

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!*

Property Features

Houghton Crossings Professional Plaza is located on the SE corner of Houghton Road and Valencia.

- Underserved Rincon Valley/Rita Ranch area that is in planning process for a massive planned development as the State Land trust is auctioning off approx. 2,590 acres of land on the NW & NE corners of Houghton and Valencia and running South of Valencia on the East side of Houghton Rd.
- Pulte Homes has purchased the 344 acres on the SW corner of Houghton and Valencia for Residential development and some Commercial development.
- The new bridge will be constructed on East Valencia Road and will span the Pantano wash connecting Old Spanish Trail and Houghton Rd. This will now be a direct route to the airport for the entire SE Tucson Rincon Valley.
- With the new Valencia rd Bridge connecting all of the 5,000 acre Rocking Development on Old Spanish trail to the Houghton/Valencia intersection.

Lennar, Pulte Homes and KB Homes have purchased land in the Rocking K Ranch for residential development. In addition Vail School district will be constructing a new K-8 public school on the Rocking K property.

- A new Vail High School called Micah Mountain High School is under construction scheduled to be completed in 2020. It is located approx. ¼ mile east of Houghton Crossings on the South side of Valencia road.
- Houghton road widening to I-10 consisting of four lanes will be completed in 2020. Houghton rd. and land right-away is ultimately planned for 6 lanes.
 - Excellent opportunities for Office, Medical or Retail with easy access to Rita Ranch, Vail and Rocking K.
 - High profile employers in the area include Raytheon, IBM, Target, Amazon, Walmart, Canon USA, Citigroup, Fry's Davis Monthan Air Force Base and Safeway.
 - Convenient interstate 10 access via Houghton Rd.
 - Located within the Vail School District, one of the highest performance school districts in Arizona.

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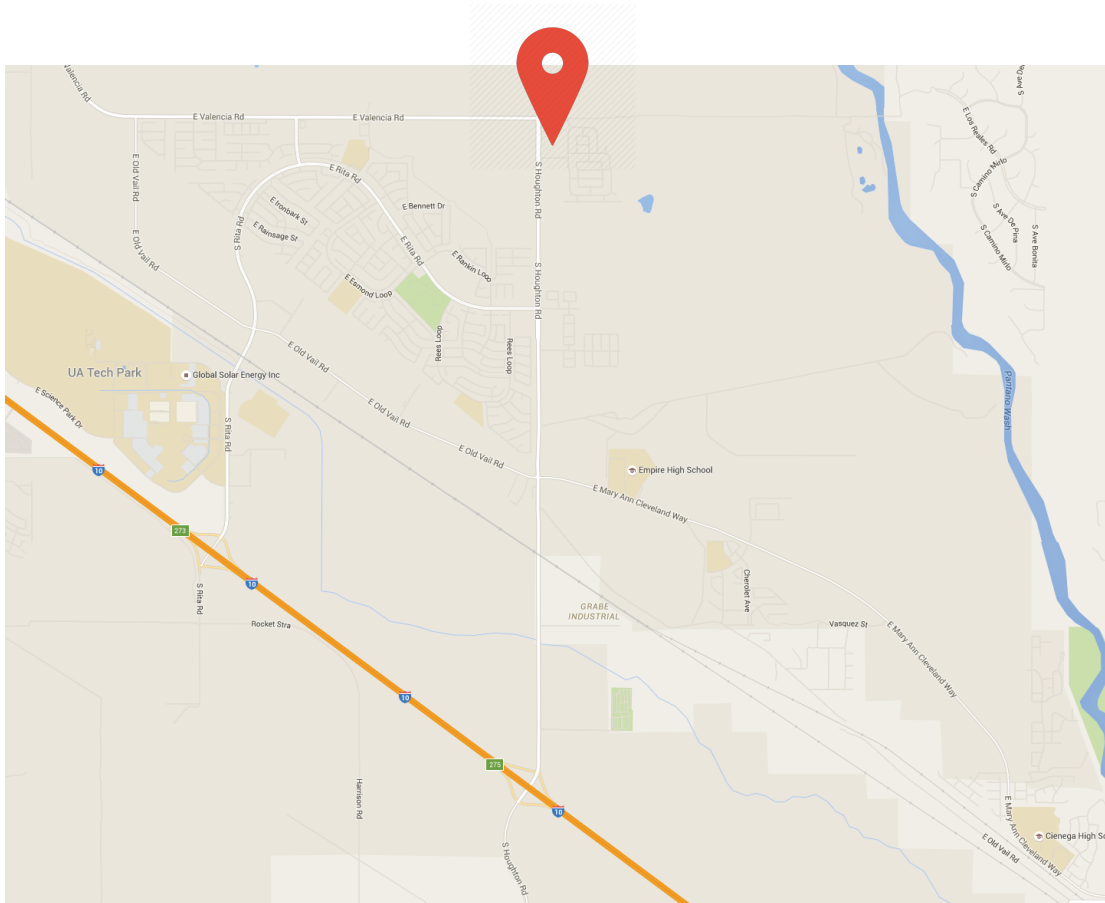
BARRY KITAY
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HOUGHTON CROSSINGS PROFESSIONAL PLAZA

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

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**

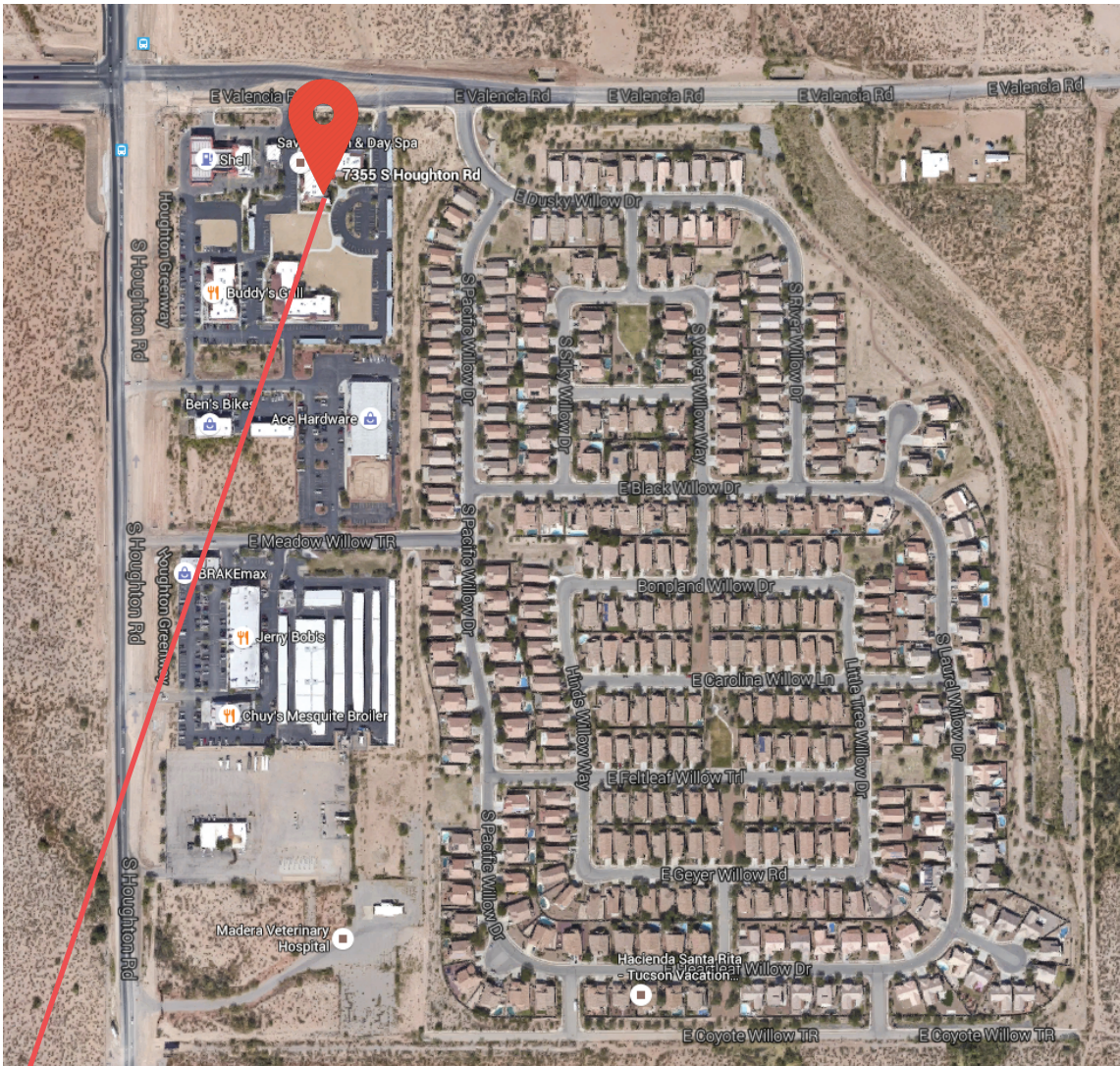
From E Mary Ann Cleveland Way, south to I-10: **12,877**

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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 / \pm 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 \pm 10,651 sf



Building 1

First Floor Tenants

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



Building 1

Second Floor Tenants

Chiara Dental \pm 2,500 SF
Edward Jones \pm 1,107 SF
 \pm 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

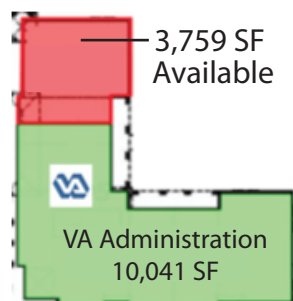


Building 4 - 100% occupied

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 5



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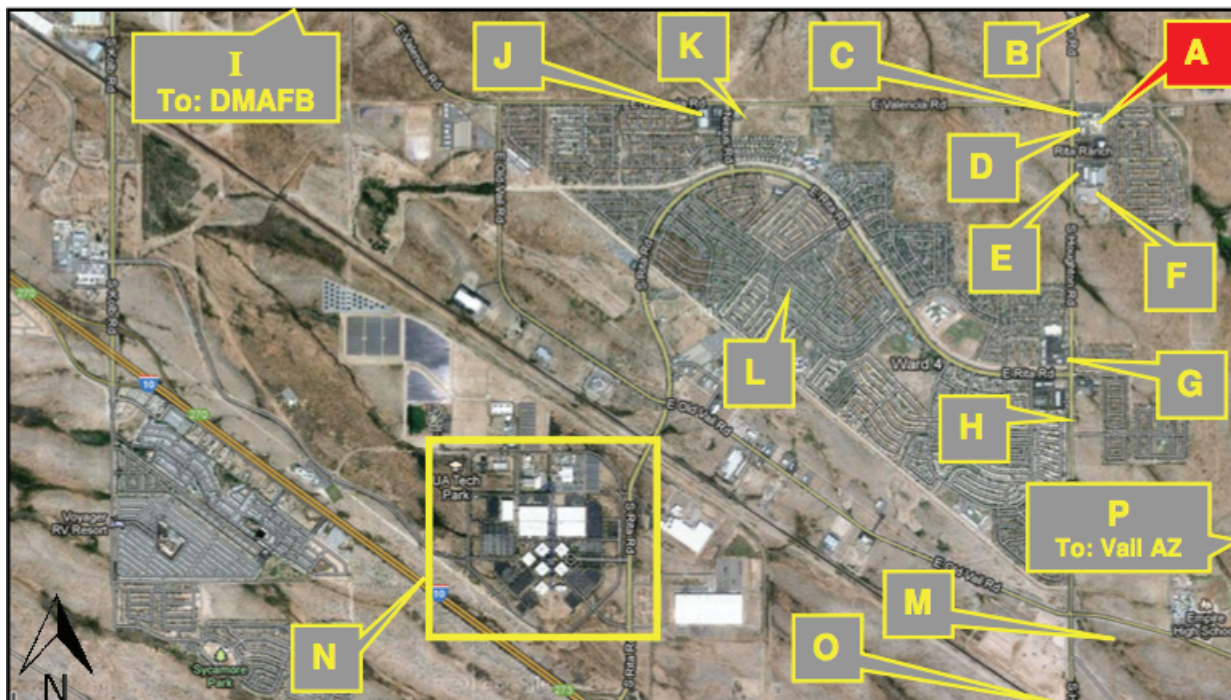
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Area/Local Businesses and Employers



- | | | | |
|-----------------------------|--|-------------------------------------|-------------------------------|
| A: SUBJECT | E: BRAKEmax
CAR CARE CENTERS | I: Davis Monahan
Air Force Base | M: <i>Hotrods</i>
Old Vail |
| B: Civano | F: GUY'S
Master of the Mixology | J: SAFeway | N: UA TechPark |
| C: Shell | G: fray's
FOOD STORES | K: Walgreens | O: Walmart |
| D: Veterans
Association | H: CARONDELET
HEALTH NETWORK | L: Rita Ranch | P: Vail, Arizona |



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

