

# 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

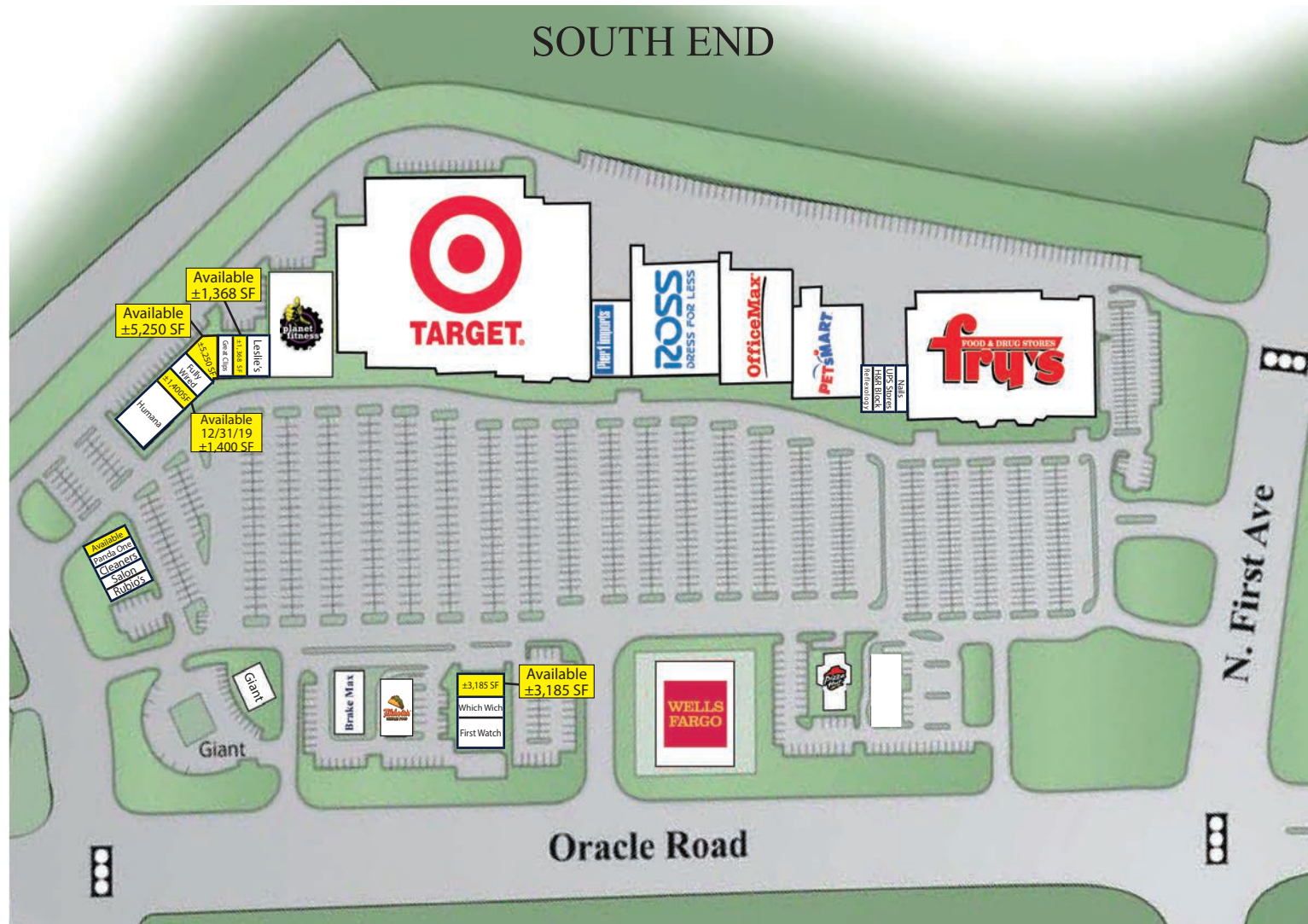
7 Mins.	10 Mins.	13 Mins.
27,849	52,518	84,692

### Total Households

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

## AVAILABLE

Suite 103: ±3,785 Square Feet  
 Suite 141: ±1,201 Square Feet  
 Suite 145: ±1,368 Square Feet  
 Suite 165: ±5,250 Square Feet



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# OVERVIEW

## NORTH END

### AVAILABLE

**Suite 167:** ±1,423 Square Feet

**Suite 175:** ±1,800 Square Feet

**Former Sports Authority:**

±45,196 Square Feet



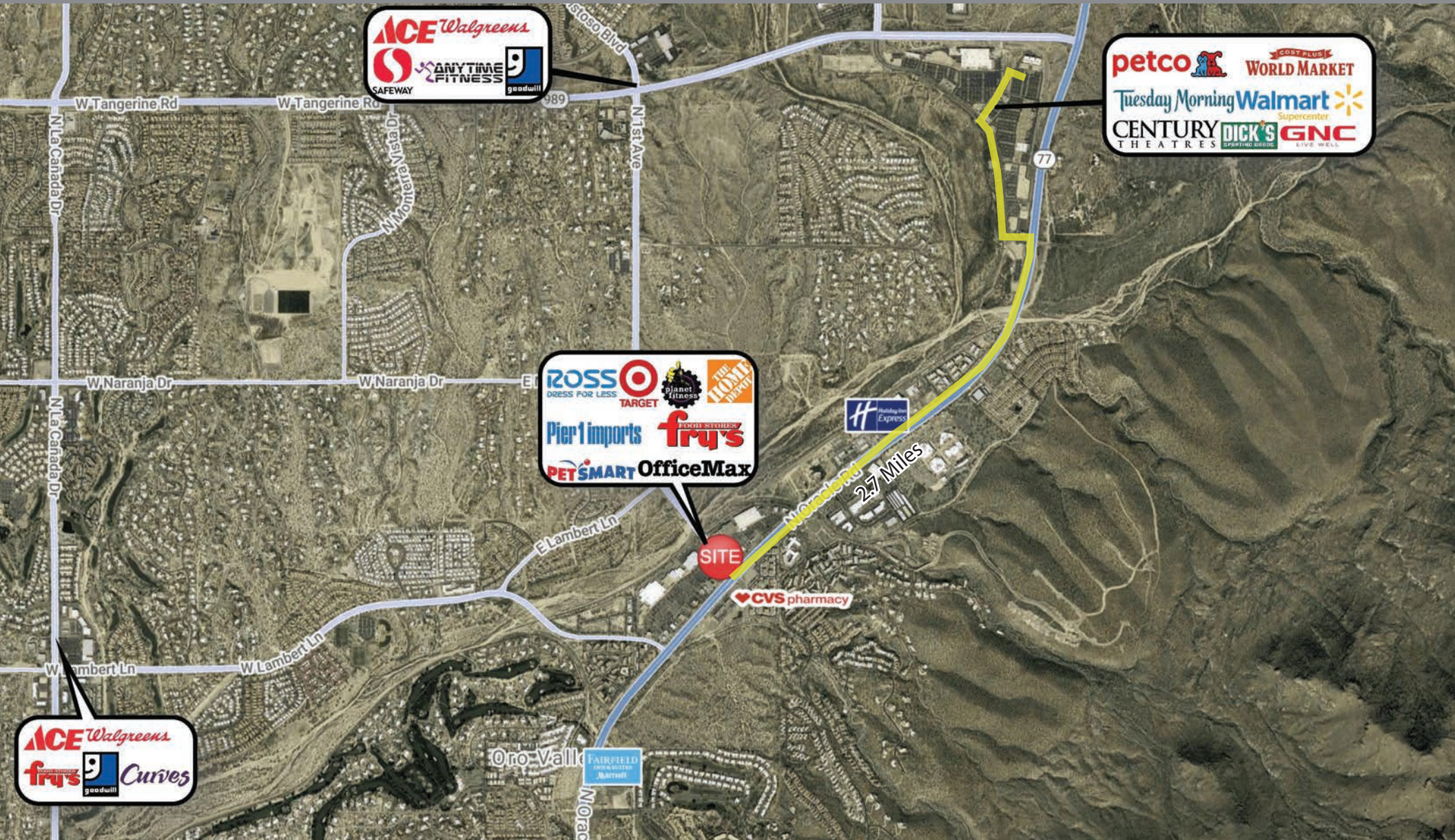
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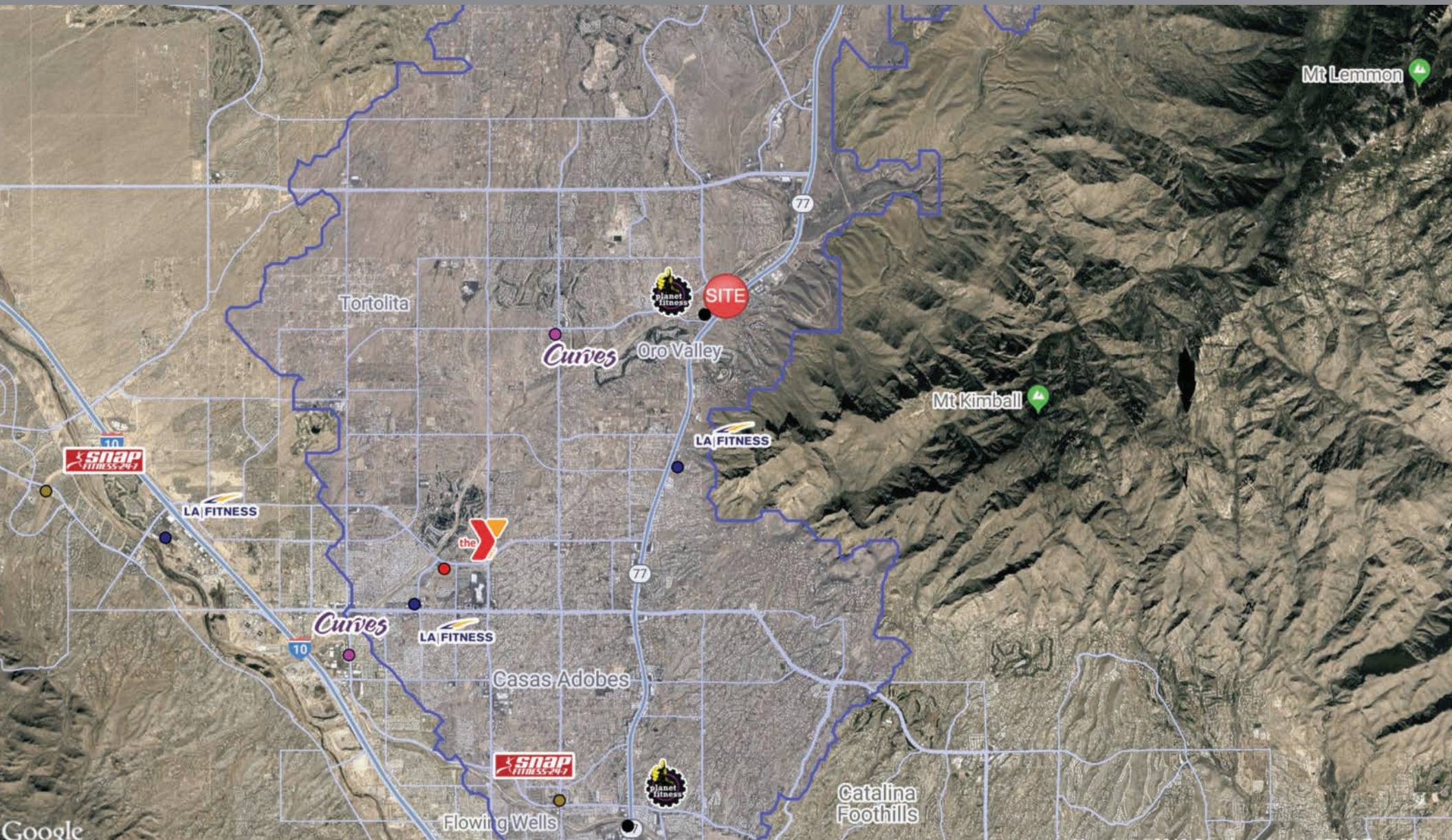
# AERIAL MAP (CLOSE-UP)



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# AERIAL MAP (13 MINUTE TRADE AREA)



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# DEMOGRAPHICS (13 MINUTE DRIVE)

## ANNUAL HOUSEHOLD SPENDING



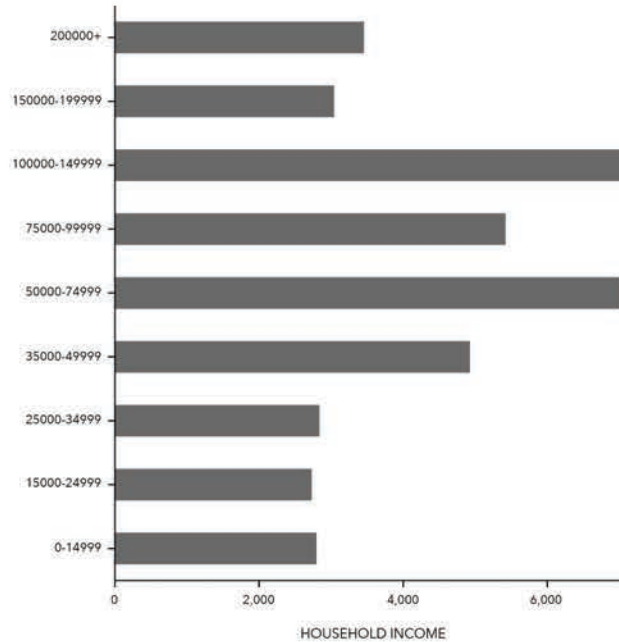
## INCOME



## Tapestry Segments



## KEY FACTS

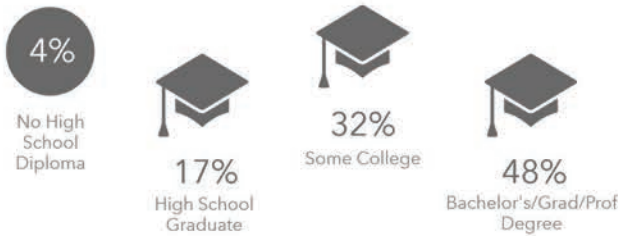


## Average Household Size for this area

**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

