

Freestanding Retail Building For SALE

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



Branel Real Estate
Company, LLC



Do Not Disturb Occupants

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, 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 \$745,000**
- ☐ **Current NOI yields 13.28% Cap Rate**
- ☐ **Over 100+ Feet of Frontage on Oracle Road/SR 77**
- ☐ **20+ Parking Spaces / Monument Signage**

Nighborhood 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:

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Batoun Herrington, CCIM, CPM®

520-524-5248

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No warranty or representation, express or implied, is made 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).

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Floor Plan:

Freestanding Retail



Dimensions are approximate

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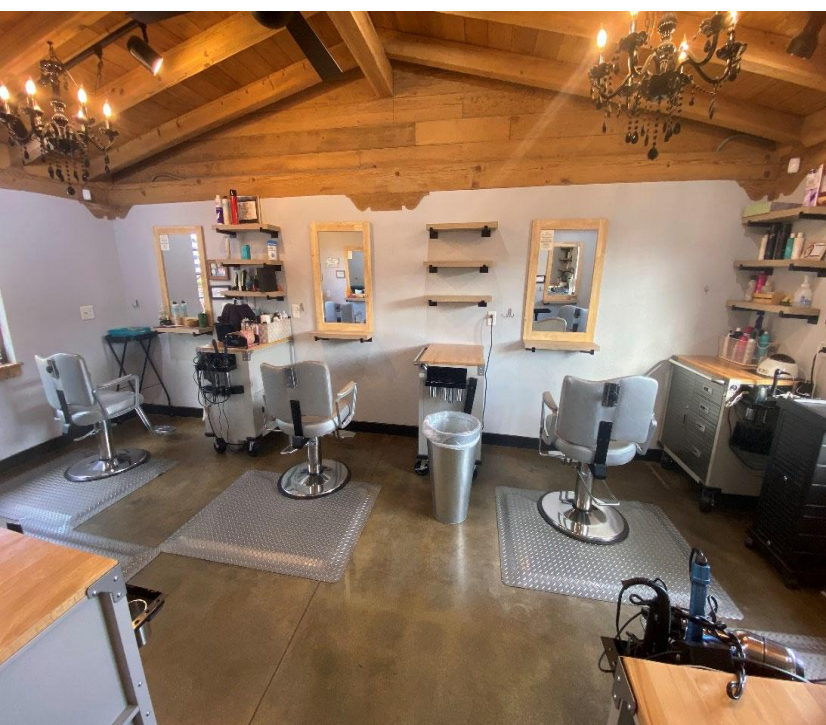
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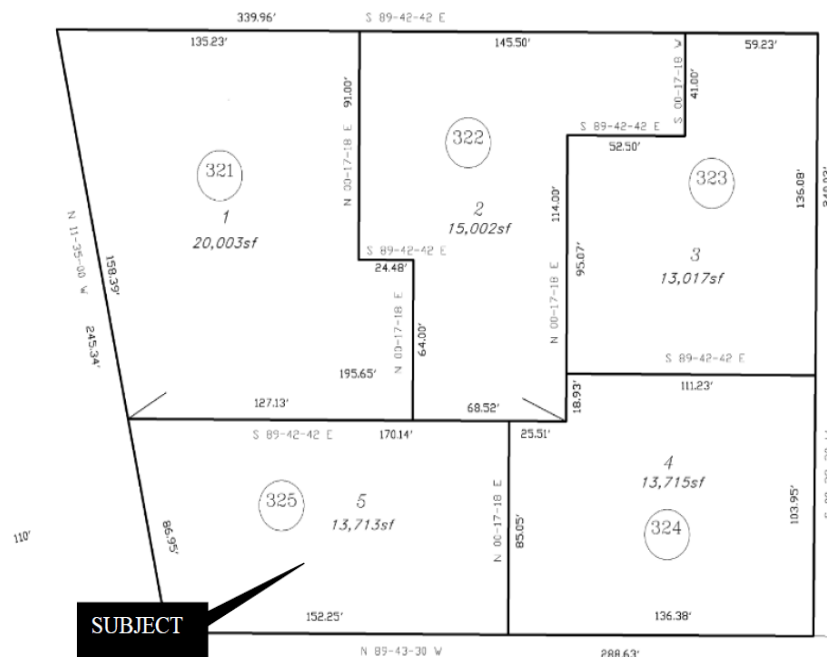


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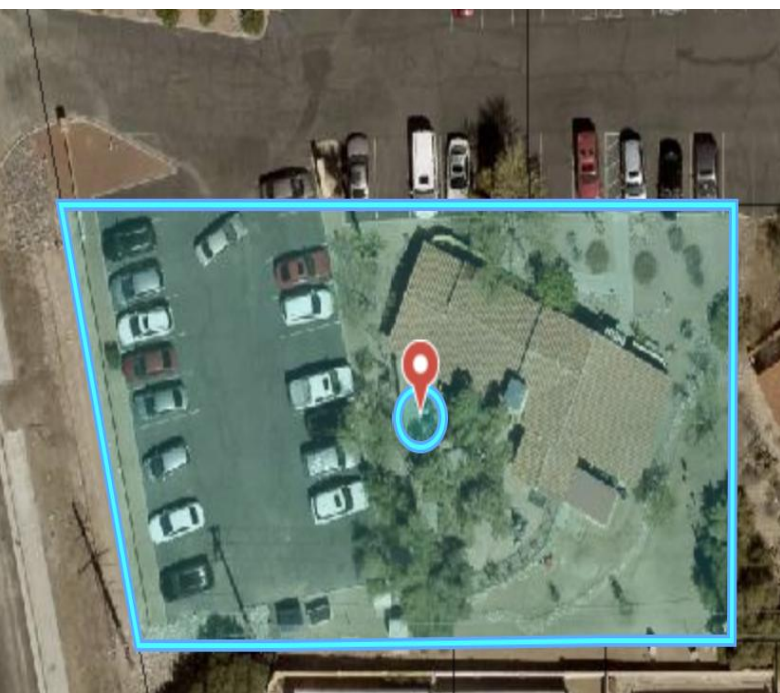
Outdoor Patio



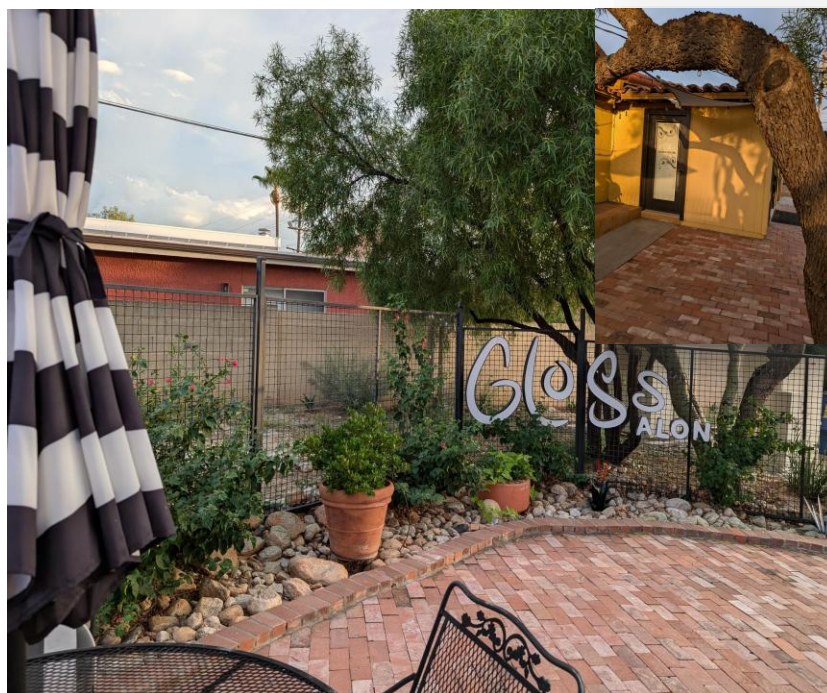
Legal



Parcel



Patio



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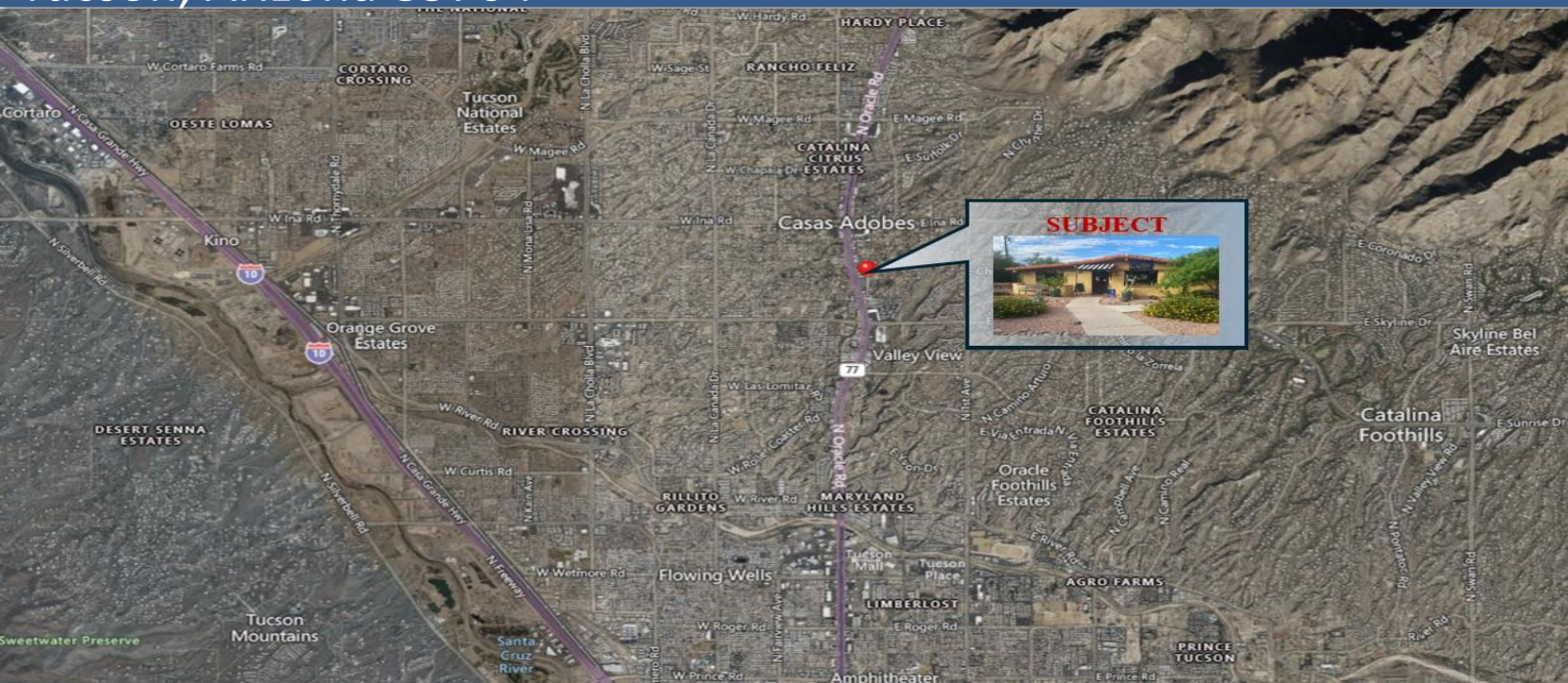
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