

# HOUGHTON TOWN CENTER

SWC HOUGHTON RD & OLD VAIL RD, TUCSON, AZ



CUSHMAN &  
WAKEFIELD



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For Lease | Shop Space Available

WE ARE  
THE CENTER  
OF RETAIL



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## RETAIL SPACE

1,093 SF

## LEASE RATE

\$34.00/SF, NNN

## NNN CHARGES

\$10.00/SF

## ZONING





I-2, City of Tucson

## COMMENTS

- Walmart anchored shopping center; only community center serving southeast Tucson, Vail & surrounding communities
- Near Tucson's 2nd largest employment cluster, the University of Arizona Tech Park with ±6,500 employees from companies like Raytheon, Optum Rx, Citi, IBM
- 25% of Tucson MSA new housing permits are pulled in this trade area
- Traffic count on Houghton Rd 20,476 VPD (2021)



## NEIGHBORHOOD DEMOGRAPHICS

TRADE AREA	POPULATION 	AVERAGE HOUSEHOLD INCOME 	HOUSEHOLDS 	TOTAL RETAIL EXPENDITURE 
2022 Estimate	101,290	\$90,765	34,042	\$1.06 B
2027 Projected	105,533	\$104,574	35,332	

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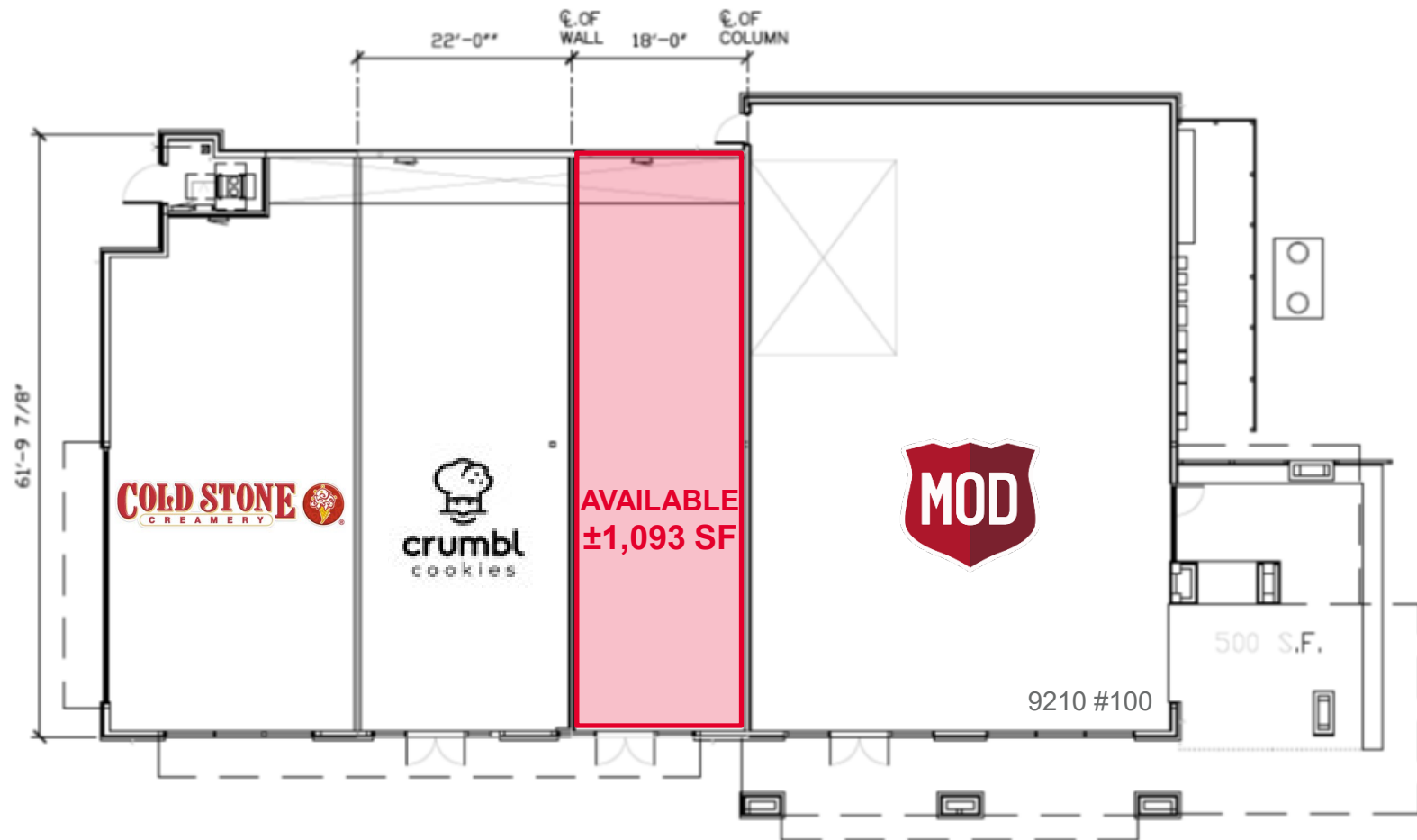


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## BUILDING PLAN



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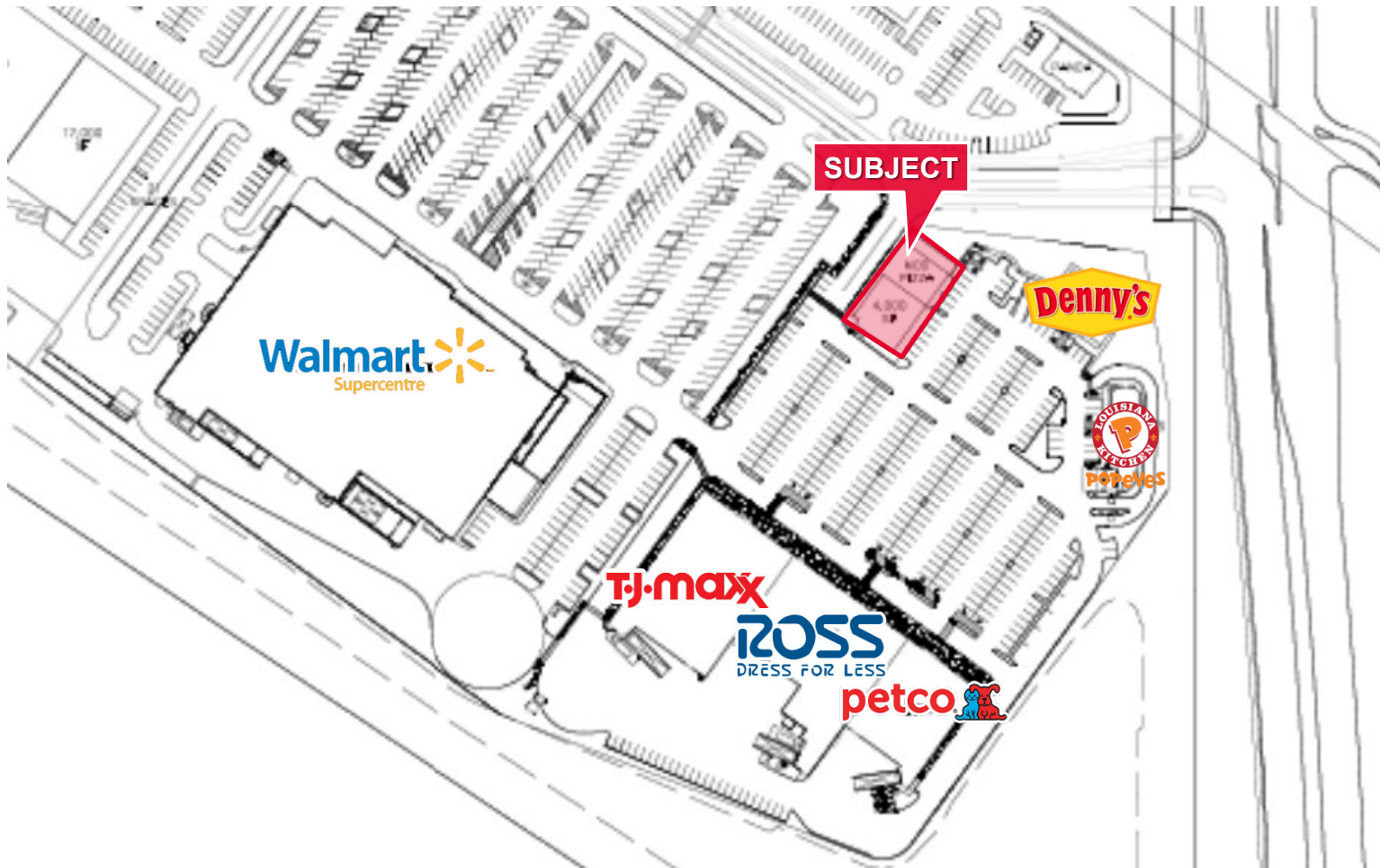


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## SITE PLAN



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