

## RINCON PLAZA



# Retail/office space for lease

### Lease rate:

Starting at \$18.00 NNN per sf per year

### Space available:

1,000 to 3,050 Sq. Ft. - Shell

2,800 Sq. Ft. - End Cap (was Vail Learning Center)

### Special offer:

End cap plus patio

### Zoning: C-2

*\*The nearby town of Vail, Arizona was chosen as one of the Ten Best Towns for Families by Family Circle Magazine!*

### Property Features

The property consists of a multi-tenant retail building of approximately 19,600 SF located between a BRAKEMax facility and a Chuy's Restaurant.

- Excellent opportunity for retail users with high visibility and access in the Southeast, Rita Ranch and Vail area.
- High profile employers in the area include Raytheon, IBM, Target, Canon USA, Citigroup, Walmart, Fry's, The Veteran's Association (VA) and Davis Monahan Air Force Base.
- Convenient Interstate-10 access via Houghton Road
- Located within Vail School District, one of the highest performance school districts in Arizona.

**LYNN TAYLOR**  
lynn@whirlygig.com

**520-546-9003**

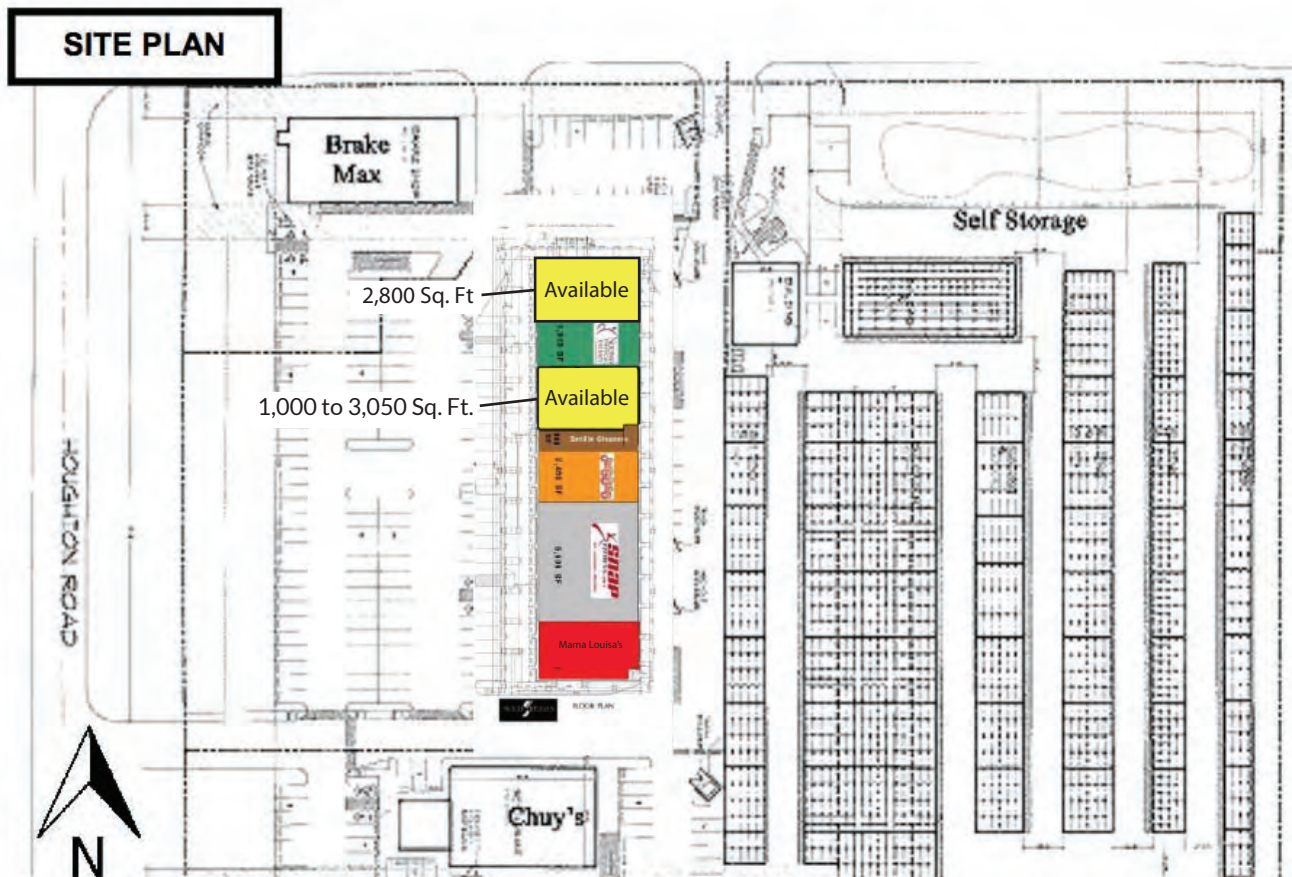
**BARRY KITAY**  
barry@whirlygig.com

# RINCON PLAZA

Rincon Plaza  
7545 South Houghton Rd.,  
Tucson AZ 85747

Retail/office space for lease

## Details - Site Plan



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1,000 to 3,050 Sq. Ft.

2,800 Sq. Ft. (End Cap)

### Zoning: C-2



Whirlygig Properties, LLC. >> Commercial Real Estate Excellence

PO Box 31058, Tucson, Arizona 85751-1058 520-546-9003 [www.whirlygig.com](http://www.whirlygig.com)



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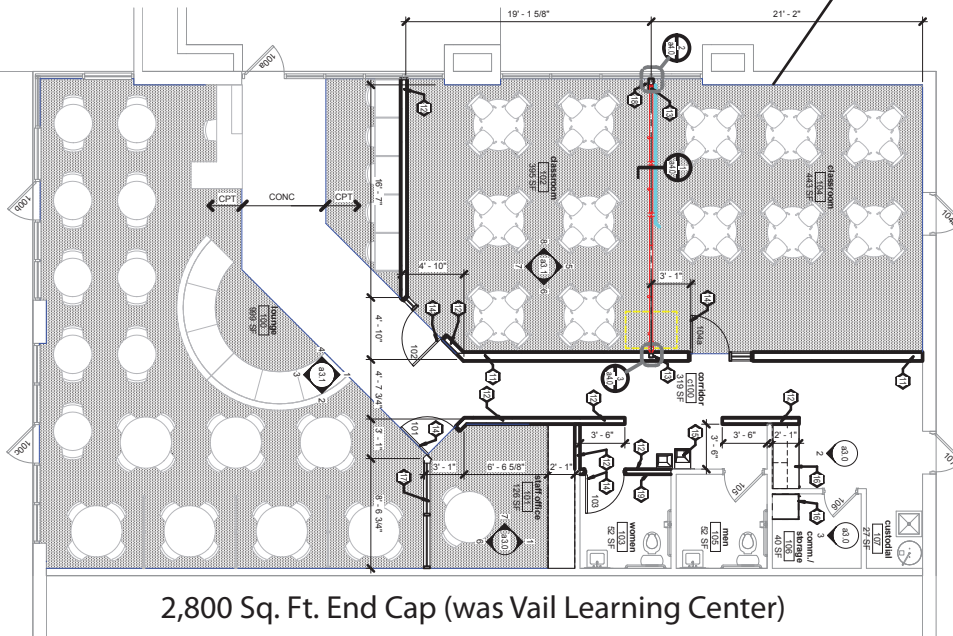
## Details - Floor Plan



**Lease rate:**  
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2,800 Sq. Ft. End Cap

**Zoning:** C-2



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## Aerial View Buildings and PADS



**SUBJECT**  
7545 S Houghton Rd  
Tucson AZ 85747

### RINCON PLAZA TENANTS

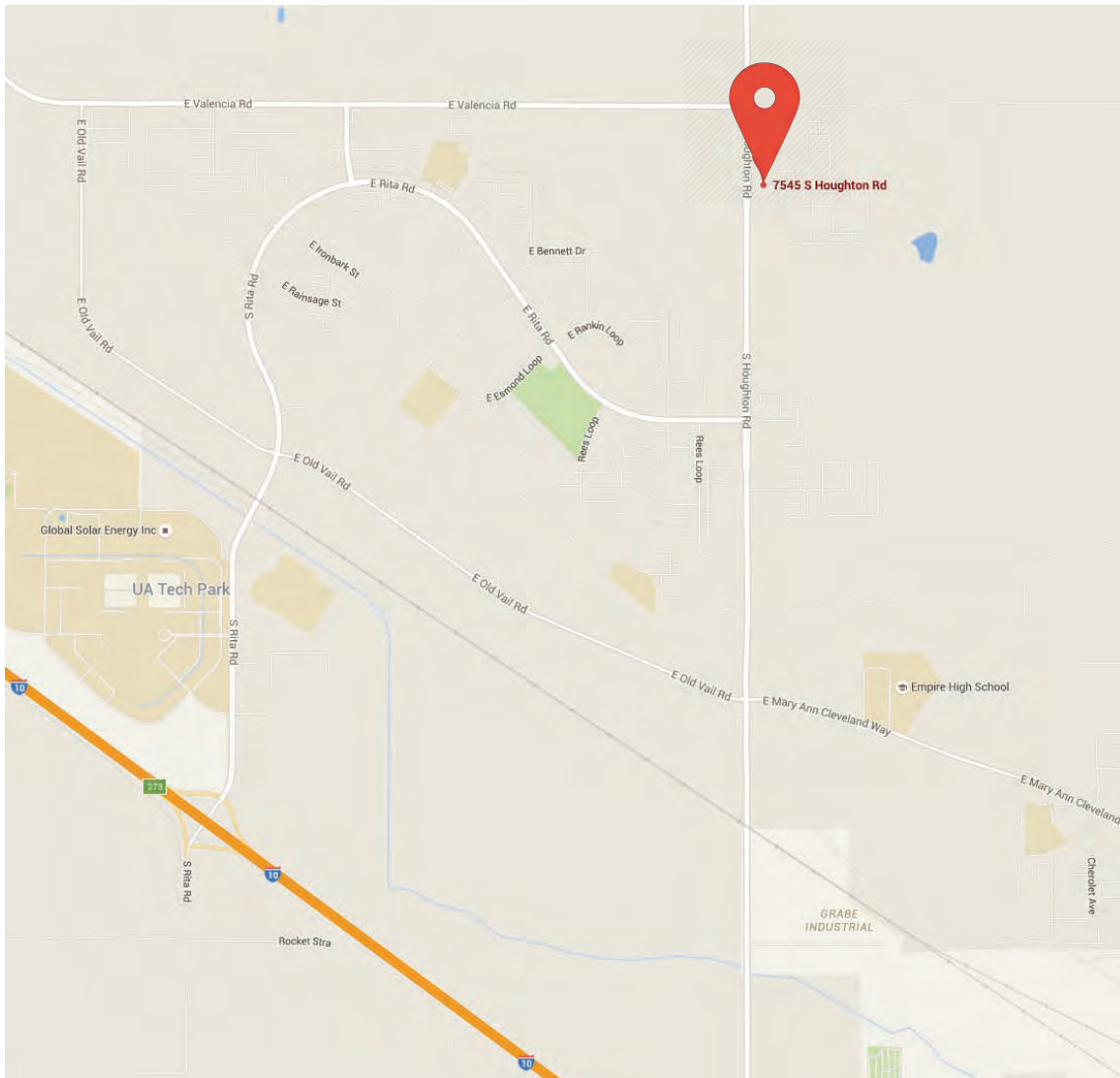
Available	2,800 SF
Noonan Physical Therapy	1,919 SF
Available	1,000 - 3,050 SF
Southwest Smokeless	960 SF
Jerry Bobs	2,450 SF
Snap Fitness	5,606 SF
Mama Louisa's	2,766 SF

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## Traffic Count South Houghton Road



From E Irvington Road, south to E Valencia Rd: **20,868**

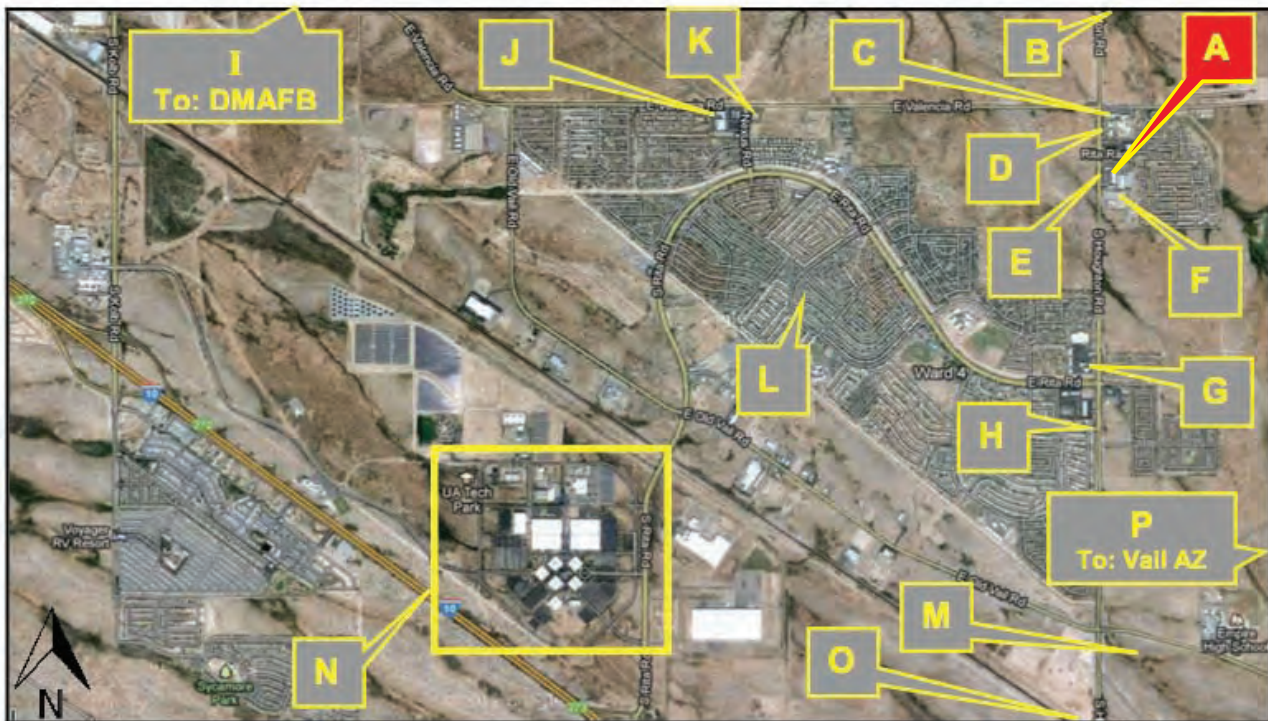
From E Valencia Road, south to E Mary Ann Cleveland Way: **20,616**

From E Mary Ann Cleveland Way, south to I-10: **12,877**

## Area/Local Businesses and Employers



- |                             |  |                                     |                               |
|-----------------------------|--|-------------------------------------|-------------------------------|
| A: <b>SUBJECT</b>           | E: <b>BRAKEmax</b><br>CAR CARE CENTERS | I:  Davis Monahan<br>Air Force Base | M: <b>Hotrods</b><br>Old Vail |
| B: <b>Civano</b>            | F: <b>GUYS</b><br>Men's Grooming       | J: <b>SAFEWAY</b>                   | N:  UA TechPark               |
| C:  Shell                   | G: <b>FRY'S</b><br>FOOD STORES         | K: <b>Walgreens</b>                 | O: <b>Walmart</b>             |
| D:  Veterans<br>Association | H: <b>CARONDELET</b><br>HEALTH NETWORK | L: <b>Rita Ranch</b>                | P: <b>Vail, Arizona</b>       |



**N:** University of Arizona Science & Technology Park  
Only 3.9 miles from Subject Property – Major Tenants Include:



**Canon**

**Raytheon**