

# PAD FOR SALE IN ACE ANCHORED CENTER

Houghton & Valencia | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



El Coronado  
rub  
JV

Valencia Rd 23,507 VPD (2022)

Davita  
Kidney Care  
EDEN HOME WARRANTY  
Arizona Hearing Specialists  
Edward Jones  
CHIARA DENTAL

SOUTHERN ARIZONA  
ENDODONTICS  
A Professional Corporation

Ben's Bikes

RITA RANCH  
AUTOMOTIVE & TIRE

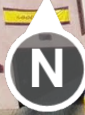
ACE  
Hardware

Mister  
CAR WASH

Summer 2024 Opening

SUBJECT  
±35,140 SF

BRAKEmax  
CAR CARE CENTERS



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## PROPERTY DETAILS

Land Size	±35,140 SF (135' x 259')
Sale Price	\$930,000
Zoning	I-2, City of Tucson

## CONDITION

- Graded (flat) with utilities
- Property comes with approved development package TD-DEV-0123-00098

## HIGHLIGHTS

- Site serves southeast Tucson, Rita Ranch, and Vail customers
- Buildable up to 7,200 SF
- Busiest corridor in southeast Tucson
- Cross access with shopping center

## TRAFFIC COUNTS

Houghton Rd	23,507 (2022)
Valencia Rd	21,000 (2022)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,823	\$107,445	786
3 Miles	25,754	\$125,129	5,404
5 Miles	54,214	\$111,595	8,580

Aaron LaPrise / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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2/22/2024

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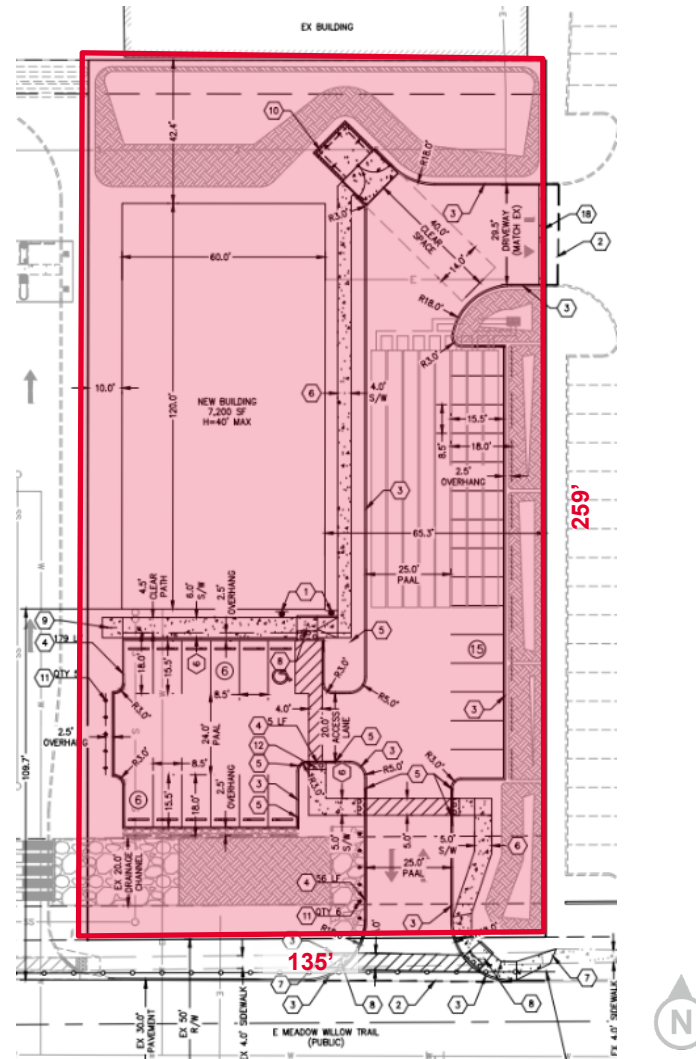
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## DEVELOPMENT PACKAGE SITE PLAN



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Valencia Rd 23,507 VPD (2022)

SUBJECT



Houghton Rd 21,000 VPD (2022)



THE UNIVERSITY OF ARIZONA  
TECH PARKS ARIZONA

INTERSTATE  
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