

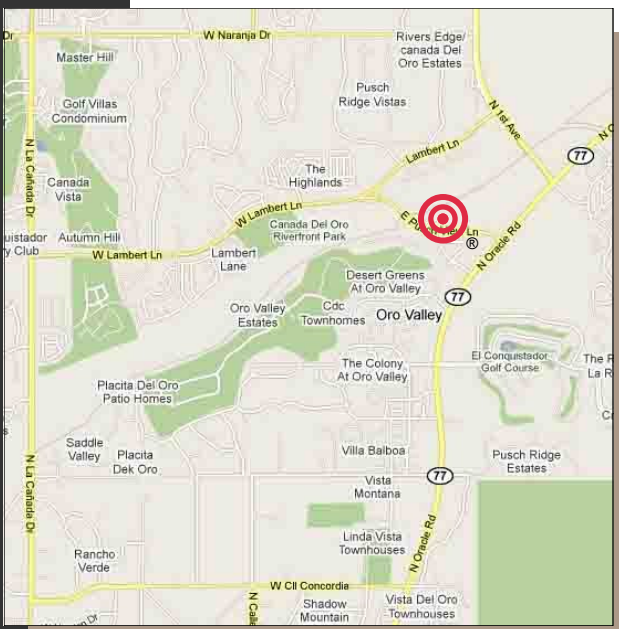
Lot 3 Mercado Del Rio - \$480,837.50 (\$12.50 per sf)

**S
A
L
E**



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



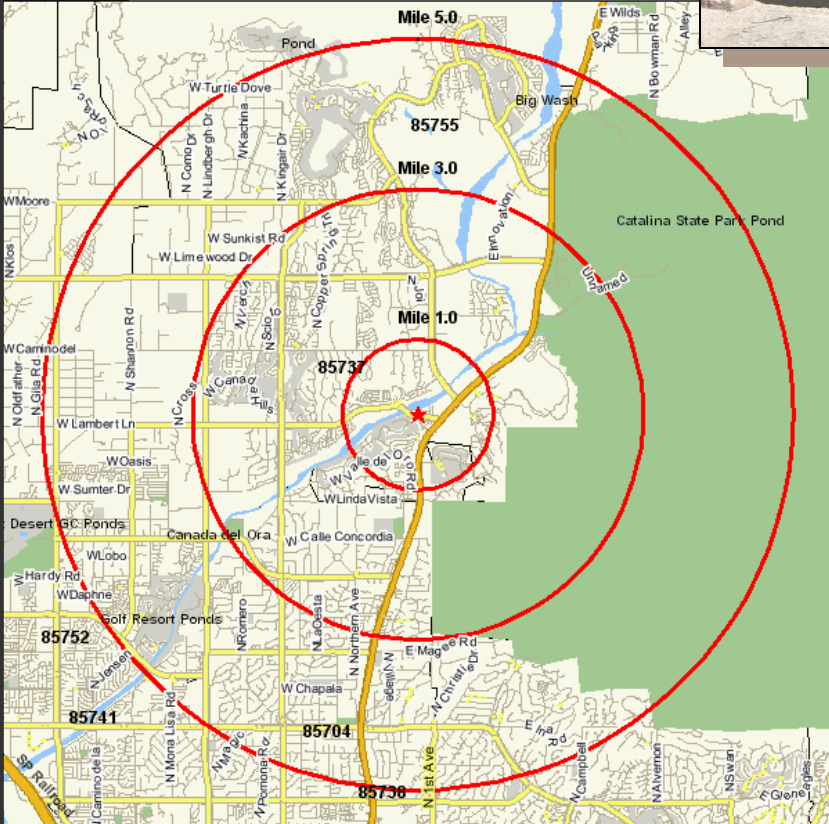
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David Houge, CCIM
520.577.7000



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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