

# Freestanding Retail Building For SALE

6584 N. Oracle Road  
(North of Orange Grove Rd)  
Tucson, Arizona 85704



Branel Real Estate  
Company, LLC



Freestanding Retail

Exceptional Freestanding Retail Building operating as a successful Salon/Day Spa and includes all FF&E. Located in the Highly Desirable Northwest Tucson Submarket adjacent to The Town of Oro Valley, along Oracle Road/State Route 77. This property boasts historic charm, originally built as part of a southwestern style guest ranch believed to have been designed by famed architect Josias Joesler. Having been converted into office and retail uses, the building has served as a salon for several decades. Featuring attractive interior finishes and mature landscaping in a serene outdoor space with private patios, this special property is impeccably maintained and professionally operated. Can serve as an investment or exciting business for an operator.

- Well-designed ± 1,989 SF Freestanding Retail Building built out as Salon/Day Spa**
- Owner/User or Investor Opportunity \$745,000**
- Current NOI yields 13.28% Cap Rate**
- Over 100+ Feet of Frontage on Oracle Road/SR 77**
- 20+ Parking Spaces / Monument Signage**

## Neighborhood Demographics



	Population	Average HH Income	Daytime Population
<b>1 Mile</b>	7,437	\$119,727	9,509
<b>3 Mile</b>	55,601	\$119,703	69,704
<b>5 Mile</b>	168,386	\$97,184	176,354

**Traffic Count: 42,413 VPD (Q2 2024)**

Source: ESRI

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
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520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

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## Floor Plan:

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Dimensions are approximate

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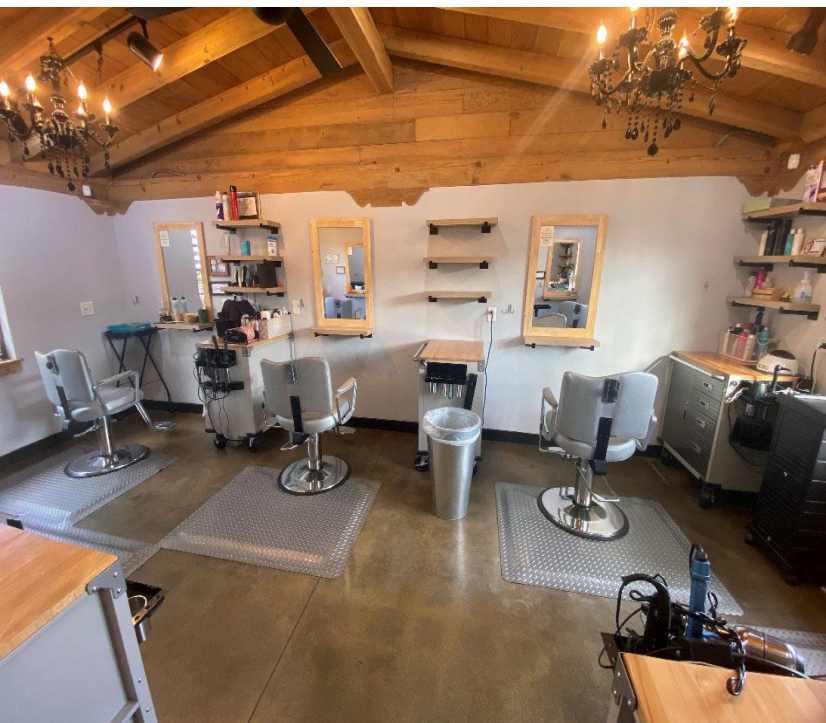
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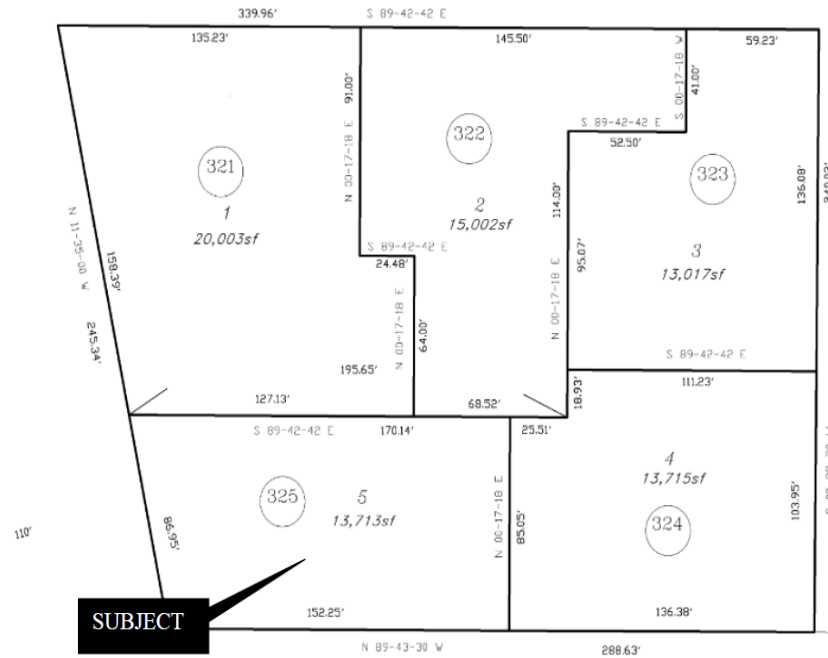


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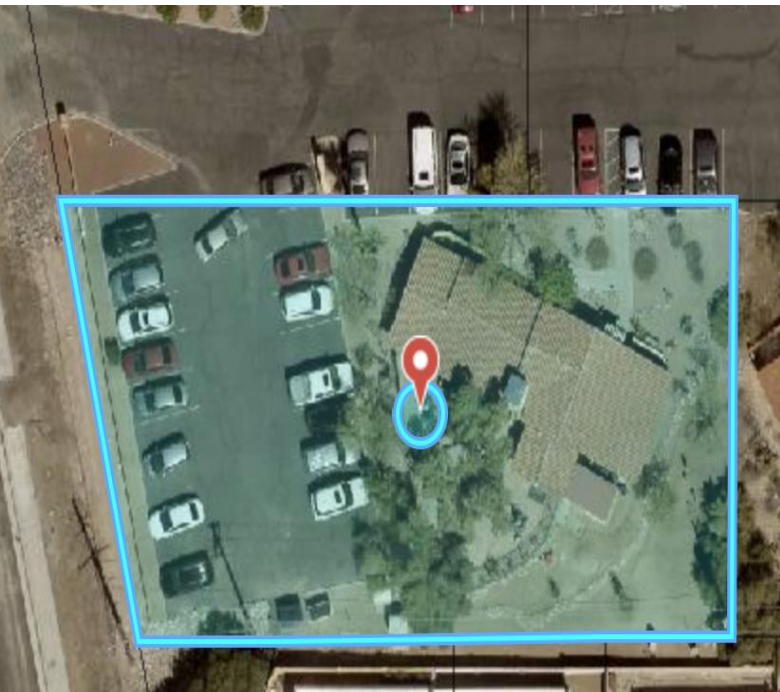
## Outdoor Patio



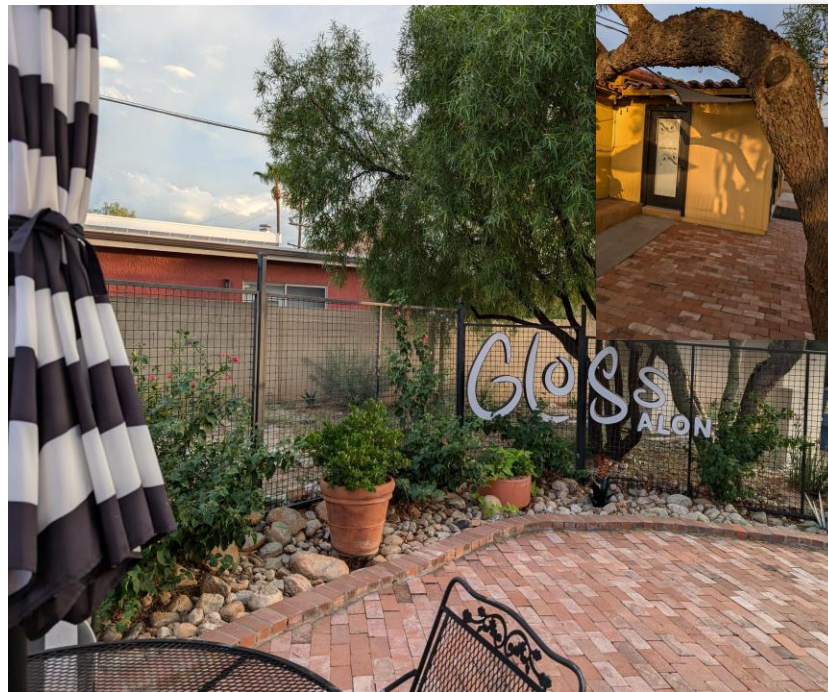
## Legal



## Parcel



## Patio



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