

OLD VAIL PLAZA

10235 E. OLD VAIL ROAD, TUCSON, AZ 85747



For Lease | Retail Shop Space

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THE CENTER
OF RETAIL



Dave Hammack / dhammack@picor.com / +1 520 546 2712
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CUSHMAN &
WAKEFIELD



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RETAIL SPACE

2,400 SF, 1,200 SF
(both suites can be
combined)

LEASE RATE

\$32.00/SF, NNN

NNN CHARGES

Est \$7.48/SF

NEIGHBORING TENANTS

Walmart, TJ Maxx, Petco, Native Wings, Dutch Bros, MOD Pizza,
Dunkin' Donuts, Verizon, F45 Fitness & More

COMMENTS

- High growth in surrounding area - households projected to increase 22%+ in 5-mile radius over the next 5 years
- Excellent visibility - 24,600+ VPD at the nearby Houghton Rd and Old Vail Rd intersection
- Adjacent to Houghton Town Center - the only power center serving the southeast Tucson submarket



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	4,420	\$91,210	1,118	\$49.81 M
3 Miles	17,098	\$96,354	4,706	\$195.88 M
5 Miles	41,664	\$98,966	6,005	\$514.14 M

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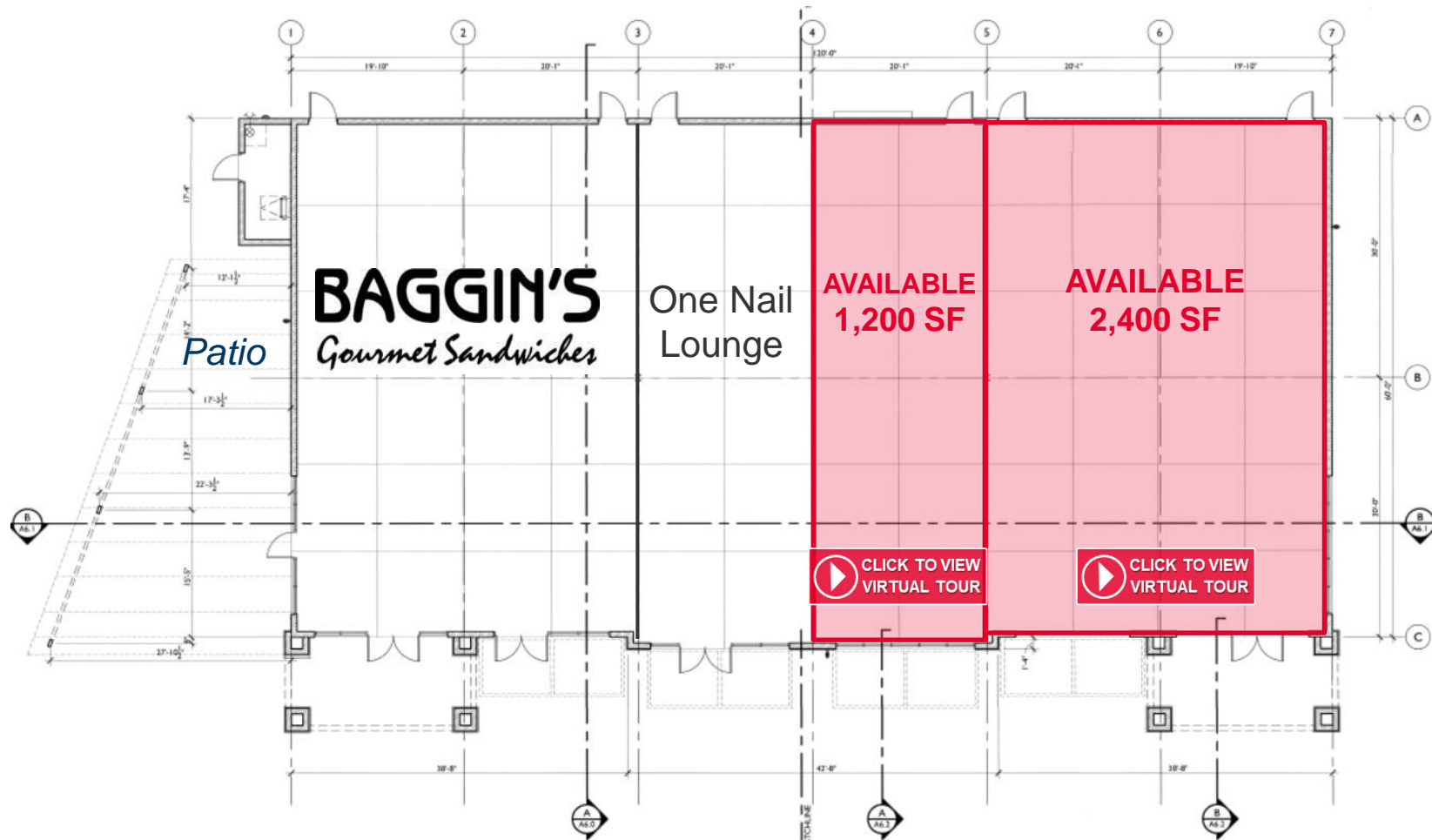


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SITE PLAN



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