

4,200 SF AVAILABLE
FORMER GYM

1,385 SF AVAILABLE
SALON BUILDOUT

ACE
Hardware

ATHLETICO
PHYSICAL THERAPY

Edward Jones

goodwill

WELLS
FARGO



ART
Nails

LA HACIENDA
Family Mexican Restaurant

Walgreens



FOR LEASE | RETAIL

SHOPS AT PLACITA DE ORO

11901 - 11941 North 1st Avenue, Oro Valley, AZ 85737

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com

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REAL ESTATE

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PROPERTY SUMMARY

Available SF:	1,385 - 4,200 SF
Suite Available:	C-101, B-103
Lease Rate:	\$28.50/SF NNN
Lot Size:	5.08 AC
Year Built:	2007
Zoning:	C2
Cross Streets:	Tangerine and N. 1st Ave.

PROPERTY OVERVIEW

Shops at Placita de Oro is an established retail center in Oro Valley, just north of Tucson. Sitting on the corner of 1st Ave and Tangerine Rd, it has great visibility in a high traffic area, perfect for your business to be seen. The center is anchored by national retailers, like Ace Hardware and Walgreens, as well as local favorites, like La Hacienda and Swan Pilates. With plentiful traffic and a high parking ratio, this center is ready to be the homebase for your business!

Currently available are Suite C-101 and B-103.

Suite C-101 is a 4,200-SF fitness studio available as a turnkey gym, or convert the open floor plan into a space that works for your business. The suite can be split into two 2,100-SF Suites.

Suite B-103 is available as a turnkey salon with a hair washing and coloring stations, spa and facial areas, and more!

PROPERTY HIGHLIGHTS

- Suite C-101: 4,200 SF (option to split into two 2,100-SF suites)
- Suite B-103: 1,385 SF
- Two turnkey suites available as fitness studio and salon
- Well-positioned neighborhood center **surrounded by established residential communities and consistent local traffic**
- Average HH income >\$136,000 within a 1-mile radius

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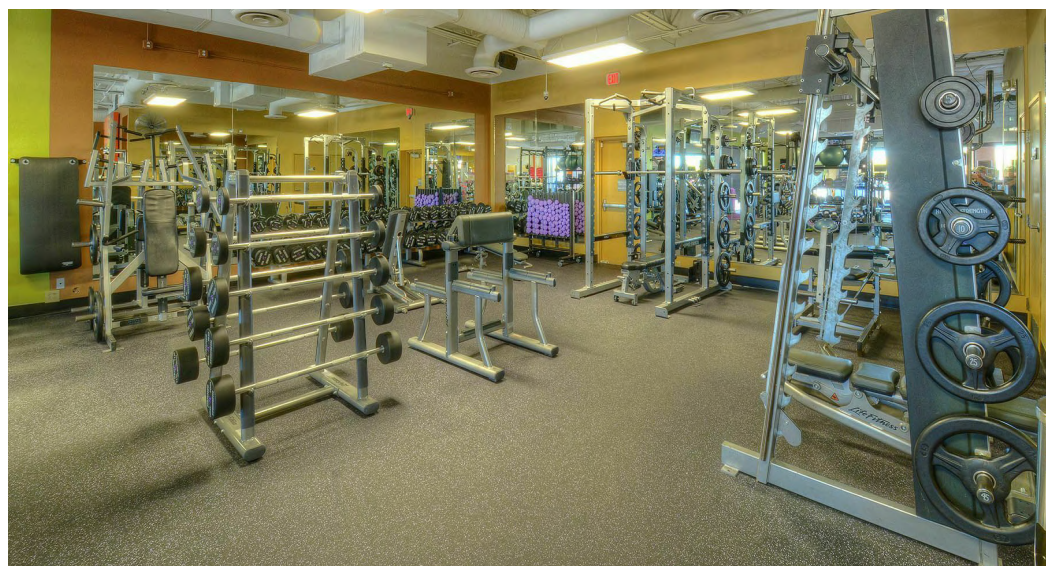
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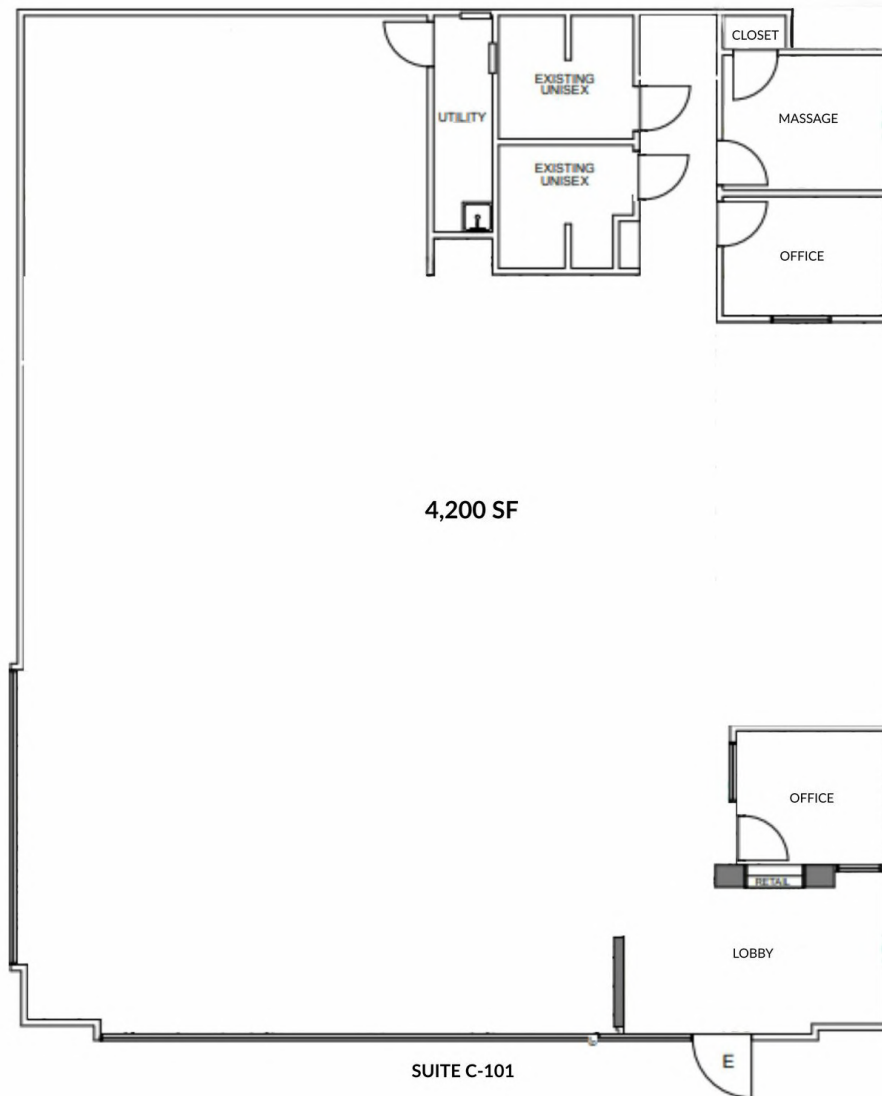
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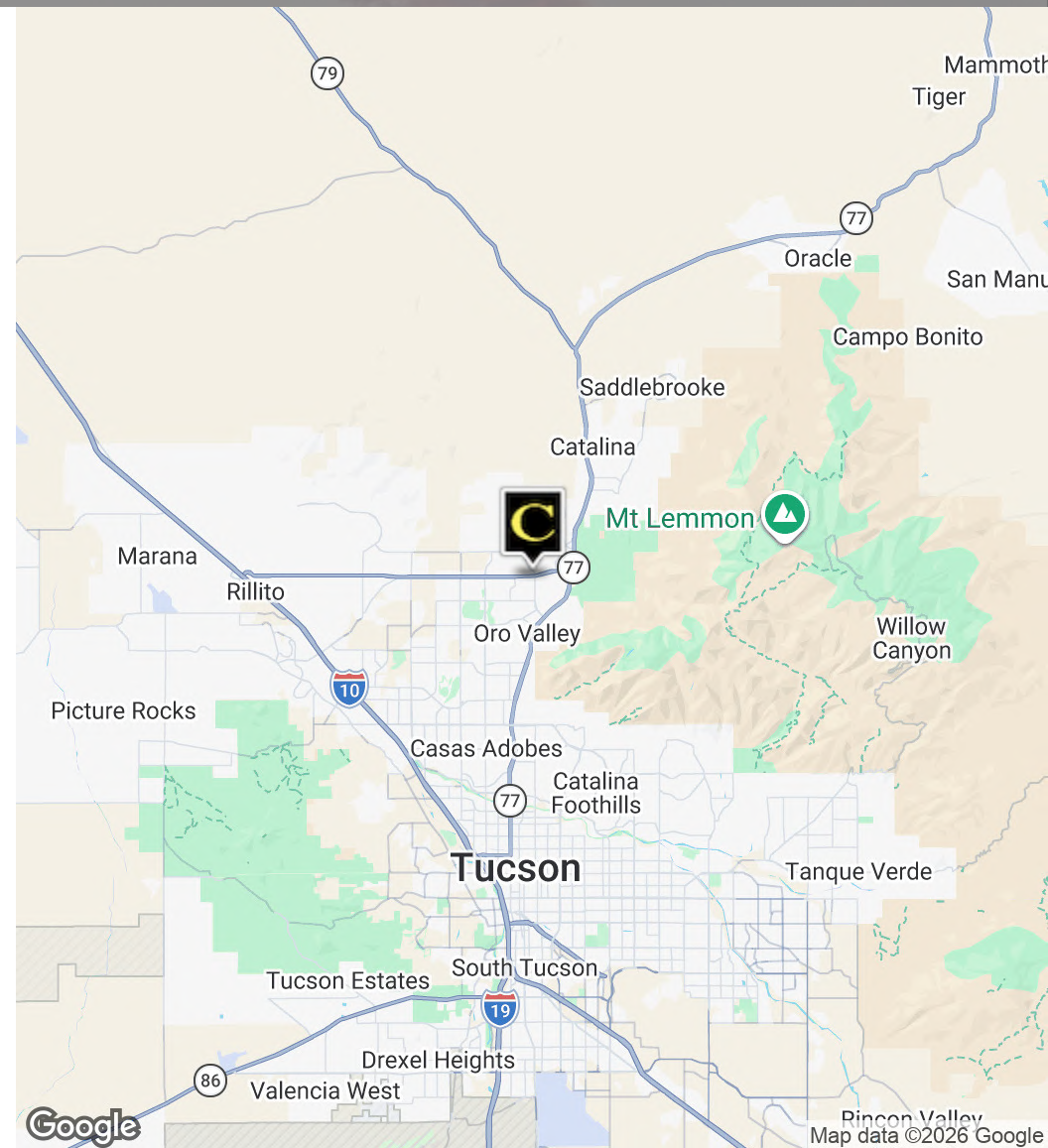
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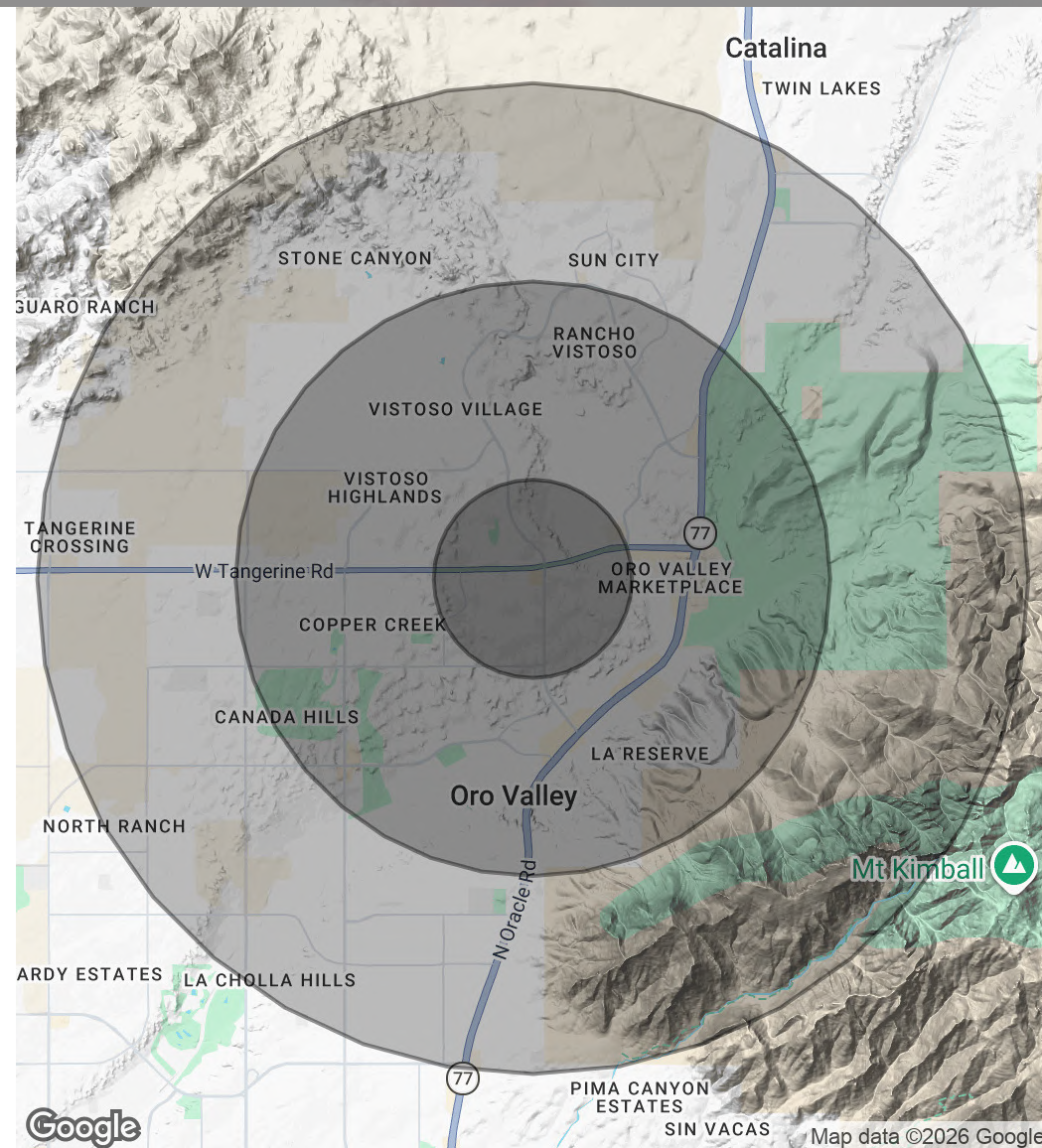
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,630	37,095	58,776
Average Age	53.9	51.4	51.4
Average Age (Male)	53.5	52.4	51.6
Average Age (Female)	54.0	50.3	50.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,050	15,890	25,761
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$134,275	\$134,866	\$131,126
Average House Value	\$481,950	\$489,628	\$476,240

2023 American Community Survey (ACS)



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