

ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ



PROPERTY DETAILS

Availability	<u>Oro Valley B (North):</u> ±25,253 SF ±1,260 SF ±2,200 SF ±3,715 SF
	<u>Oro Valley D (South):</u> ±1,233 SF (Restaurant Space, Do not Disturb Tenant) ±1,201 SF ±973 SF CLICK TO VIEW VIRTUAL TOUR
	Lease Rate
	Contact Agent
	NNN Rate
Zoning	Oro Valley B (North): \$6.88/SF Oro Valley D (South): \$6.11/SF
	PAD (Commercial), Town of Oro Valley

HIGHLIGHTS

- Main & main retail area of Oro Valley
- Big box & in line shop spaces available
- Busy traffic flow along Oracle Rd, along with residential traffic funneling down First Ave
- Convenient and ample parking spots
- Diverse tenant mix ensures steady foot and vehicle traffic in the area
- In close proximity to El Conquistador, a prestigious 4-star resort, Honeywell, and San Dorado, a newly built luxury community consisting of 247 units, just across the street

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	6,317	\$128,349	2,172
3 Miles	30,914	\$149,013	9,298
5 Miles	74,720	\$161,884	22,983

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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8/20/2026

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ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ

SITE PLAN – NORTH END



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Oracle Road & First Avenue | Oro Valley, AZ

FLOOR PLAN – 2,200 SF & 1,260 SF

191	183	175	167	159	151	143		
BUTCHER	NAIL & SPA	2,200 SF AVAILABLE	BOBA	T	1,206 SF AVAILABLE	FRUIT SHACK	PUSCH PEAK FAMILY DENTAL	167
							SUPERCUTS®	175
							SALLY BEAUTY SUPPLY®	183
							Street taco & beer co.	191

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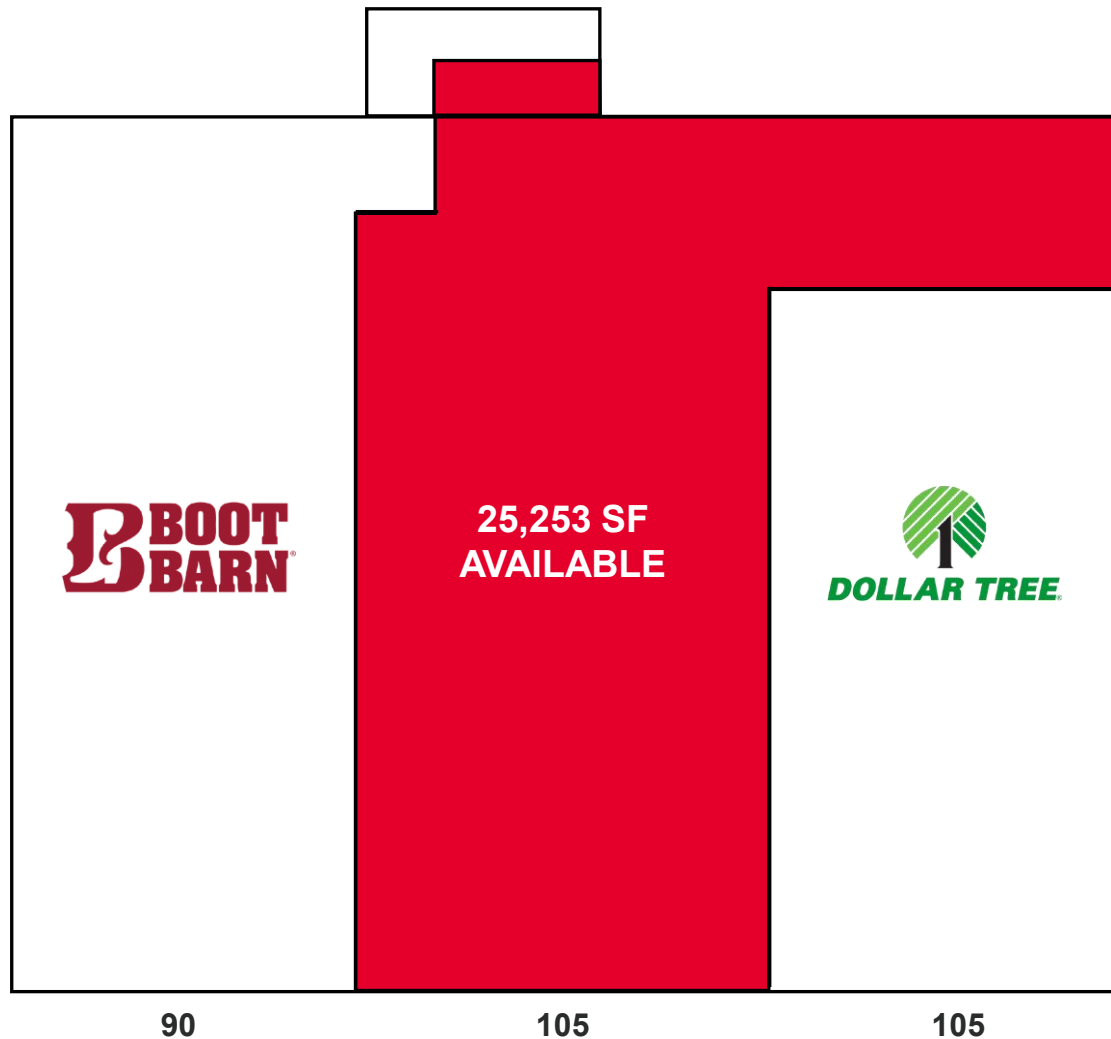
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ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ

FLOOR PLAN – 25,253 SF



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ROONEY RANCH

Oracle Road & First Avenue | Oro Valley, AZ

FLOOR PLAN – ± 3,715 SF



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SITE PLAN – SOUTH END



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FLOOR PLAN – 1,201 SF & 973 SF



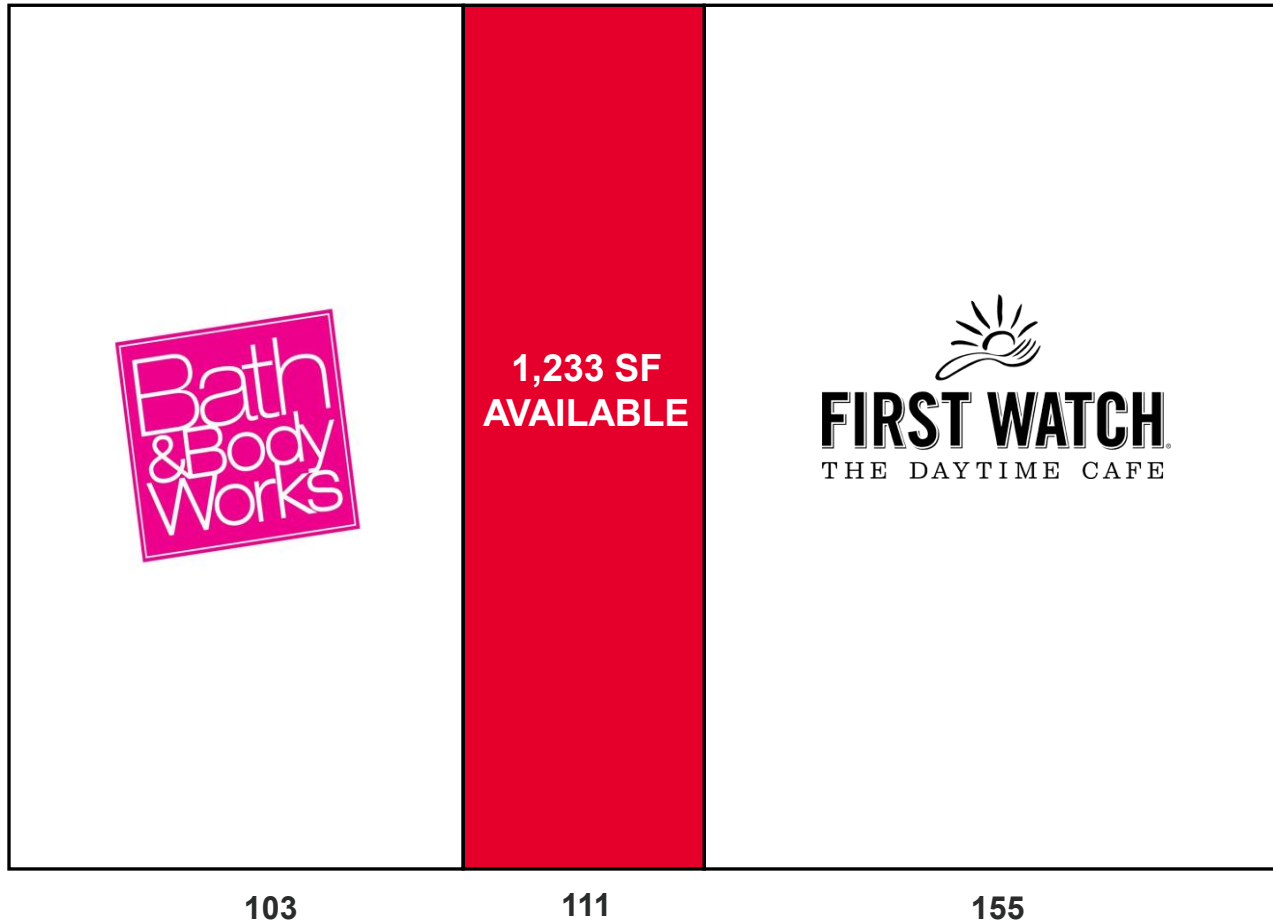
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ROONEY RANCH

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FLOOR PLAN – 1,233 SF



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