

ROONEY RANCH | ORO VALLEY, ARIZONA



ACRES:
±57.63

SQUARE FEET:
±212,539

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 Street with combined traffic counts equaling 97,000 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. Rooney Ranch is close to El Conquistador, a 4-star resort destination, Honeywell, and San Dorado, a new 247 unit Mark-Taylor luxury community is located across the street from the center.



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OVERVIEW

TRAFFIC COUNTS

Oracle Rd: 57,600 VPD
 First Ave: 34,100 VPD
 Total Traffic: 97,100 VPD

DEMOGRAPHICS

Average Household Income
 7 Mins. 10 Mins. 13 Mins.
 \$105,071 \$103,296 \$106,827

Total Population
 7 Mins. 10 Mins. 13 Mins.
 29,671 55,192 91,596

Daytime Population
 7 Mins. 10 Mins. 13 Mins.
 27,849 52,518 84,692

Total Households
 7 Mins. 10 Mins. 13 Mins.
 12,923 23,663 39,411

AVAILABLE

Former Pier 1: ±8,970 Square Feet
 Suite 103: ±3,785 Square Feet
 Suite 145: ±1,368 Square Feet
 Suite 165: ±5,250 Square Feet
 Suite 169: ±1,400 Square Feet



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OVERVIEW

NORTH END

AVAILABLE
Suite 167: ±1,423 Square Feet
Former Sports Authority:
±45,196 Square Feet



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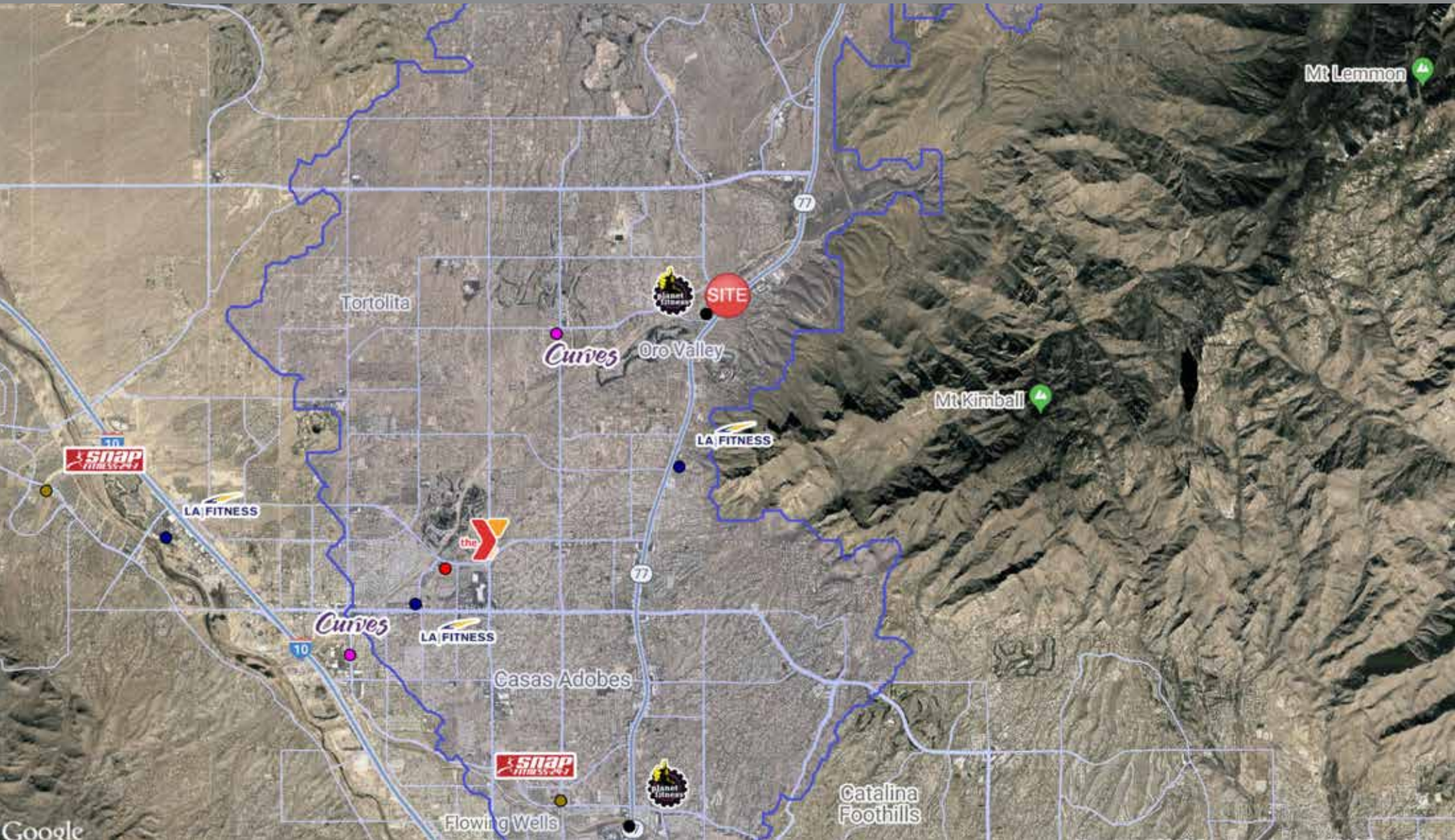
AERIAL MAP (CLOSE-UP)



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AERIAL MAP (13 MINUTE TRADE AREA)



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DEMOGRAPHICS (13 MINUTE DRIVE)

ANNUAL HOUSEHOLD SPENDING



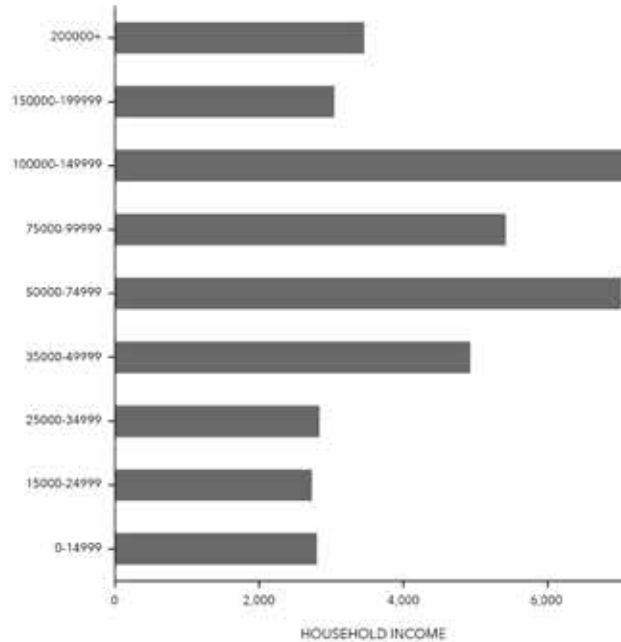
INCOME



Tapestry Segments

1E Exurbanites 8,518 households	21.6% of Households
9B Golden Years 4,078 households	10.3% of Households
5A Comfortable Empty Nesters 3,282 households	8.3% of Households

KEY FACTS

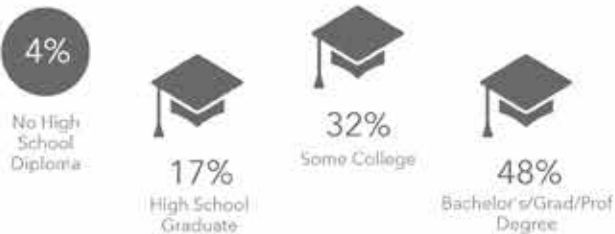


Average Household Size for this area

2.31 which is less than the average for United States

Area	Value	0.00	4.00
Pinal County	2.80		
Arizona	2.64		
United States	2.59		
Pima County	2.47		
This area	2.31		

EDUCATION



EMPLOYMENT

