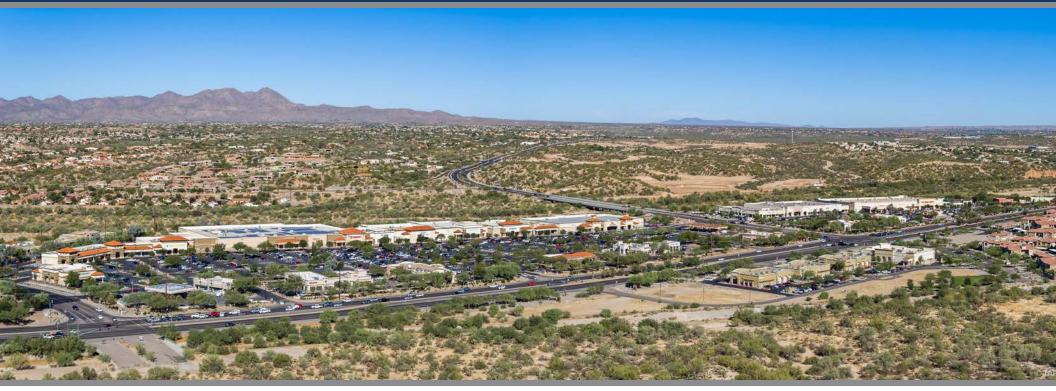
## ROONEY RANCH | NORTH ORACLE RD & NORTH FIRST AVE | ORO VALLEY, ARIZONA





#### 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.





 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 (NORTH)





**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 (SOUTH)





#### 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

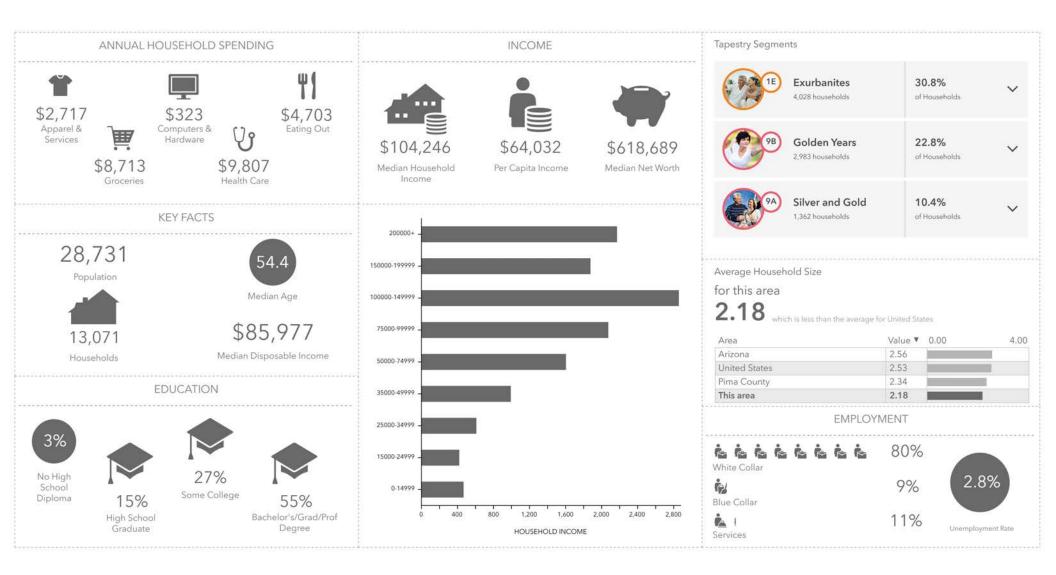
## **ROONEY RANCH | AERIAL**





l, Suite 900 Senior Vice President Leasing 016 602.224.4147 Direct 0m 602.908.8837 Cell 066 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 | DEMOGRAPHICS** (3-Miles)





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