

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

**FOR SALE
ONLY 2 LOTS LEFT!**

Rita Ranch
Neighborhood
±5,000 Homes



Coming Soon



Coming Soon



Coming Soon



Under Construction



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PROPERTY DETAILS

Entitled Building Area	9,200 SF & 18,000 SF
Effective Site Area	32,173 SF & 63,437 SF
Sale Price	\$740,000 & \$950,000
Zoning	I-2, Heavy Industrial

ONSITE IMPROVEMENTS

- Driveways
- Common parking lot area
- Lot lighting
- Perimeter landscaping

HIGHLIGHTS

- Lots available for sale
- Regional retail location serving southeast Tucson
- Ideal for retail, restaurant & office users
- Close proximity to I-10
- Adjacent to Tucson Tech Corridor
- Near UA Tech Park with 7,000 daytime employees

TRAFFIC COUNTS

Houghton Rd	20,549 VPD (2022)
Old Vail Rd	7,386 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,279	\$91,855	810
3 Miles	18,595	\$88,516	4,562
5 Miles	43,951	\$101,717	8,084

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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3/5/2024

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INTERSECTION AERIAL



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SITE AERIAL



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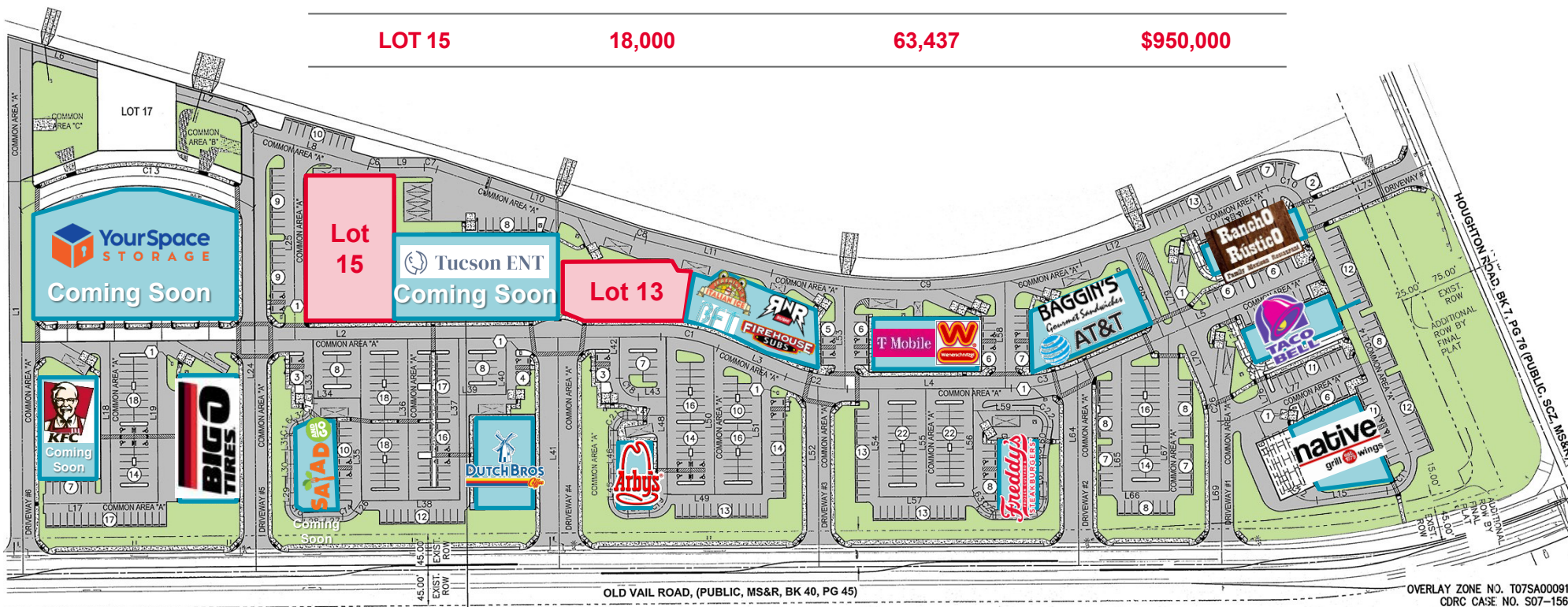
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SITE PLAN

OVERLAY ZONE NO. T07SA00091
CDRC CASE NO. 507-156

Suite	Entitled Building Area (SF)	Effective Site Area (SF)	Sale Price
LOT 13	9,200	32,173	\$740,000
LOT 15	18,000	63,437	\$950,000



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