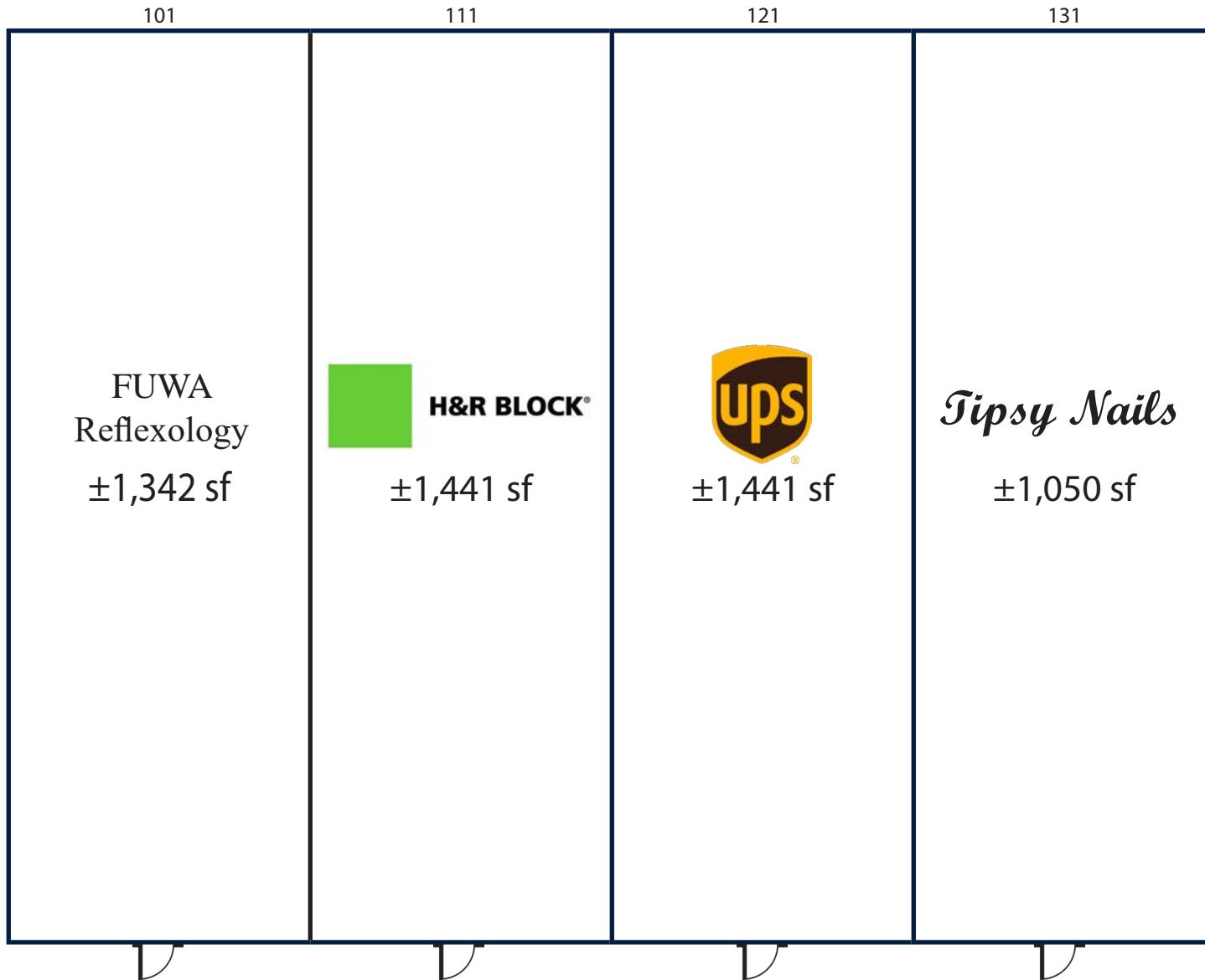
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# ROONEY RANCH | BUILDING 7 (ORO VALLEY D)



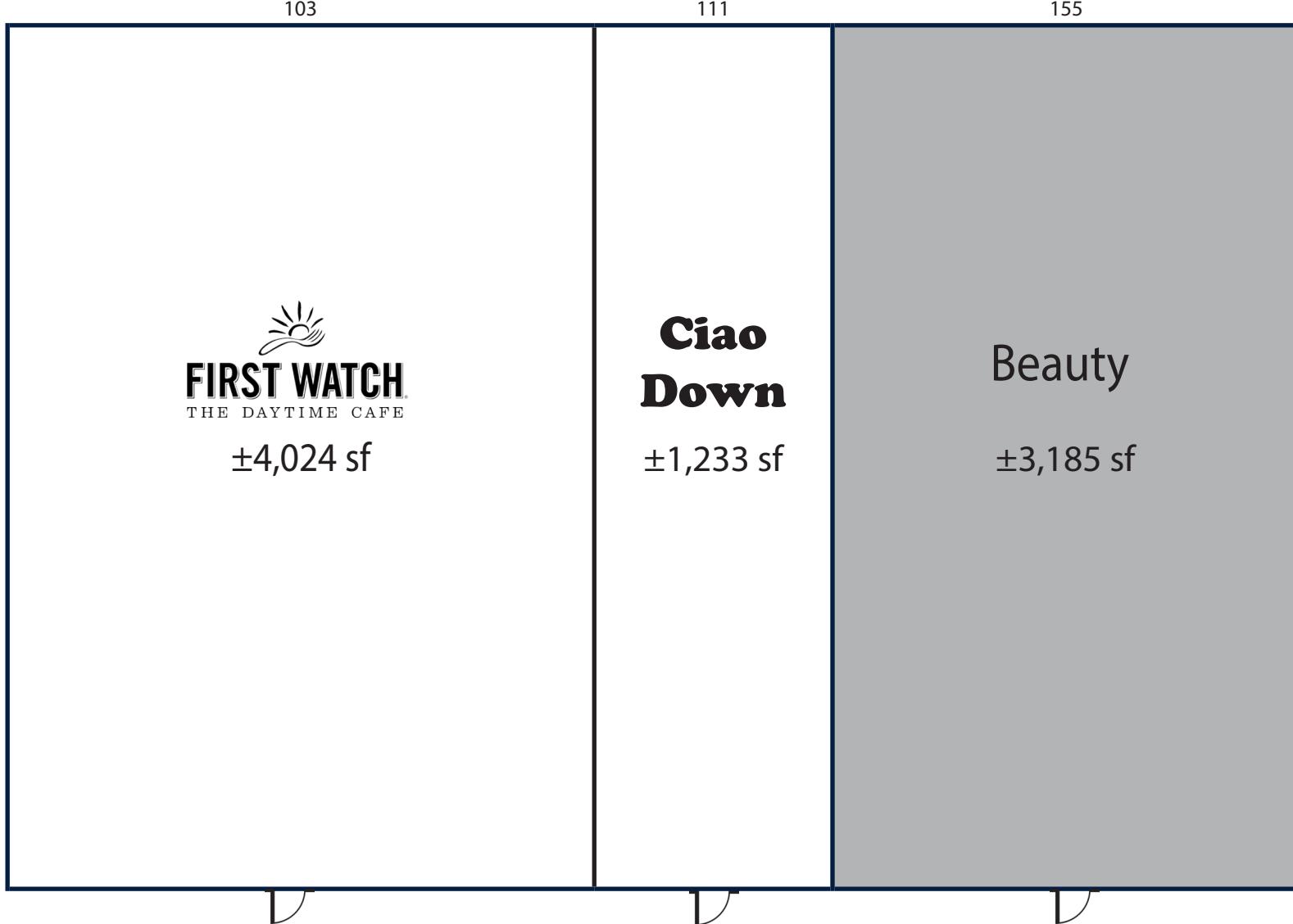
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# ROONEY RANCH | BUILDING 8 (ORO VALLEY D)



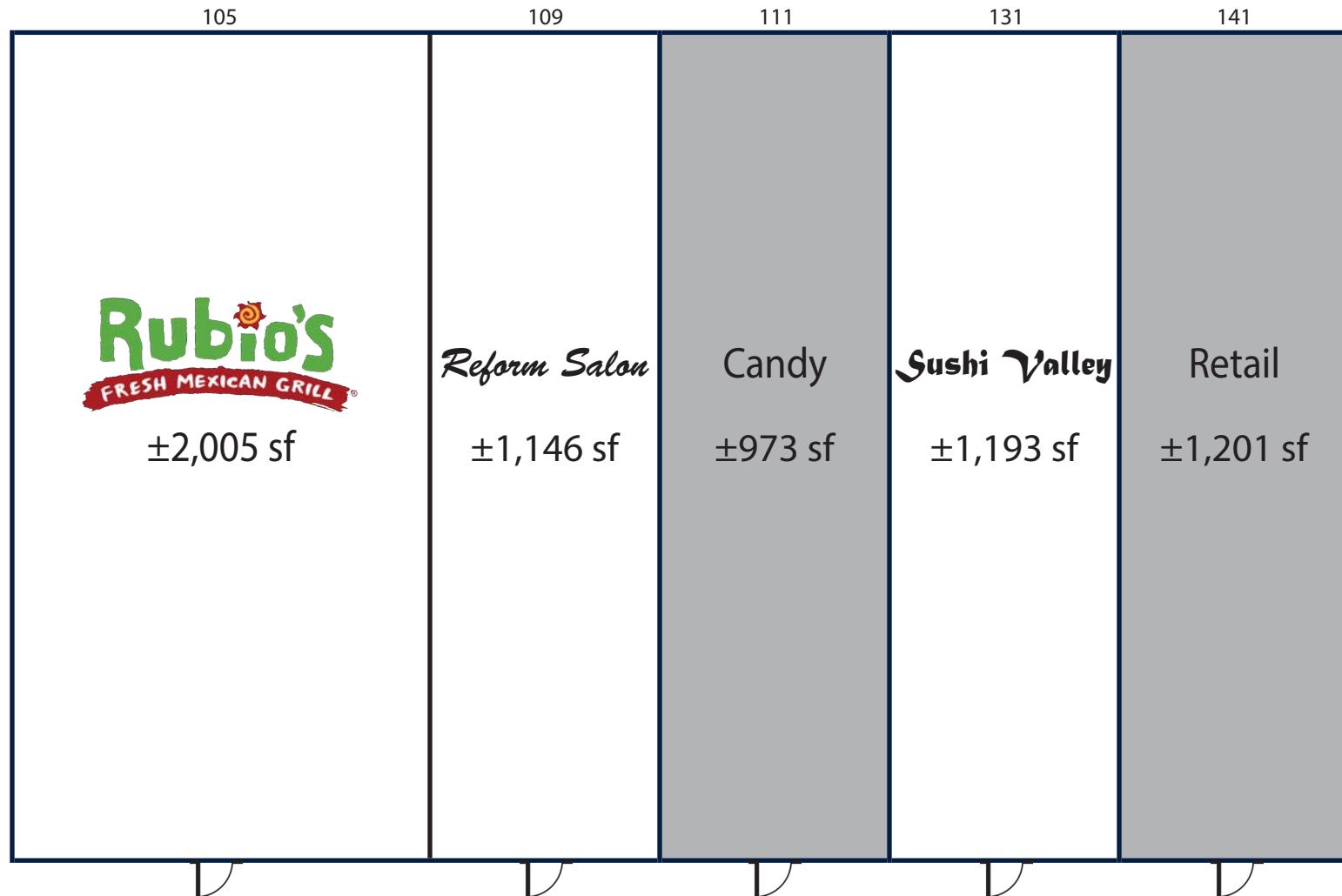
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# ROONEY RANCH | BUILDING 12 (ORO VALLEY D)



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# ROONEY RANCH | AERIAL



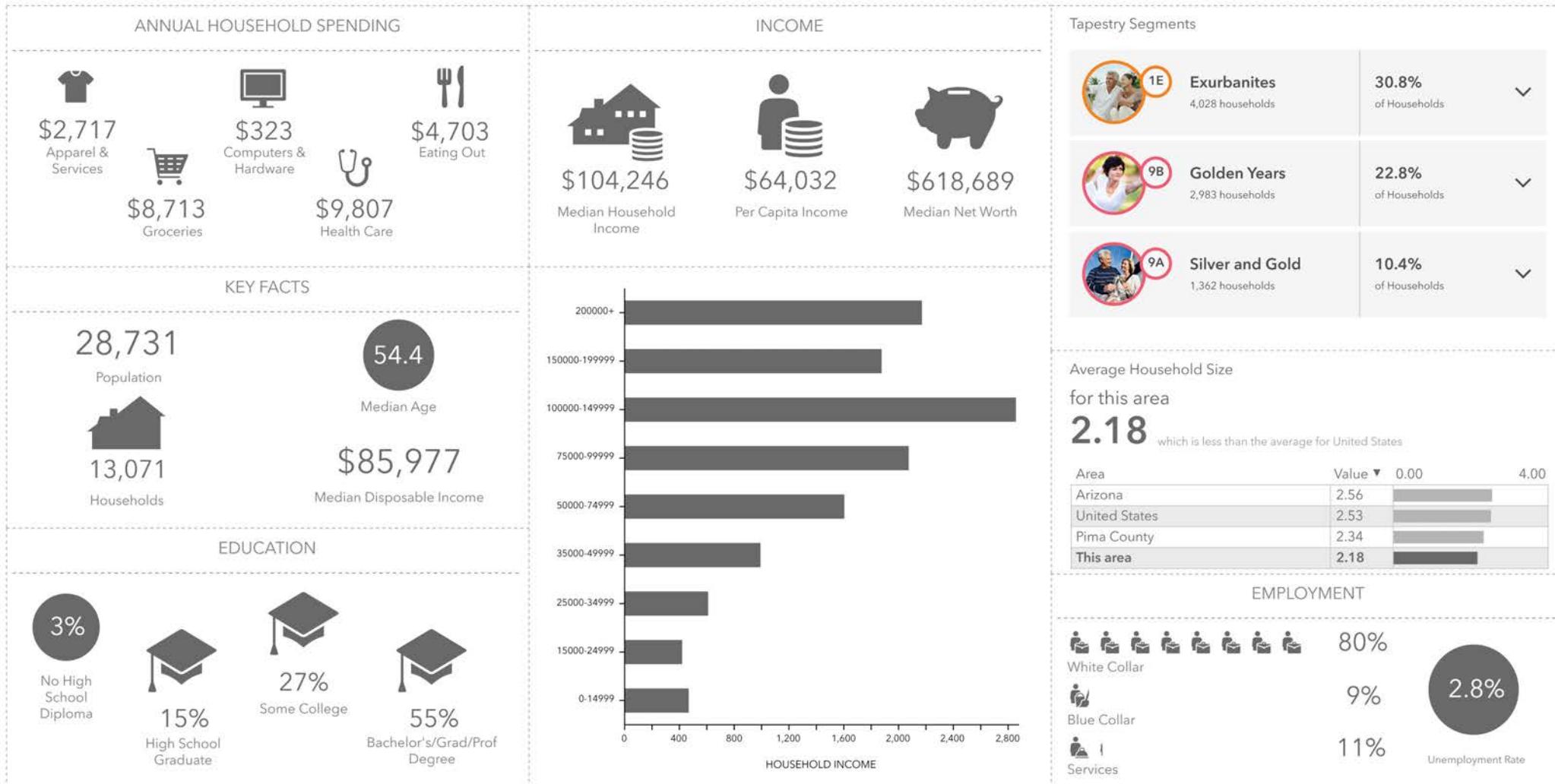
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# ROONEY RANCH | DEMOGRAPHICS (3-Miles)



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