

# HOUGHTON CROSSINGS PROFESSIONAL PLAZA



## Retail/office medical space for lease

### Lease rate:

starting at \$18.00 NNN per SF per year

### Space available:

1,000 - 10,651 sq. ft.

### Zoning: C-1

### PADS:

- 1 Retail PAD available, 4,400 SF with 3 Drive-Thru's, possibly up to 6,300 SF with No Drive-Thru's.

- 2 Office Bld. PADS available, Build to suite, 8,400 SF and 13,800 SF

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

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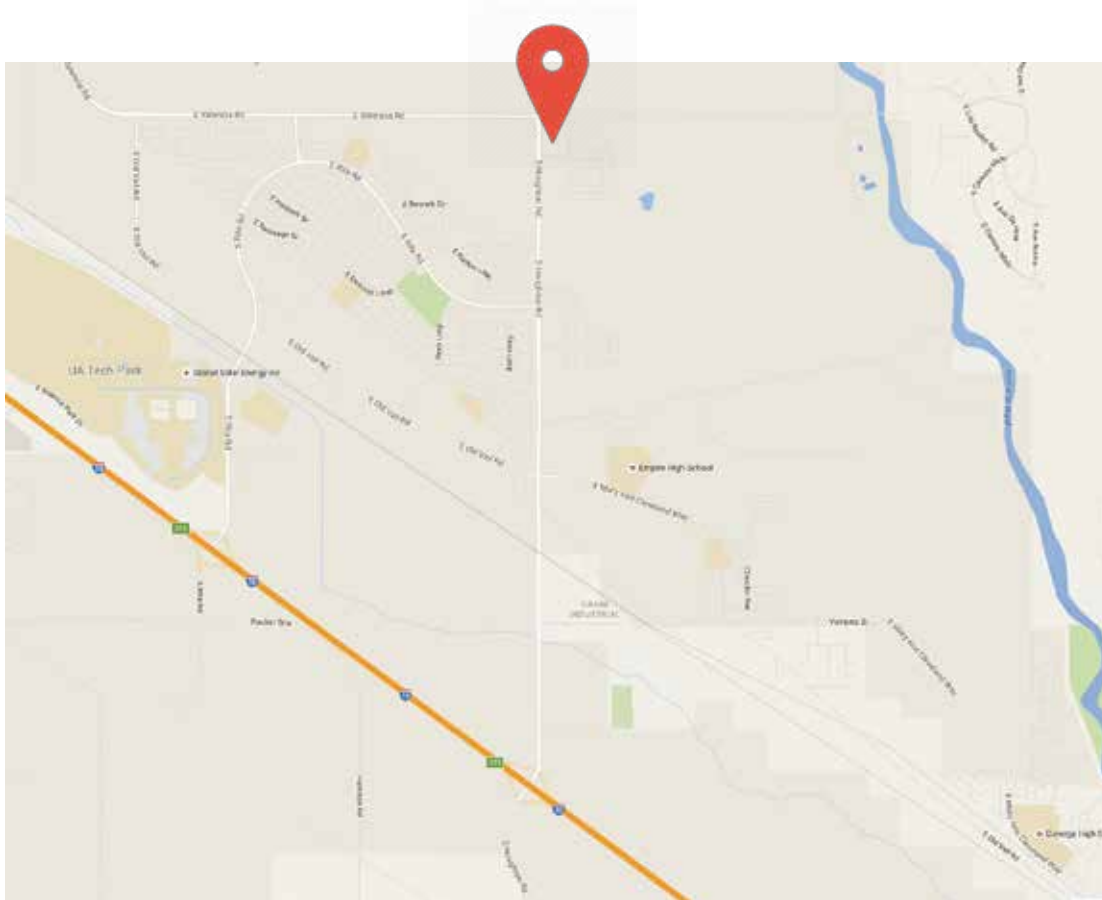
**BARRY KITAY**  
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### Property Features

Houghton Crossings Professional Plaza is located at the southeast intersection of Houghton Rd. and East Valencia Rd.

- Excellent opportunity for office, medical or retail users with high visibility and access in the Southeast, Rita Ranch and Vail area.
- Only commercially C-1 zoned parcel at this intersection; other 3 corners are State Land.
- High profile employers in the area include Raytheon, IBM, Target, Canon USA, Citigroup, Walmart, Fry's, The Veteran's Association (VA) and Davis Monthan Air Force Base.
- Convenient Interstate-10 access via Houghton Road
- Located within Vail School District, one of the highest performance school districts in Arizona.
- Fiber communication lines are available.

## 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**

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Houghton Crossings Professional Plaza  
7355 - 7405 South Houghton Rd.,  
Tucson AZ 85747

## Earth View - Nearby Neighborhoods



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## Aerial View - Buildings and PADS



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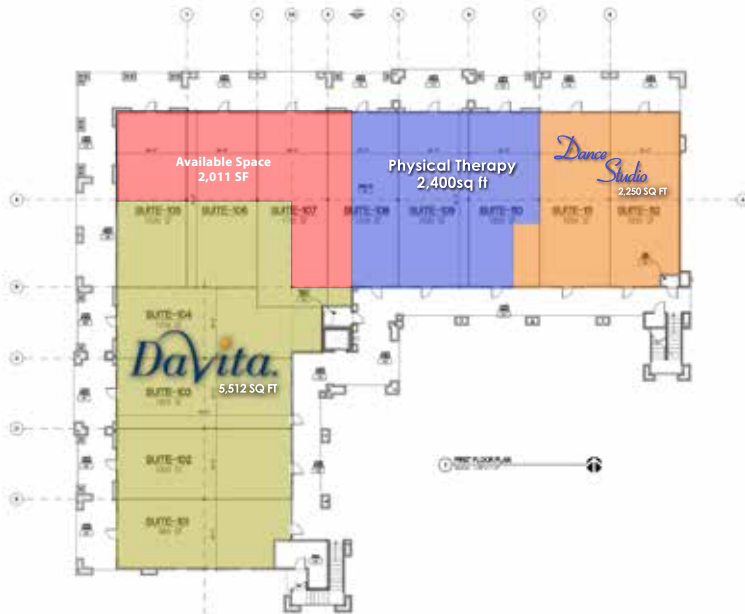


## Details - Building 1

### Building 1

7355 South Houghton Rd.  
Two Story / ± 24,000 SF total  
1,000 - 10,651 SF available

- The second floor is accessible by an external elevator and two separate stairwells.
- The available square footage on the first and second floors can be combined by an internal staircase, creating a leasable area of ±10,651 sf



### Building 1

#### First Floor Tenants

DaVita Dialysis Center ±5,512 SF  
Dance Force-2 ±2,250 SF  
Momentum Physical Therapy ±2,400 SF  
±2,011 SF available (End Cap)



### Building 1

#### Second Floor Tenants

Chiara Dental ±2,500 SF  
Edward Jones ±1,107 SF  
± 8,640 SF available (divisible)

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## Details - PADS, Buildings 4, 5

### PAD 2

7365 South Houghton Rd.  
OFFICE/RETAIL/MEDICAL  
±4,400 SF with 3 Drive-Thru's,  
possibly up to 6,300 SF with no Drive-Thru's  
Option: ±4,400 SF for use with  
a Drive-Thru

### PAD 3

7375 South Houghton Rd.  
OFFICE/MEDICAL  
Build to suit  
±8,400 SF buildable available

### PAD 6

7405 South Houghton Rd.  
OFFICE/MEDICAL build to suit  
±13,800 SF buildable available

### Building 4 - 100% occupied

7385 South Houghton Rd.  
OFFICE/RETAIL  
±9,789 SF total leased  
**Current Tenants**  
Restaurant ±4,398 SF  
Stylin' Etc., Salon ±1,622 SF  
Rubs Massage ±2,370 SF  
Pink and White Nails ±1,399 SF

### Building 5

7395 South Houghton Rd.  
OFFICE/SERVICE/MEDICAL  
±13,800 SF total  
±3,759 SF available (end cap)  
**Current Tenant**  
Veterans Admin. Clinic



Building 4

Building 5



# Area/Local Businesses and Employers



- |                          |                                     |                                  |                            |
|--------------------------|-------------------------------------|----------------------------------|----------------------------|
| A: <b>SUBJECT</b>        | E: <b>BRAKEmax CAR CARE CENTERS</b> | I:  Davis Monthan Air Force Base | M: <i>Hotrods Old Vail</i> |
| B:  Civano               | F:  GUY'S                           | J: <b>SAFEGWAY</b>               | N:  UA TechPark            |
| C:  Shell                | G: <b>FOOD STORES Fry's</b>         | K:  Walgreens                    | O: <b>Walmart</b>          |
| D:  Veterans Association | H:  CARONDELET 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:

