

# 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

Rincon Plaza is located just south of the SE corner of Houghton Road and Valencia between Brakemax and Serial Grillers Restaurant. The property consists of a multi-tenant building fronting on Houghton Rd.

- 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.

**LYNN TAYLOR**  
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**520-546-9003**

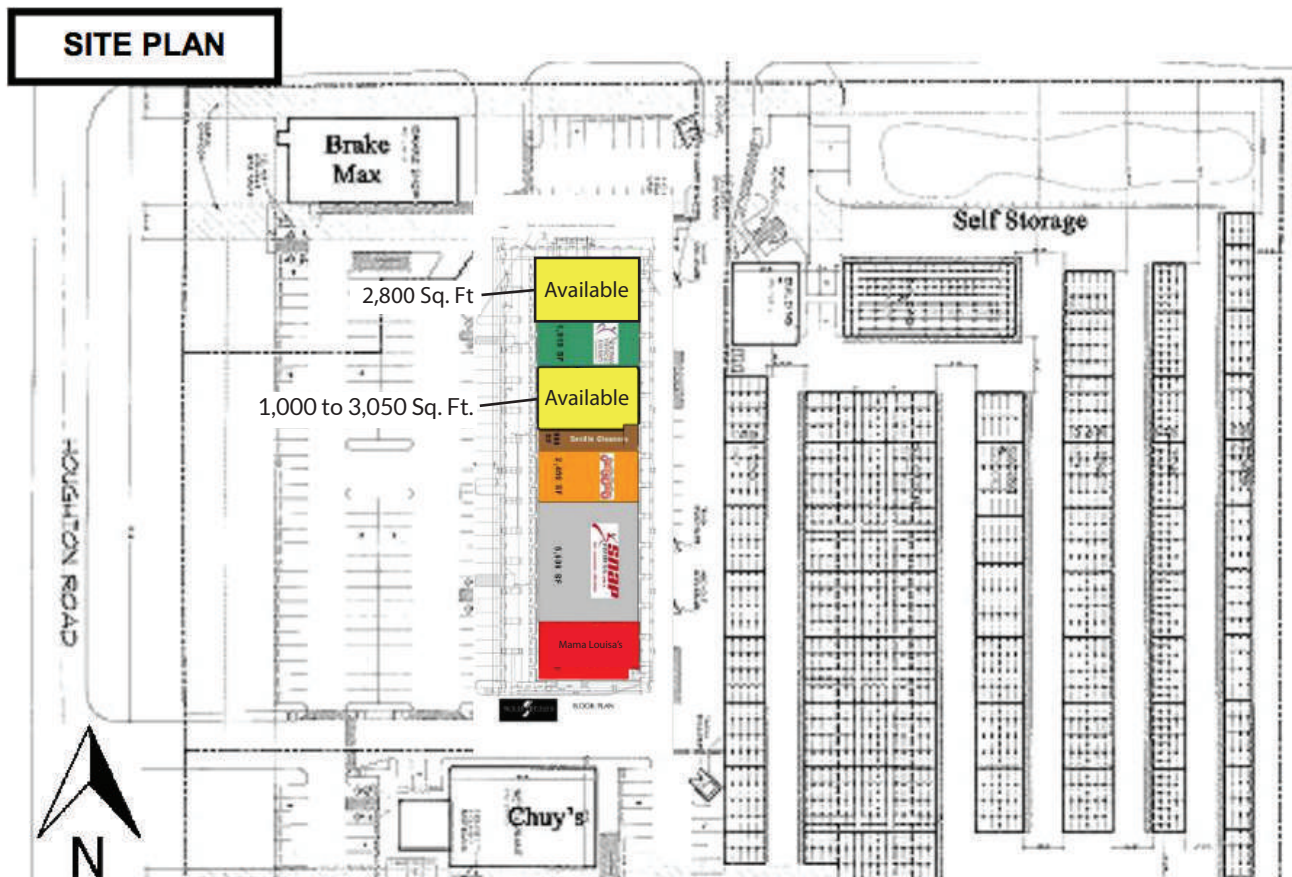
**BARRY KITAY**  
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# RINCON PLAZA

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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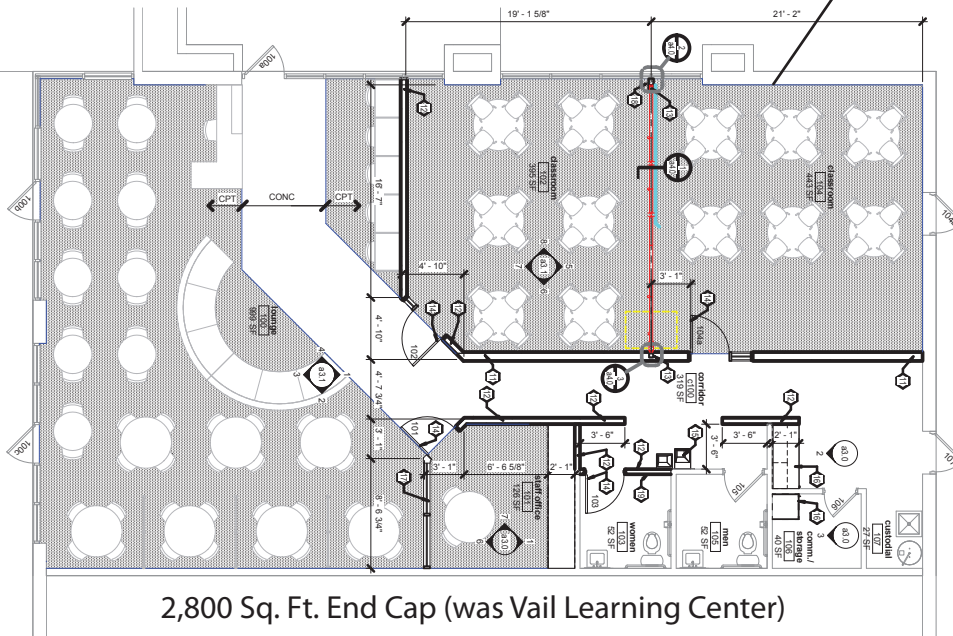
## Details - Floor Plan



**Lease rate:**  
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1,000 to 3,050 Sq. Ft.  
2,800 Sq. Ft. End Cap

**Zoning:** C-2



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FLOOR PLAN

Whirlygig Properties, LLC. >> Commercial Real Estate Excellence

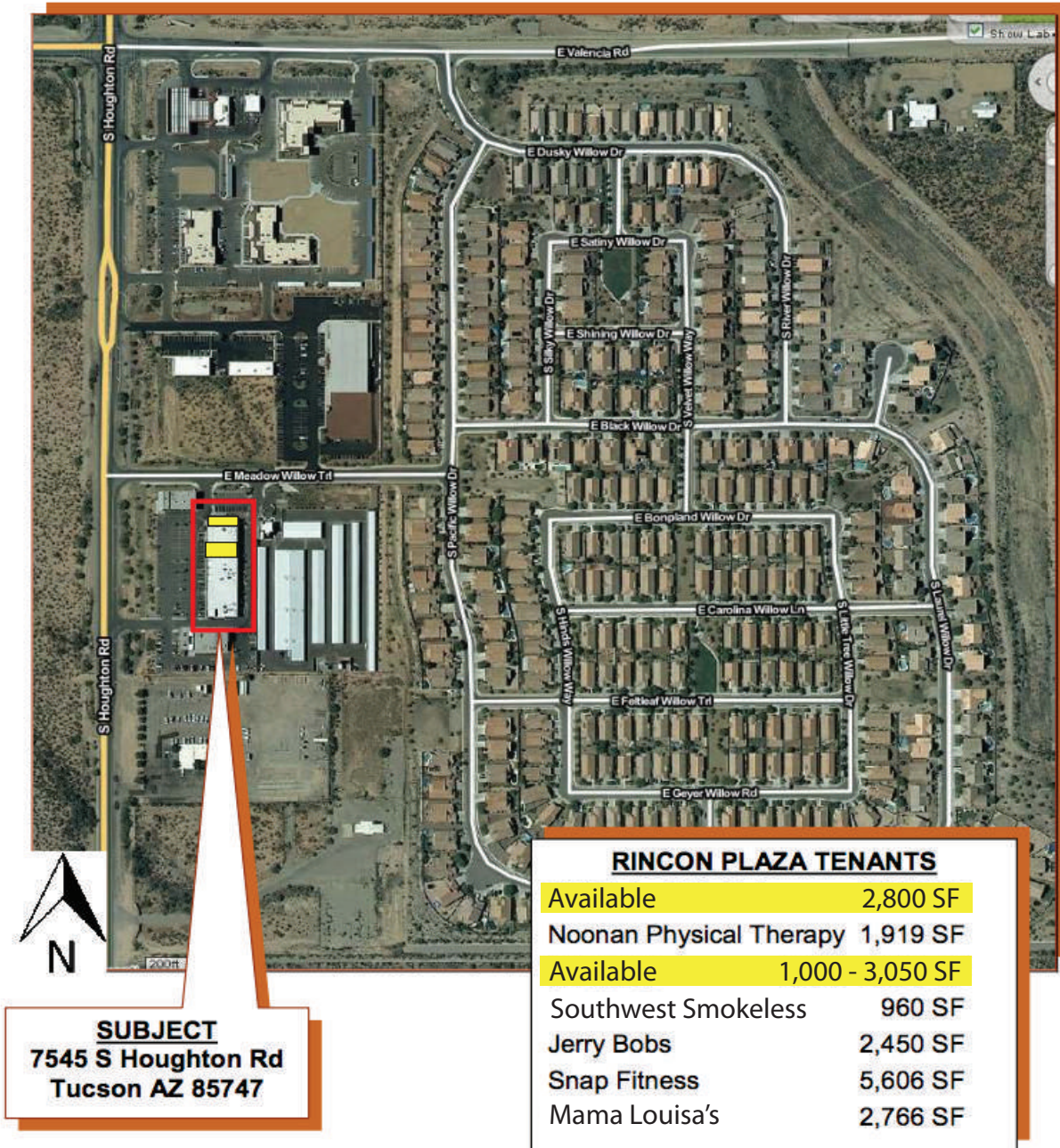
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## Aerial View Buildings and PADS



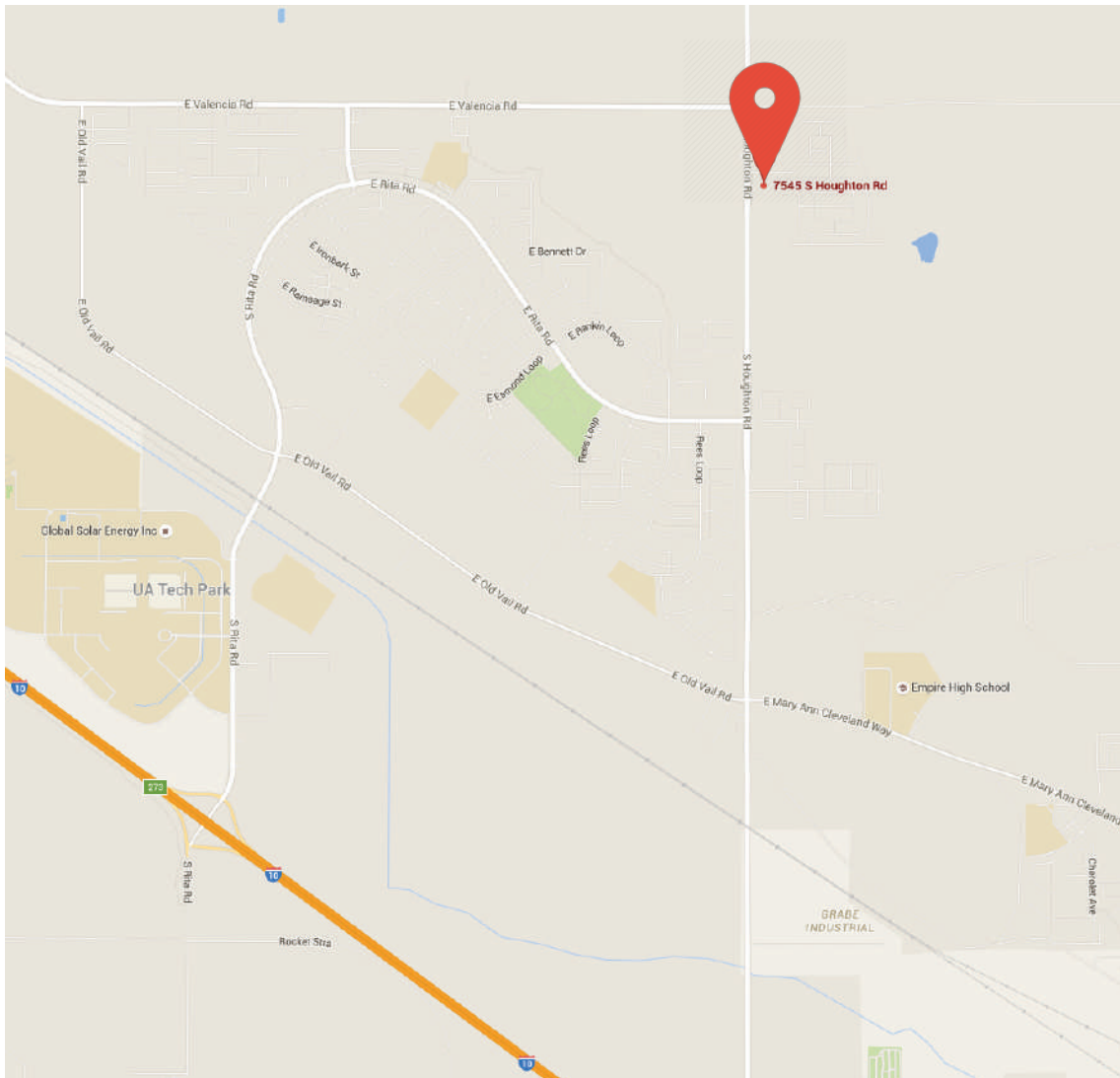
**SUBJECT**  
7545 S Houghton Rd  
Tucson AZ 85747

### 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



## Traffic Count South Houghton Road

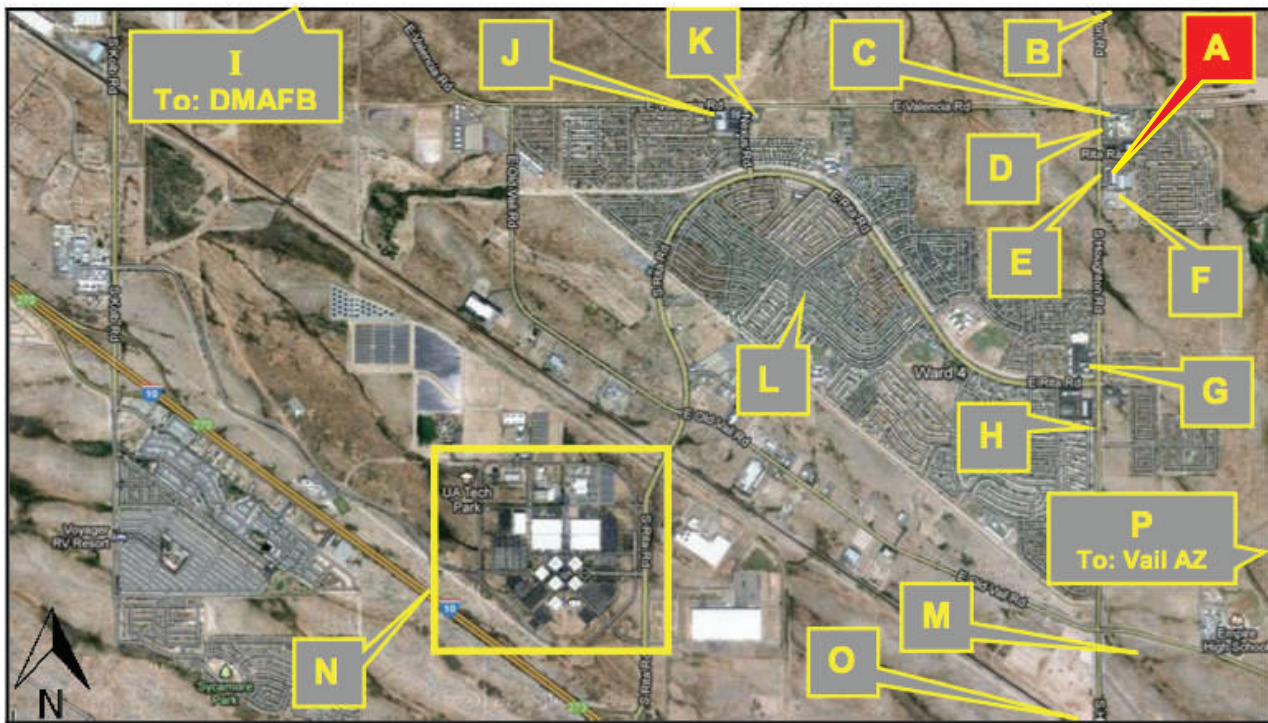


From E Irvington Road, south to E Valencia Rd: **20,868**

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



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



**Canon**

**Raytheon**