

FOR LEASE
183,022 SF



SEARS - TUCSON MALL

4570 N. ORACLE ROAD | TUCSON, ARIZONA

Brent Mallonee
Managing Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com







PROPERTY HIGHLIGHTS

Property Features

- Part of Tucson Mall regional Mall
- Fronts on Oracle Rd.
- Auto Center can be leased separately
- Strong national covenants
- Ample parking
- Adjacent to Auto Mall

Demographics: *ESRI 2021

	1 MILE	3 MILES	5 MILES
Population 	11,908	100,315	233,688
Average Household Income 	\$57,510	\$61,945	\$68,218
Daytime Population 	15,663	109,242	266,787
Households 	5,779	44,612	101,752

Property Summary

Address:	4570 N Oracle Rd. Tucson, AZ 85705
Building Size:	±183,022 SF (Divisible)
Lot Size	±12.92 AC
APN:	105-11-061A
Year Built:	1981

Traffic Counts: *ESRI 2021

NORTH ON ORACLE ROAD	±47,879 VPD
SOUTH ON ORACLE ROAD	±52,920 VPD
EAST ON WETMORE ROAD	±19,796 VPD
WEST ON WETMORE ROAD	±23,000 VPD

AREA OVERVIEW





CONTACT INFORMATION

BRENT MALLONEE

Managing Director
 +1 602 224 4437
 brent.mallonee@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.