

## RINCON PLAZA



## Retail/Office Space for Lease

### Lease rate:

Starting at \$20.00 NNN per sf per year

### Space available:

2,473 Sq. Ft. - Unfinished Gray Shell Space

### 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 Serial Grillers 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 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.

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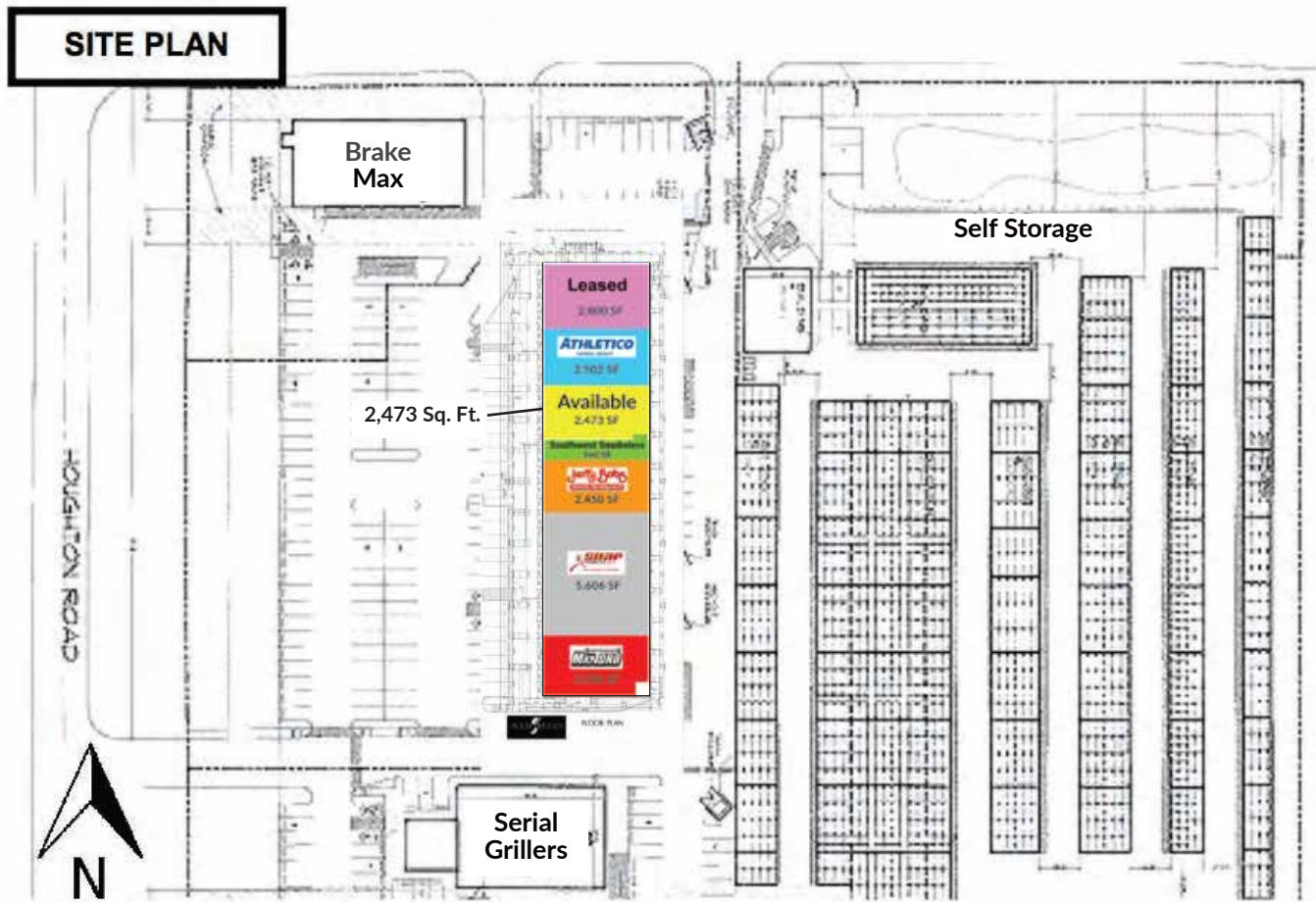
**BARRY KITAY**  
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Rincon Plaza  
7545 South Houghton Road  
Tucson, AZ 85747

## Details - Site Plan



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## Aerial View



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

<b>RINCON PLAZA TENANTS</b>	
Leased	2,800 SF
Athletico Physical Therapy	2,502 SF
<b>Available</b>	<b>2,473 SF</b>
Southwest Smokeless	960 SF
Jerry Bob's Family Restaurant	2,450 SF
Snap Fitness	5,606 SF
Mr. Toro Carniceria	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**



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## Area/Local Businesses and Employers



- |                            |                                     |                                  |                      |
|----------------------------|-------------------------------------|----------------------------------|----------------------|
| A: <b>SUBJECT PROPERTY</b> | E: <b>BRAKEmax CAR CARE CENTERS</b> | I:  Davis Monthan Air Force Base | M:  Hotrods Old Vail |
| B:  Civano                 | F:  SERIAL GRILLERS                 | J:  SAFEWAY                      | N:  UA TechPark      |
| C:  Speedway               | G:  Fry's                           | K:  Walgreens                    | O:  Walmart          |
| D:  Veterans Association   | H:  Banner Health                   | L:  Rita Ranch                   | P:  Vail, Arizona    |



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

