

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 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. **Anchors include:**



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

Brett Sheets

Senior Vice President
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602.224.4147 Direct

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bsheets@barclaygroup.com

OVERVIEW

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

Average Household Income
3 Mins. **5 Mins.** **7 Mins.**
 \$116,064 \$115,625 \$107,624

Total Population
3 Miles **5 Miles** **7 Miles**
 28,301 65,319 132,738

Daytime Population
3 Miles **5 Miles** **7 Miles**
 36,274 70,893 135,820

Total Households
3 Miles **5 Miles** **7 Miles**
 12,299 28,526 57,157

NORTH END



TRAFFIC COUNTS

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

AVAILABLE

Anchor: ±45,196 SF
Suite 167: ±1,423 SF



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OVERVIEW

AVAILABLE:

Suite 103: ±3,185 Square Feet
Suite 145: ±1,368 Square Feet
Suite 167: ±1,400 Square Feet
Suite 169: ±1,400 Square Feet



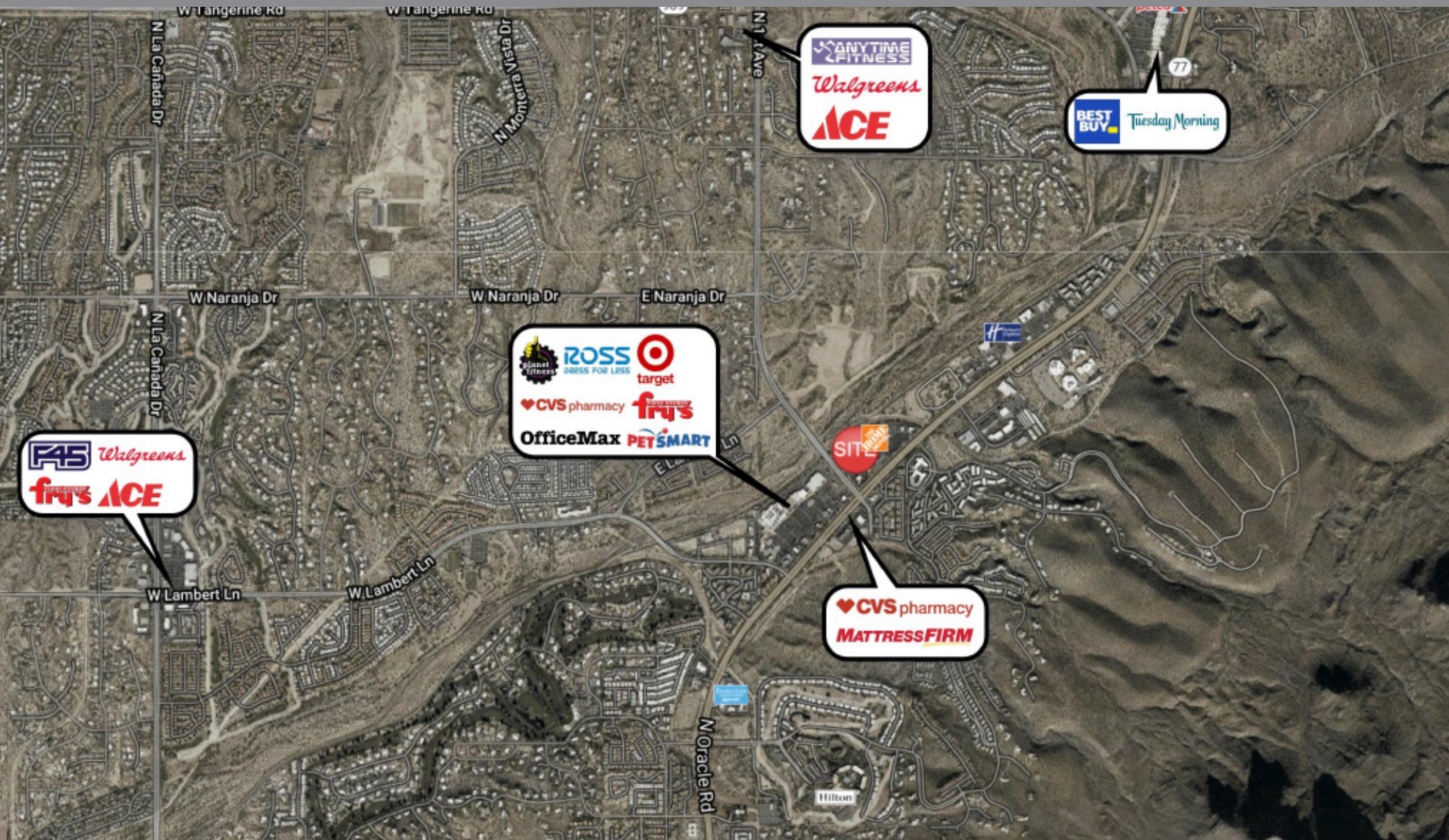
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AERIAL MAP (CLOSE-UP)

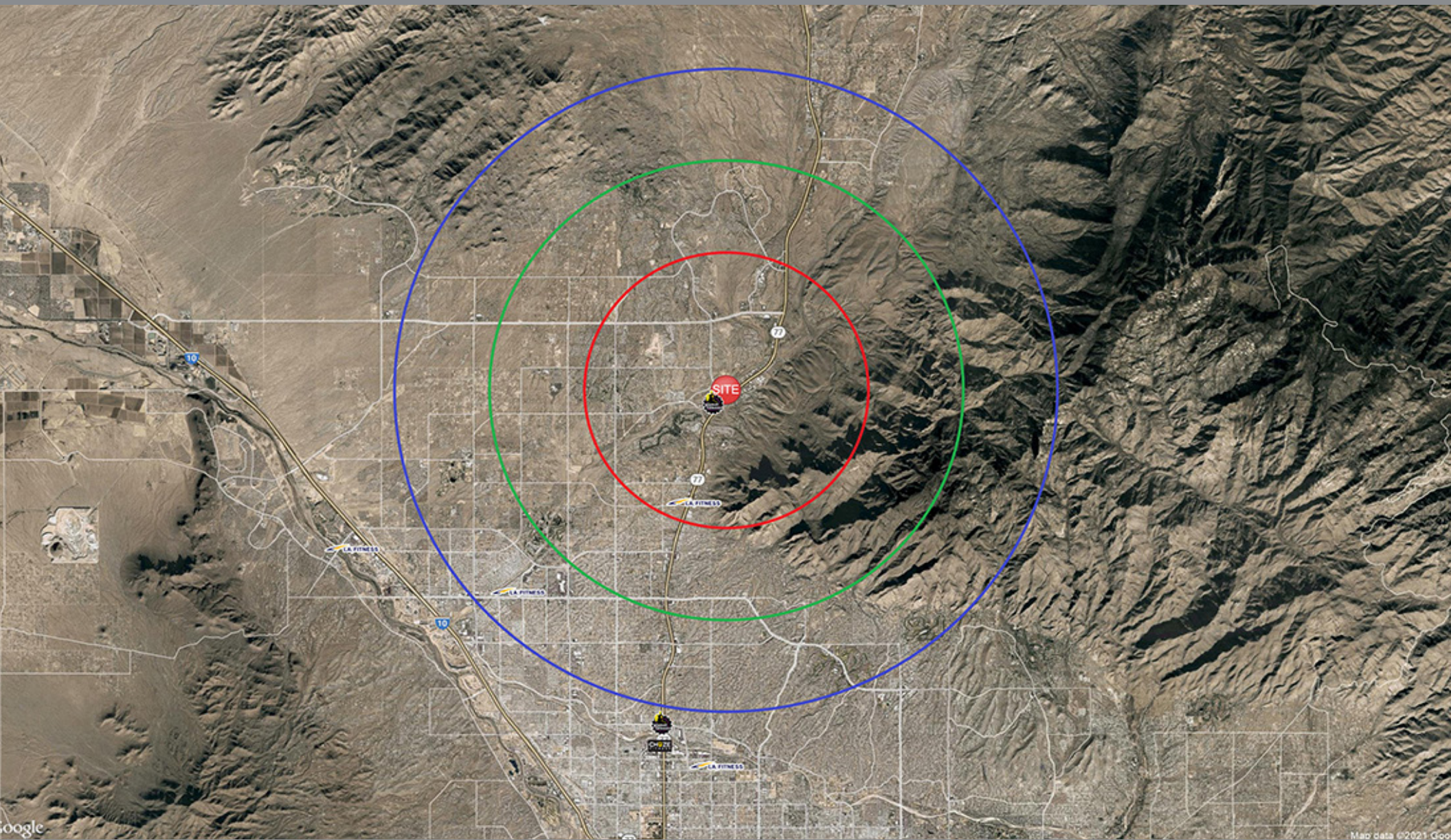


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TRADE AREA



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DEMOGRAPHICS (13 MINUTE DRIVE)

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

91,596

Population

50.7

Median Age



39,411

Households

\$57,867

Median Disposable Income

EDUCATION

4%

No High School Diploma



17%

High School Graduate



32%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$72,022

Median Household Income



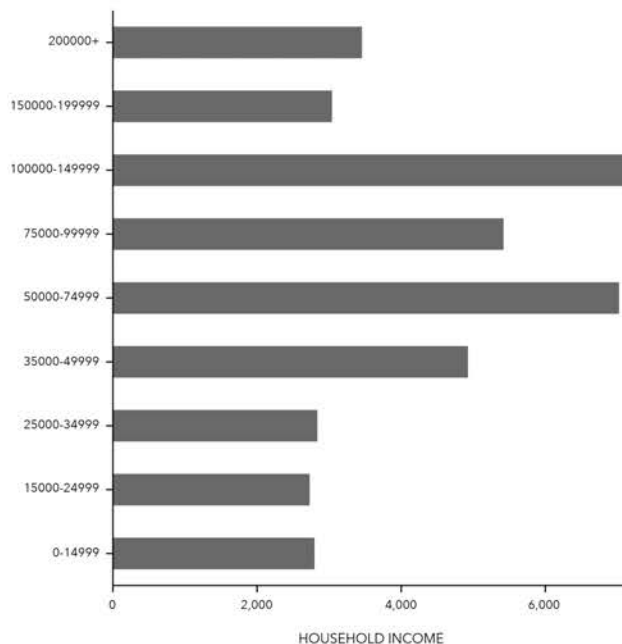
\$42,585

Per Capita Income



\$240,104

Median Net Worth



Tapestry Segments



1E

Exurbanites

8,515 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

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		

EMPLOYMENT



White Collar

73%



Blue Collar

11%



Services

15%

5.4%

Unemployment Rate