

HOUGHTON CROSSINGS PROFESSIONAL PLAZA



Office, Medical and Retail Space for Lease

Lease Rate:

Starting at \$21.00 NNN per SF per year

Space Available:

1,000 - 13,800 sq. ft.

Zoning: C-1

PADS:

- 1 Retail PAD available, 4,400 SF with 3 Drive-Thrus, possibly up to 6,300 SF with No Drive-Thrus.
- 2 Office Building PADS available, Build to suit, 8,400 SF and 13,800 SF

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

Owners/Agents

LYNN TAYLOR
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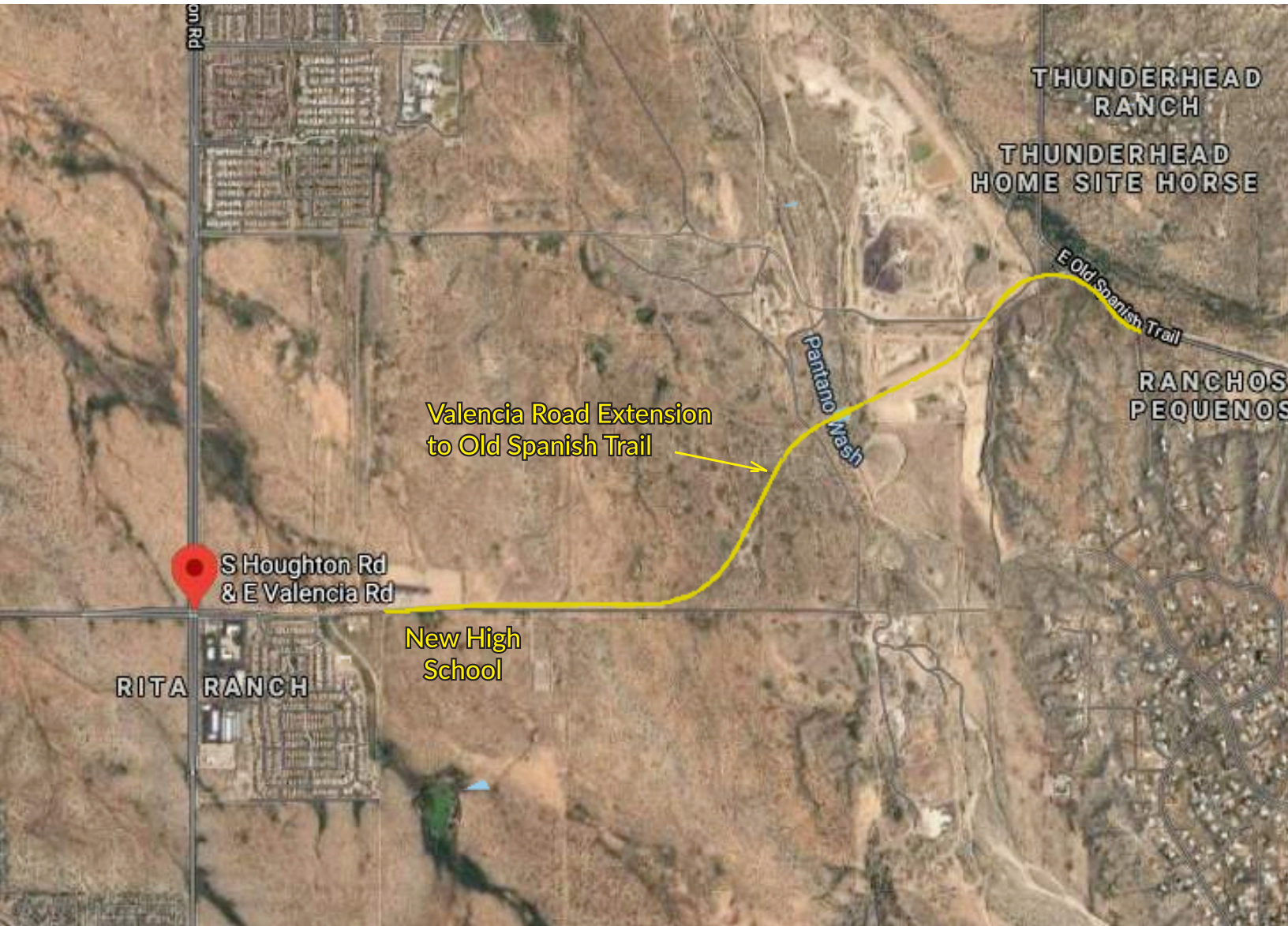
520-546-9003

BARRY KITAY
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Why You Need to be Here!

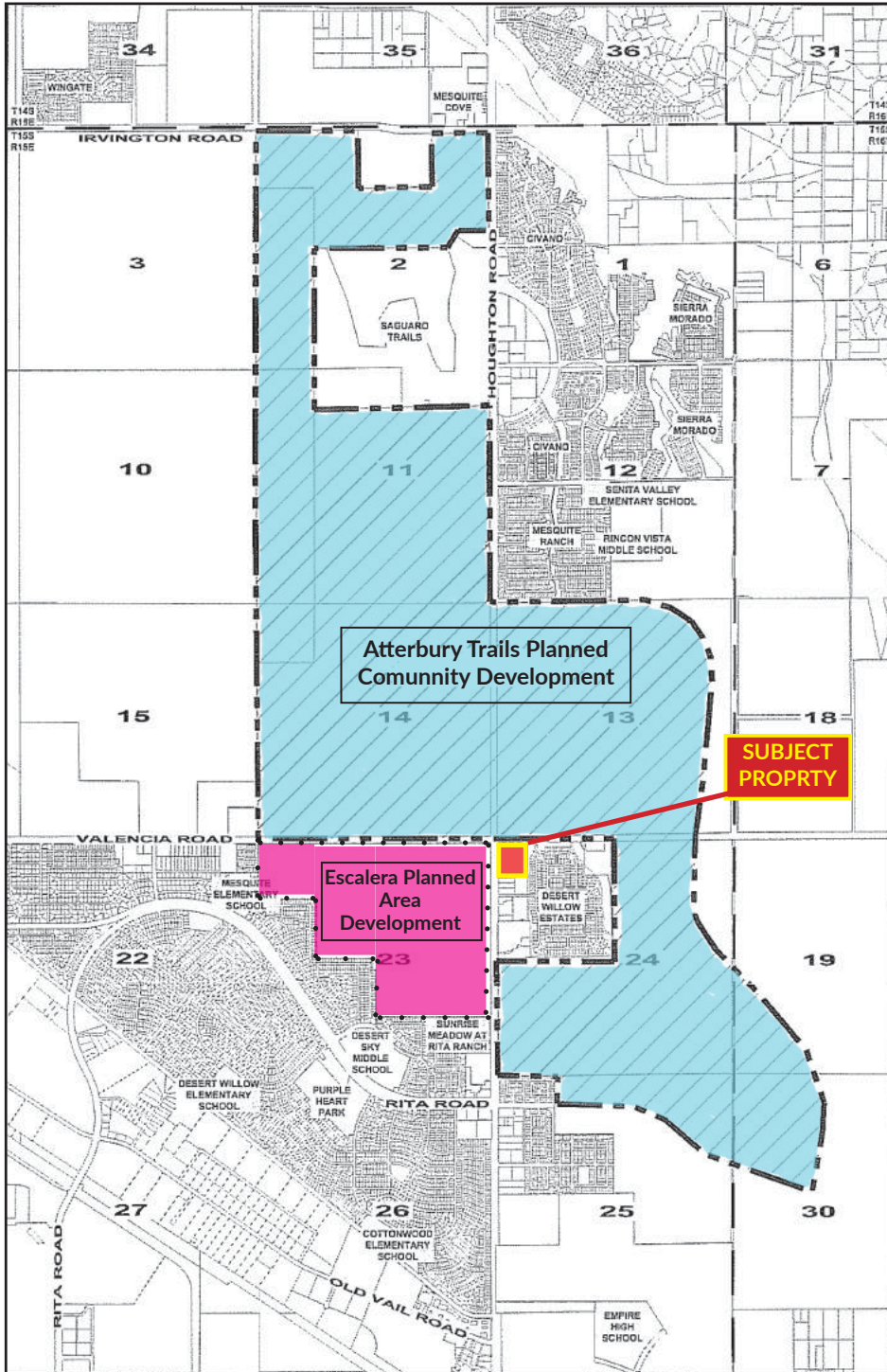
- 7,800 acres of Master Planned Land to be developed.
- 3 National Home Builders planning 1,000's of new homes.
- Located within the Vail School District, one of the highest performance school districts in Arizona.
- U of A Tech Park and Davis-Monthan Air Force Base with high profile employers in the area including IBM, Amazon, Target, Oracle, The Veterans Administration (VA) and Raytheon.
- New Hospital under construction nearby.
- Mica Mountain High School opening fall 2020, 1/2 mile east of this center.
- Located on the main east/west and north/south transportation route,
- Easy access to I-10.
- Only privately owned C-1 zoned parcel at this intersection; other 3 corners are State Land.

Valencia Road Extension to Old Spanish Trail

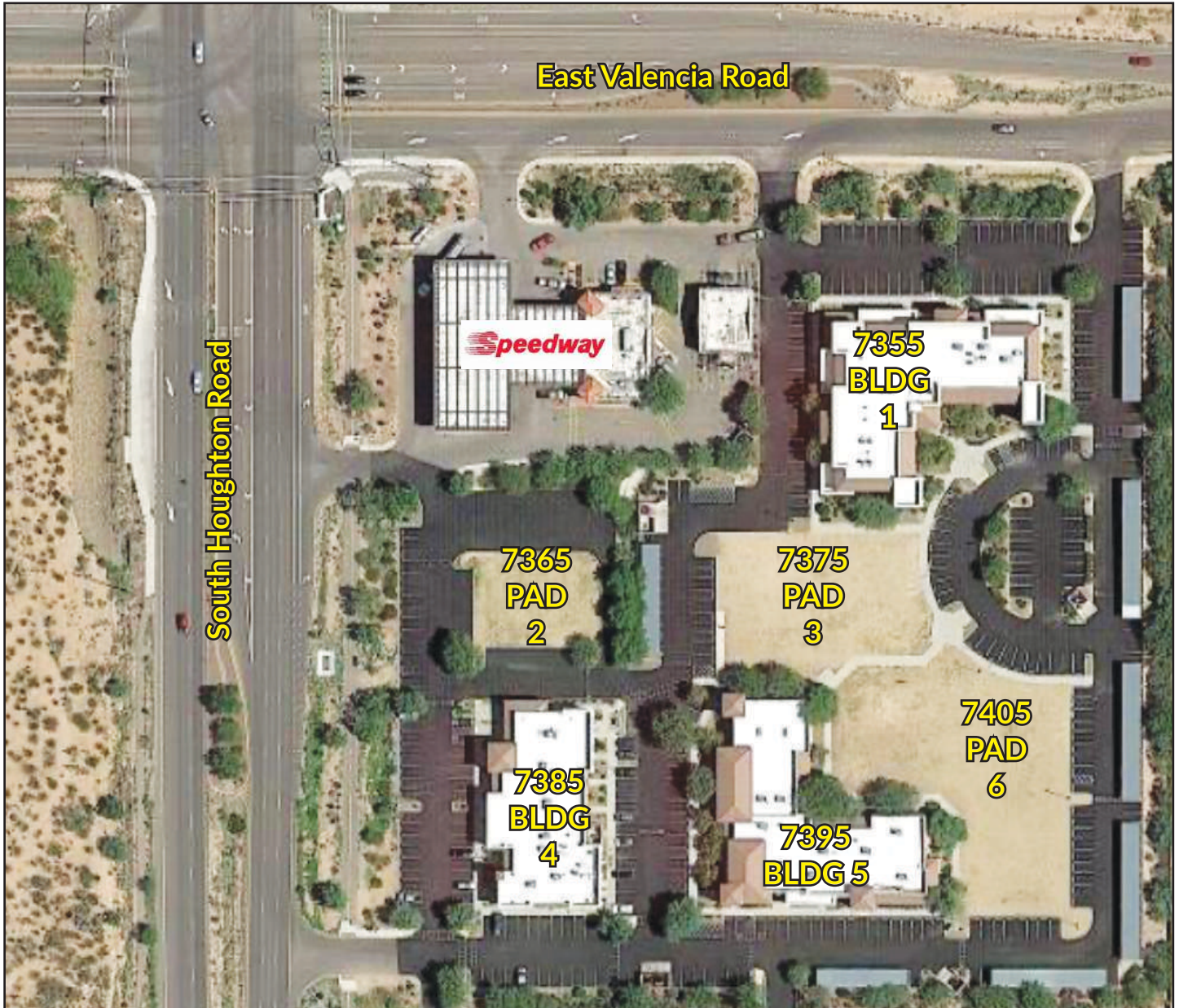


- Population east of the Pantano Wash in 2019 was 18,532 in 6,828 housing units.
- Rocking K Ranch will be adding an additional 3,653 housing units during its construction phases.
- The Average Daily Traffic on Valencia Road in 2017 was 7,900 vehicles per day and is projected to increase to 15,100 vehicles per day by 2027.

Nearby Neighborhoods and Future Development



Aerial View - Buildings and PADS



Houghton Crossings Professional Plaza
7355 - 7405 South Houghton Road
Tucson, Arizona 85747

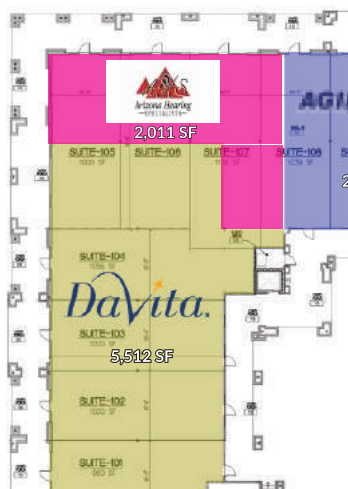
Details - Building 1



Building 1

7355 South Houghton Road
Two Story / ±24,000 SF total
1,000 - 3,000 SF available

- The second floor is accessible by an external elevator and two separate stairwells.



Building 1

First Floor Tenants

DaVita Dialysis Center ±5,512 SF
Agility Physical Therapy ±2,400 SF
Dance Force - 2 ±2,250 SF
Arizona Hearing Specialists ±2,011 SF



Building 1

Second Floor Tenants

Banner Health Primary Care ±5,300 SF
Chiara Dental ±2,500 SF
Edward Jones ±1,107 SF
±3,000 SF approx. available (divisible)

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Details - PADS, Buildings 4, 5



PAD 2

7365 South Houghton Road
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 Road
OFFICE/MEDICAL
Build to suit
±8,400 SF buildable available

PAD 6

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

Building 4 - 100% occupied

7385 South Houghton Road
OFFICE/RETAIL
±9,789 SF total leased
Current Tenants
El Coronado Restaurant ±3,420 SF
Physical Therapy ±2,599 SF
Rubs Massage ±2,370 SF
Pink and White Nails ±1,399 SF

Building 5

7395 South Houghton Road
OFFICE/SERVICE/MEDICAL
±13,800 SF total
±1,730 SF available
Current Tenants
Veteran's Administration Clinic
±10,041 SF
Endodontics ±2,029 SF



Building 4



Building 5

Area/Local Businesses and Employers



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

Houghton Town Center