

HOUGHTON TOWN CENTER

SWC HOUGHTON RD & OLD VAIL RD, TUCSON, AZ



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	

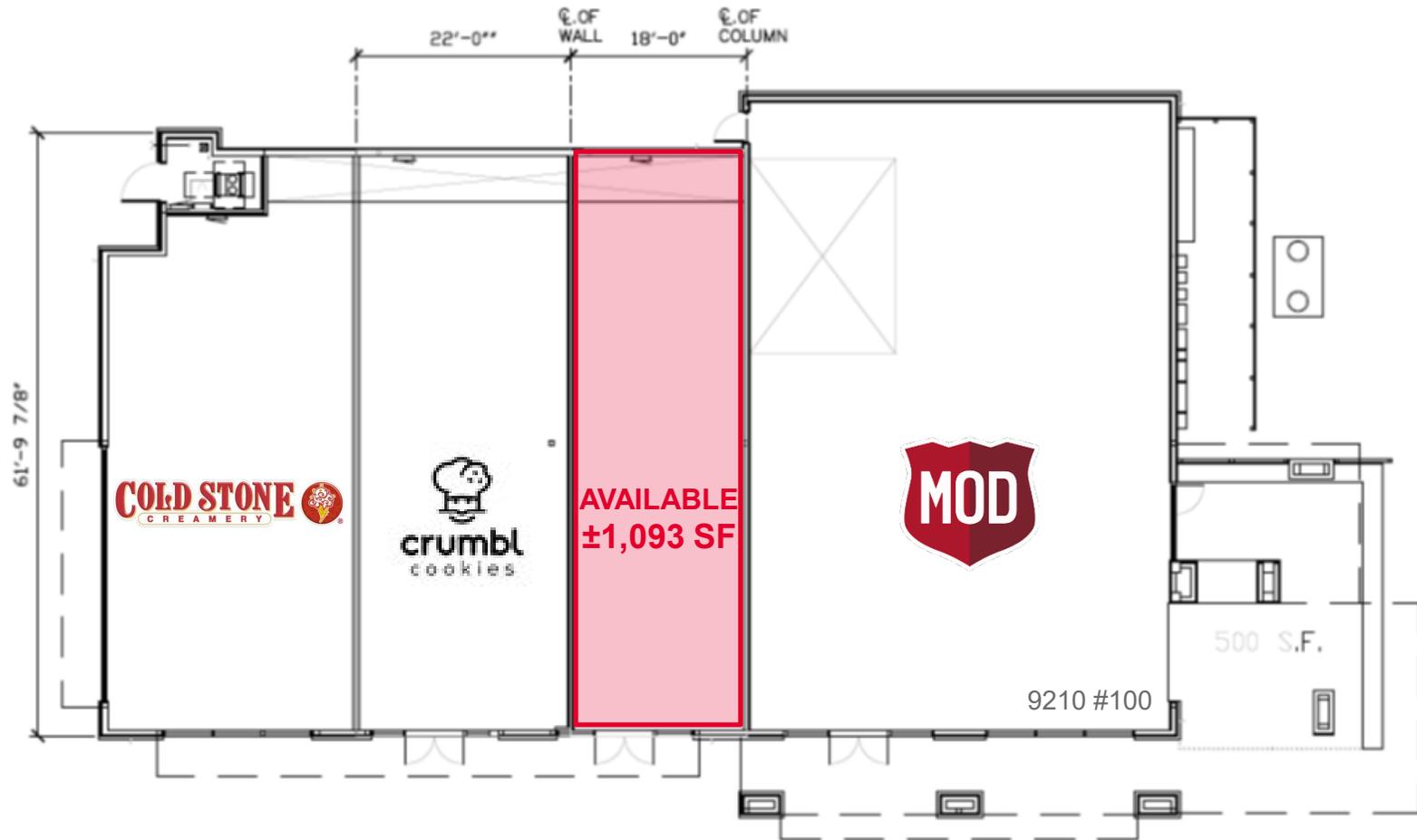
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BUILDING PLAN



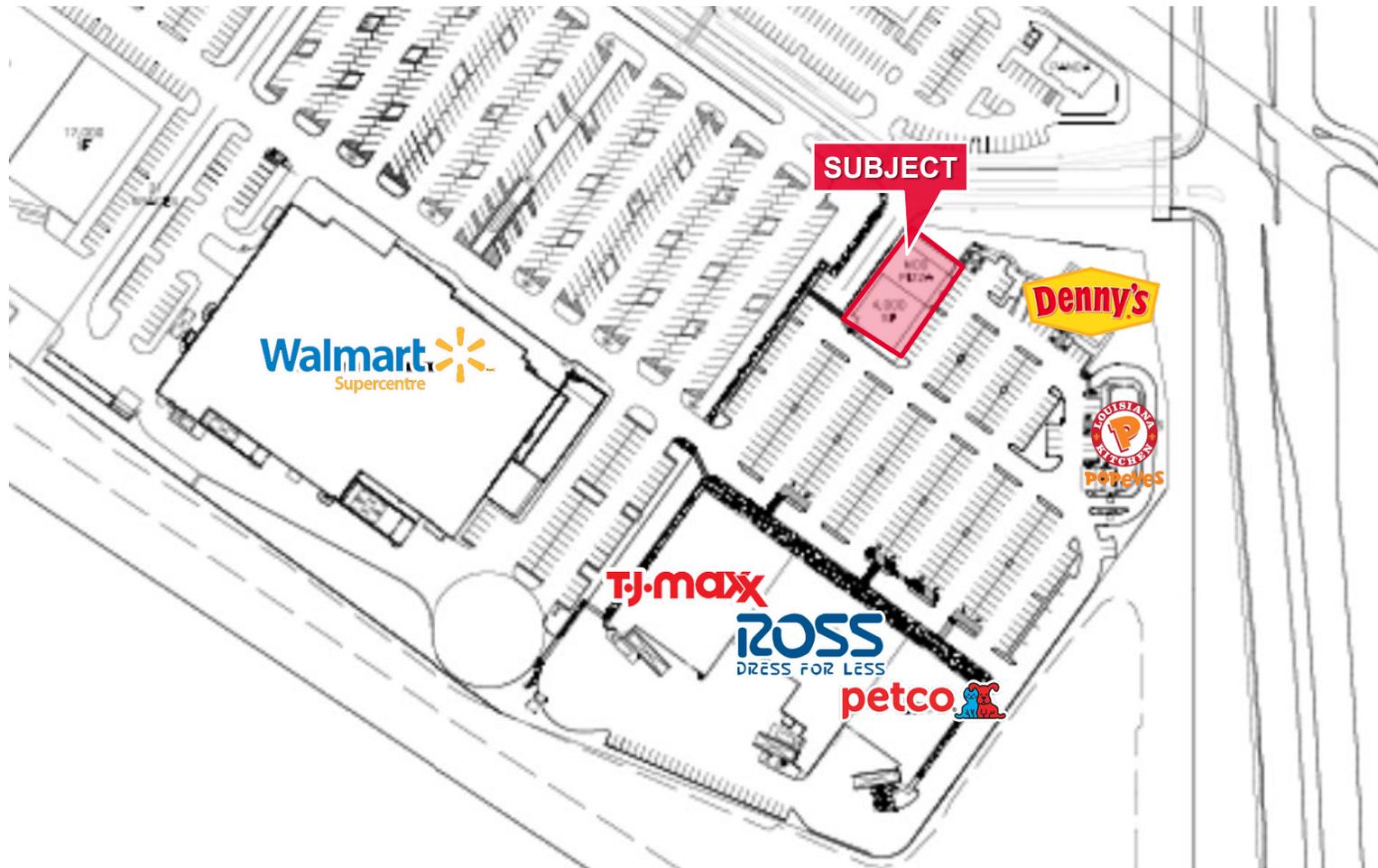
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SITE PLAN





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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 10/27/2022