

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

Jim Gardner
Executive Vice President
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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

Barclay Group makes no warranty or representation, expressed or implied, as to the accuracy of the information contained herein and the same is submitted to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



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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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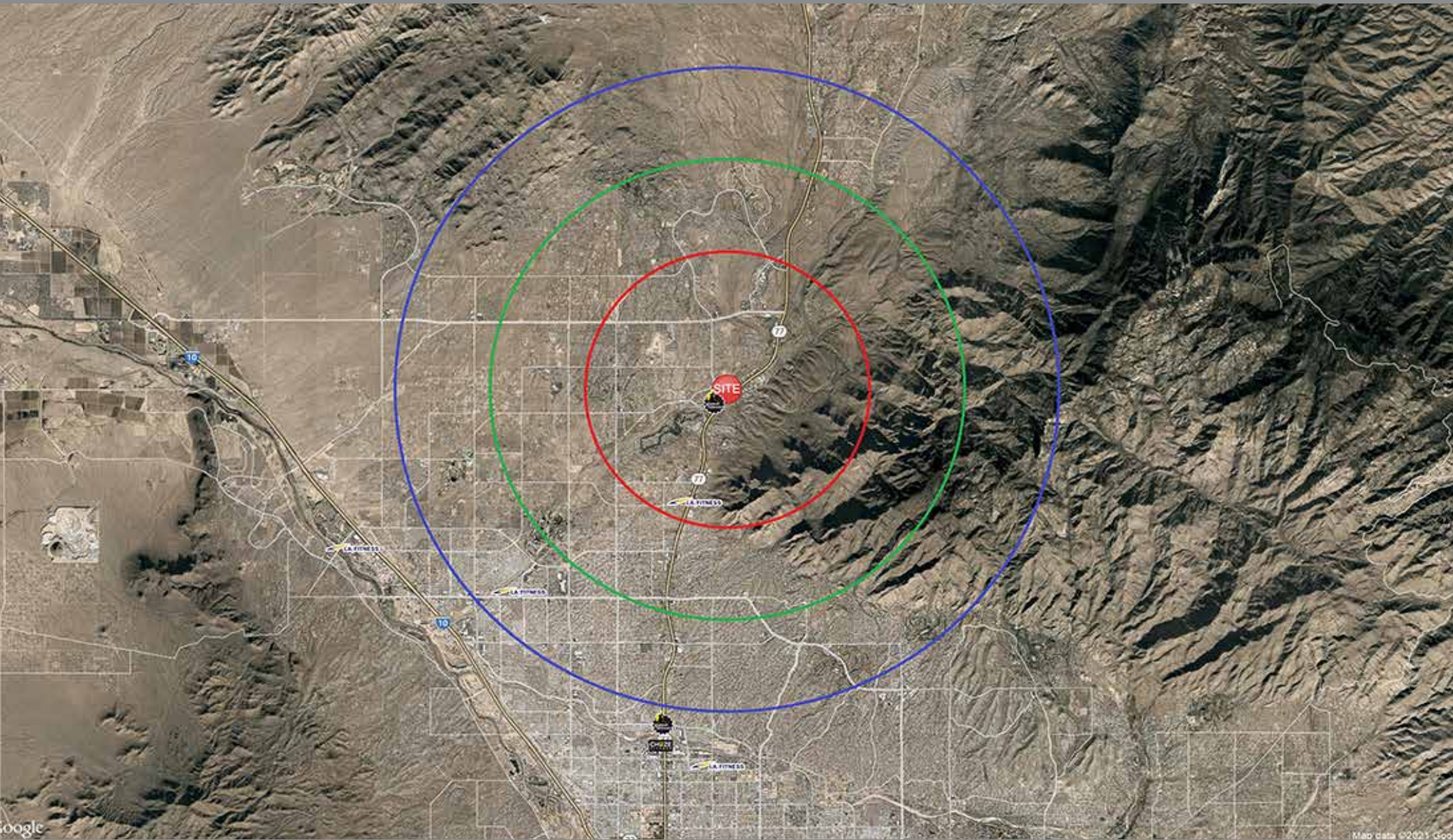
AERIAL MAP (CLOSE-UP)



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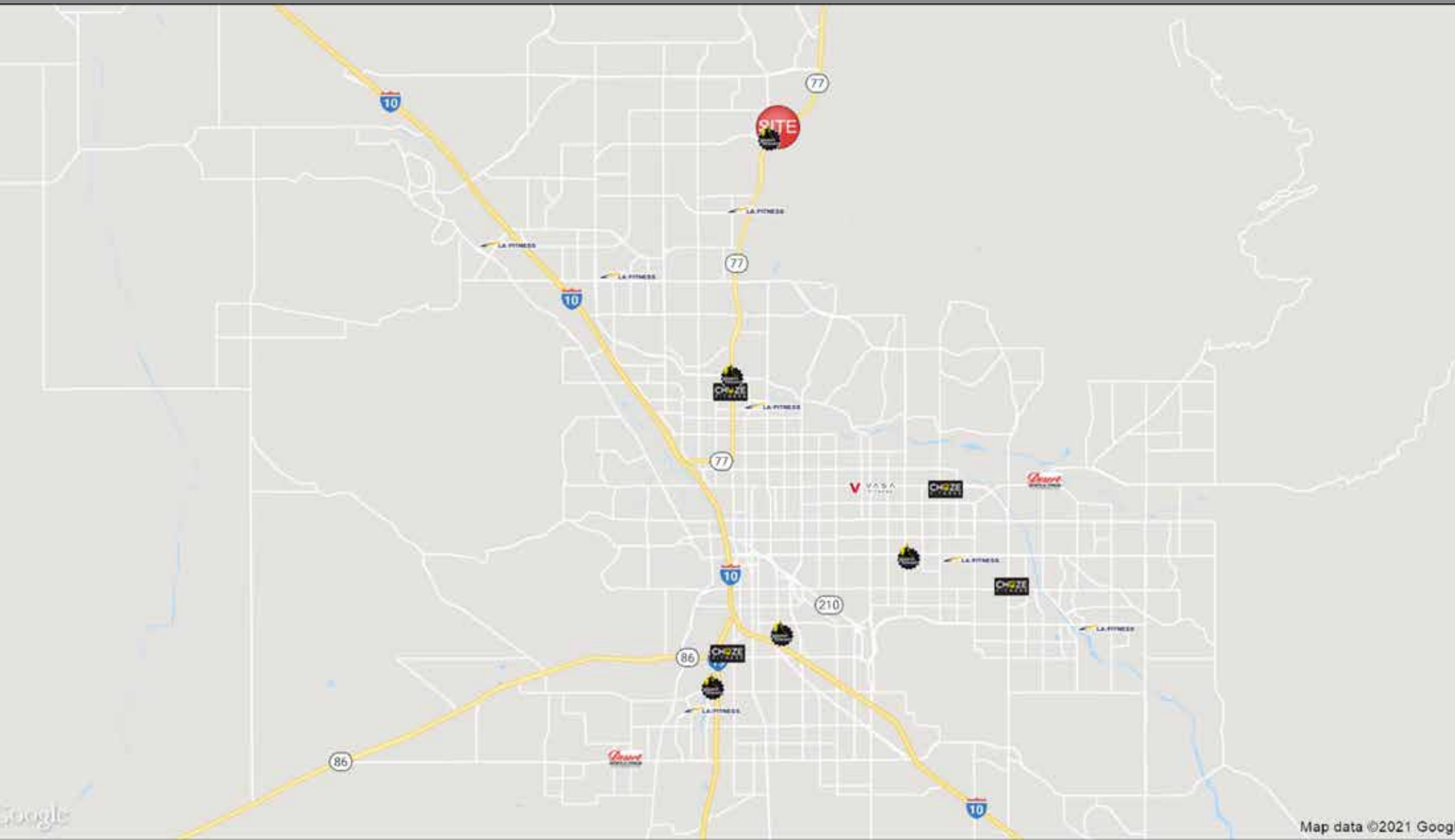
TRADE AREA



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FITNESS MAP



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DEMOGRAPHICS (13 MINUTE DRIVE)

ANNUAL HOUSEHOLD SPENDING



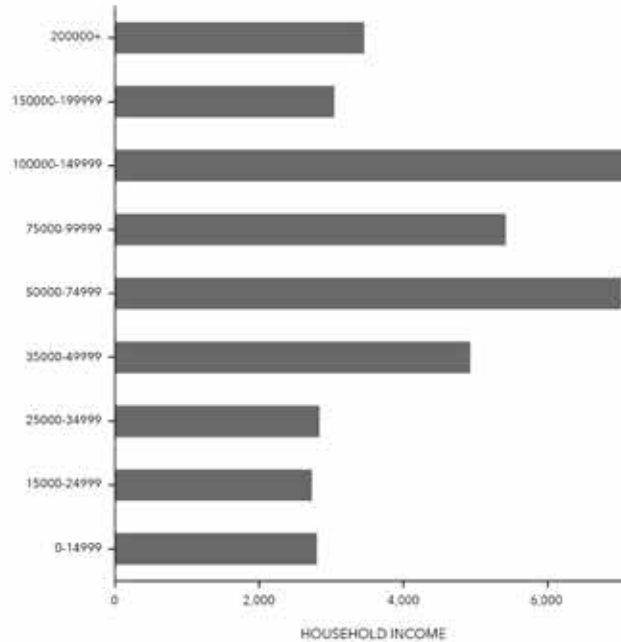
INCOME



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

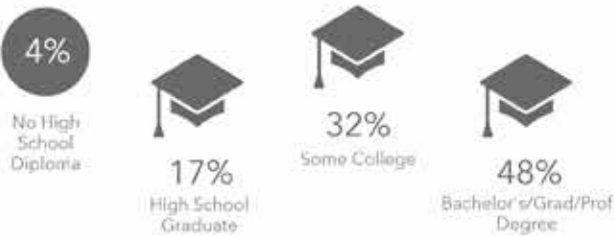


Average Household Size for this area

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

