

# COTTONWOOD PLAZA

# For Lease

NORTH OF THE NEC OF INA & ORACLE ROADS

## Retail / Office Space Now Available!



Cottonwood Plaza, 7250-7356 N. Oracle Road, is located just north of Ina Road on the "going home" side of Oracle Road for Oro Valley, Catalina, San Manuel, Saddlebrooke and all points north.

Cottonwood Plaza was built in 1980 in a beautiful Spanish/Southwestern architectural style. It is surrounded by the affluent Catalina Foothills' growing population and is located in Pima County, just outside of Oro Valley.

### TRAFFIC COUNT

Oracle Road	64,570 cars per day
Ina Road	37,870 cars per day
<b>TOTAL:</b>	<b>102,440 cars per day</b>

2002 PAG

### Lease Rate:

**\$22/SF/NNN (shop space)**

**\$15/SF/NNN (2nd floor)**

**Triple Net Rate: \$6.07/SF (est.)**

### Spaces Available:

**2,450 SF (shop space) - now**

**2,100 SF (shop space) - now**

**1,700 SF (office /shop space) - now**

**1,050, 1,800 & 2,400 SF (2nd floor)**

**Zoning: CB-1**

### Amenities:

- **Signage on Oracle Road**
- **Excellent parking; front and rear**
- **High-traffic area**
- **Elevator**

### DEMOGRAPHICS

Radii	Population	Income
<b>1 Mile</b>	5,315	\$73,068
<b>3 Mile</b>	46,489	\$69,417
<b>5 Mile</b>	153,525	\$60,249

Source: Applied Geographic Solutions 2004) (Projected)



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*One or more of the owners of Cottonwood Plaza is a licensed real estate salesperson in the State of Arizona. Shenkarow Realty Advisors is acting as an owner/agent.*

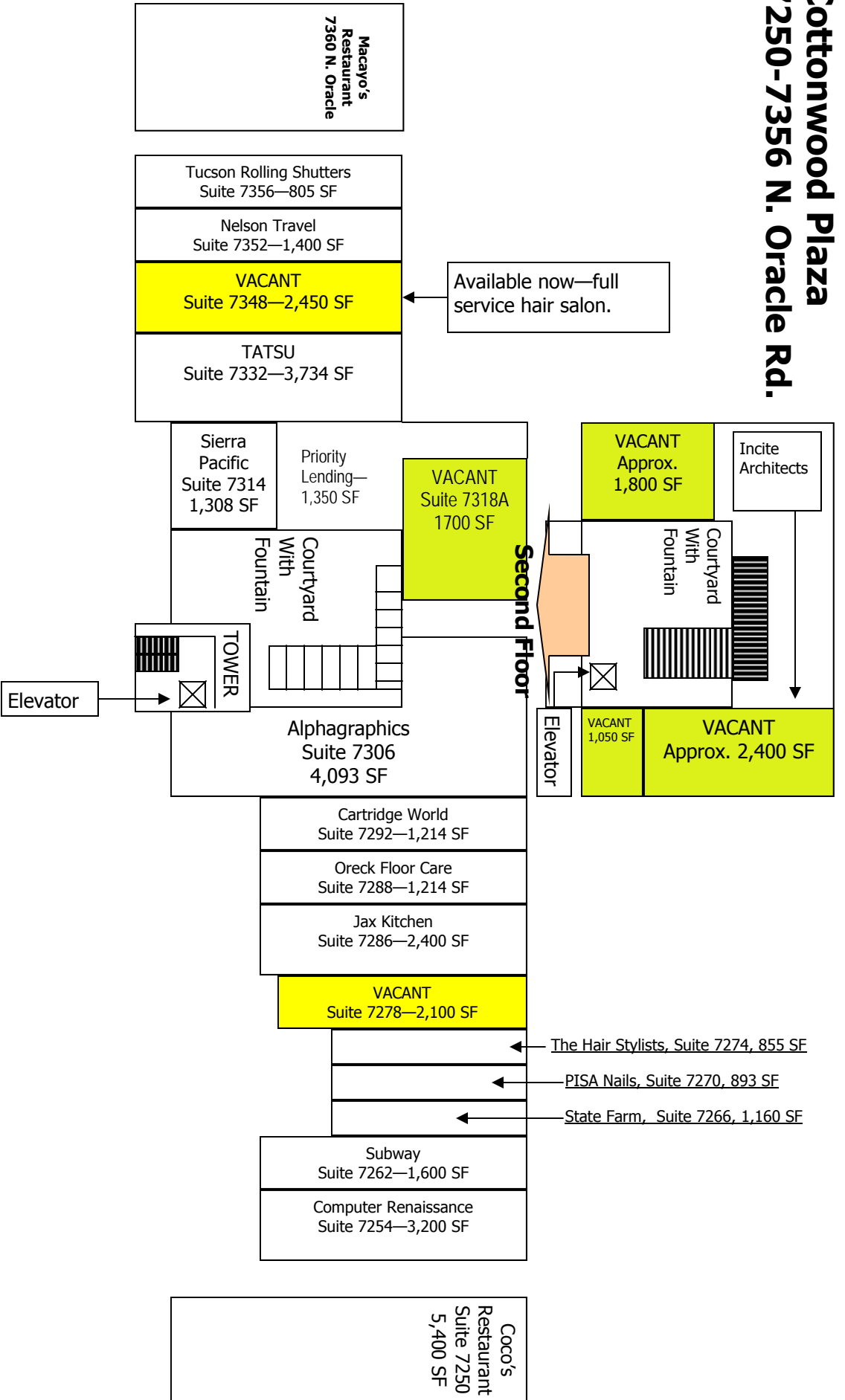
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# Cottonwood Plaza 7250-7356 N. Oracle Rd.

Sahuaro Vista Dr.



Oracle Road



Site plan is for informational purposes only and is not to scale.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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