



# Oracle Crossings

265k SF community shopping center in the Oro Valley submarket of Tucson, AZ

## Overall thesis

- Open-air shopping centers at highest occupancy level in 16 years<sup>(1)</sup>

## Property/Market highlights

- 96% leased grocery anchored shopping center, anchored by Sprouts and HomeGoods
- Located at a high traffic intersection (66k VPD) within Oro Valley, one of Tucson's premier affluent submarkets, that attracts over 2.1 million annual visitors
- Tucson metro area has above-average population and income growth supported by a diversified economic base including: the University of Arizona, Raytheon, Davis-Monthan Air Force Base, and Banner Health

## Operating partner

- Phillips Edison & Company, Inc. (PECO), a listed REIT manager and one of the nation's largest owners and operators of grocery-anchored neighborhood shopping centers

### SNAPSHOT

**Acquisition:** May 2026

**Location:** Tucson, AZ

**Square feet acquired:** 265,181

**Leased rate:** 96%

**Notable tenants:** Sprouts, HomeGoods, Kohl's, Massage Envy, Crumbl, Carrabba's, AT&T, Dunkin Donuts

At June 1, 2026. Source: Cohen & Steers

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