

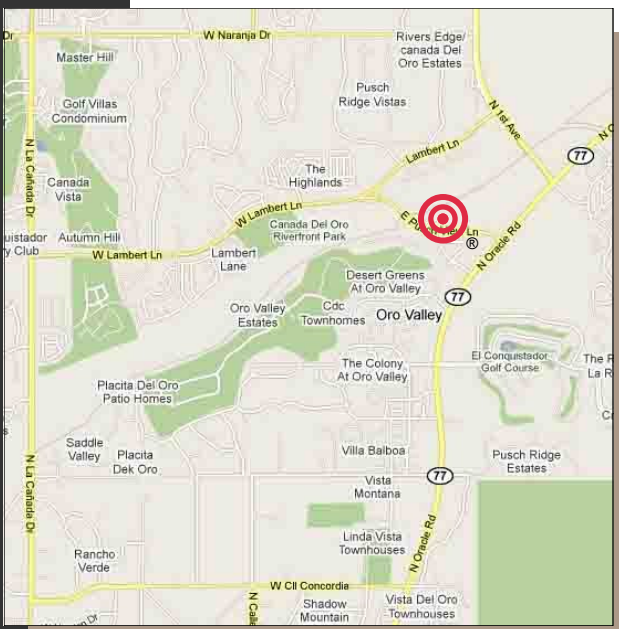
**Lot 3 Mercado Del Rio - \$375,053 (\$9.75 per sf)**

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**Excellent Retail or Commercial opportunity in Oro Valley, AZ (Tucson MSA)**

- Off site improvements include: streets, curbs/sidewalks, electric, gas, sewer & water
- Approved Development Plan from Town of Oro Valley
- Within walking distance of Target, Office Max and other retail uses at Rooney Ranch Shopping Center
- Corner lot with frontage on Pusch View Lane
- C-2, Town of Oro Valley
- 38,467sf (±.88 acres)
- Tax Parcel #224-28-2550



Exclusively Represented by:  
Tucson Realty & Trust Co.  
**Joe Warren, CCLS**  
520.577.7000



**Demographics:** 1 MI 3 MI 5 MI

**Population (2010 est)** 6,059 35,175 74,144  
**Ave HH Income** \$81,781 \$93,101 \$91,919

Source: Claritas



**TRAFFIC COUNTS:** (PAG 2007)

**ORACLE ROAD:** 50,000 VPD

**LAMBERT LANE:** 11,000 VPD

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