

# ROONEY RANCH | ORO VALLEY, ARIZONA



**ACRES:**  
±57.63

**SQUARE FEET:**  
±578,503

**ZONING:**  
Commercial

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

**SUMMARY:**  
Rooney Ranch is located on the intersection of Oro Valley's primary north/south arterial, Oracle Rd (State Route 77) and First Avenue with combined traffic counts of over 98,000 vehicles per day. The center boasts an average household income in excess of \$100,000 with a residential population of 68,000 and a daytime population of 52,000.

**Join:**



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)



# SITE PLAN

## ORO B



### TRAFFIC COUNTS

<b>NB Oracle Rd:</b>	46,000 VPD
<b>SB Oracle Rd:</b>	32,887 VPD
<b>First Ave:</b>	19,335 VPD
<b>Total Traffic:</b>	98,222 VPD



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# SITE PLAN



**BARCLAY**  
GROUP

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

**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



# AERIAL

## KEY FACTS (15-Mins)

148,717

Population



64,276

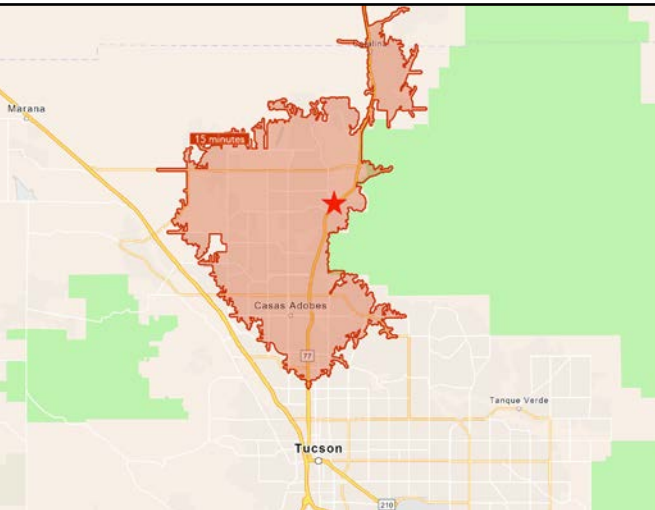
Households

49.4

Median Age

\$113,060

Average Household Income



**BARCLAY**  
GROUP

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

**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



# DEMOGRAPHICS (15 MINUTE DRIVE)

## ANNUAL HOUSEHOLD SPENDING



## INCOME



## Average Household Size

for this area

**2.28** which is less than the average for United States

Area	Value	0.00	4.00
Arizona	2.58		
United States	2.55		
Pima County	2.37		
<b>This area</b>	<b>2.28</b>		

## KEY FACTS



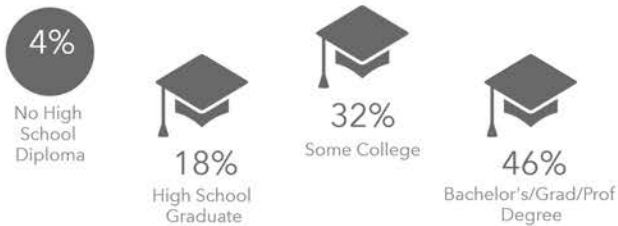
## Tapestry Segments

	<b>Exurbanites</b> 10,129 households	<b>15.8%</b> of Households	▼
	<b>Home Improvement</b> 6,311 households	<b>9.8%</b> of Households	▼
	<b>Silver and Gold</b> 4,776 households	<b>7.4%</b> of Households	▼

Company/Business Name	Direction	Distance
PLAY IT AGAIN SPORTS	SW	3.6
SUMMIT HUT	S	3.9
BAUM'S SPORTING GOODS INC	S	5.4
BIG 5 SPORTING GOODS	SW	6.9
BIG 5 SPORTING GOODS	S	7.3
CHAMPS SPORTS	S	7.8
DICK'S SPORTING GOODS	S	7.8
REI	S	7.9
PGA TOUR SUPERSTORE	S	8.2
VAN'S GOLF SHOPS	S	8.2

Closest 10 locations

## EDUCATION



## ANNUAL LIFESTYLE SPENDING



**BARCLAY**  
GROUP

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

**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