

Freestanding Retail Building For SALE

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



Branel Real Estate
Company, LLC



Freestanding Retail

Do Not Disturb Occupants

Exceptional Freestanding Retail Building operating as a successful Salon/Day Spa. Located in the Highly Desirable Northwest Tucson Submarket adjacent to The Town of Oro Valley, along Oracle Road/State Route 77, zoned Pima County CB-1. 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 \$660,000**
- ❑ **Sale Leaseback NOI yields 7.53% 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 |
|--------|------------|----------------------|-----------------------|
| 1 Mile | 7,437 | \$119,727 | 9,509 |
| 3 Mile | 55,601 | \$119,703 | 69,704 |
| 5 Mile | 168,386 | \$97,184 | 176,354 |

Traffic Count: 42,413 VPD (Q2 2024)

Source: ESRI

For More Information, contact:

Branel Real Estate Company, LLC

Batoun Herrington, CCIM, CPM®

520-524-5248

batoun@branelre.com

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Floor Plan:

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Dimensions are approximate

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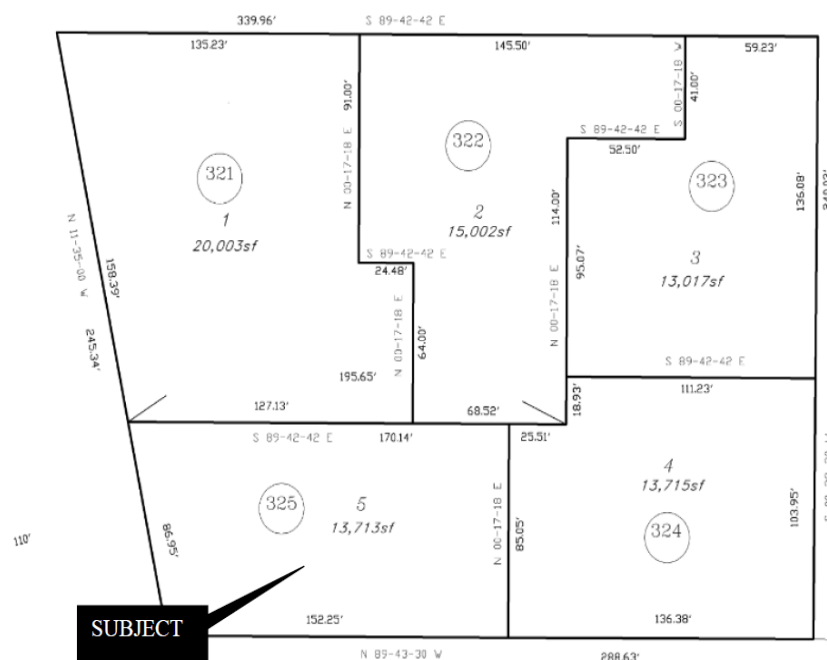


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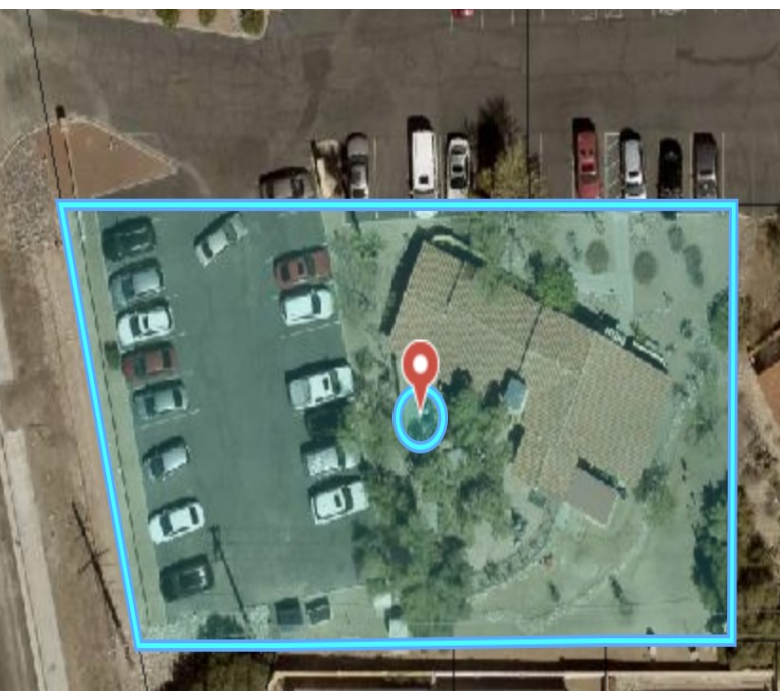
Outdoor Patio



Legal



Parcel



Patio



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