

RINCON PLAZA



Retail/Office Space for Lease

Lease rate:

Starting at \$22.00 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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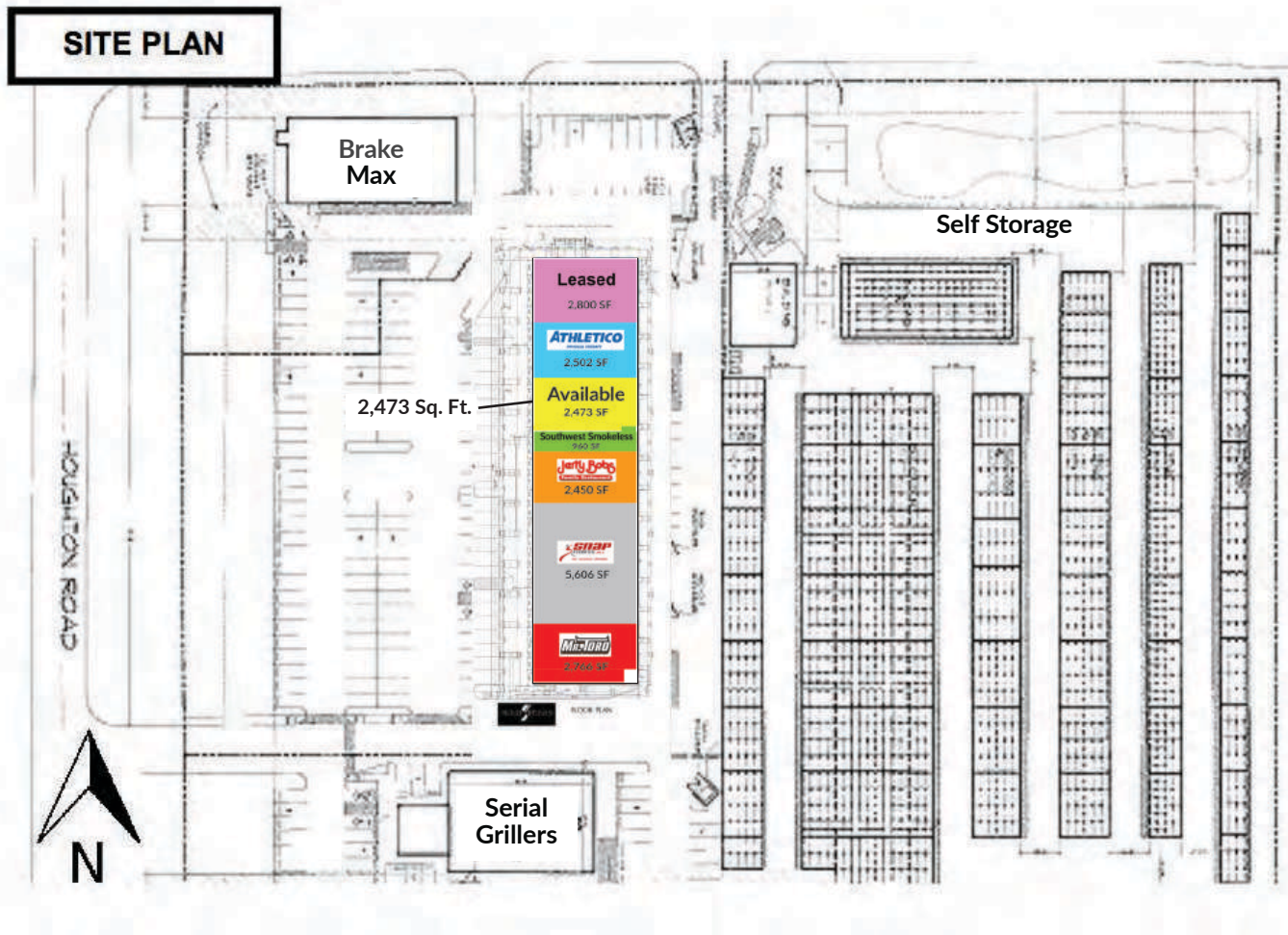
BARRY KITAY
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Rincon Plaza
7545 South Houghton Road
Tucson, AZ 85747

Details - Site Plan



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Details - Floor Plan



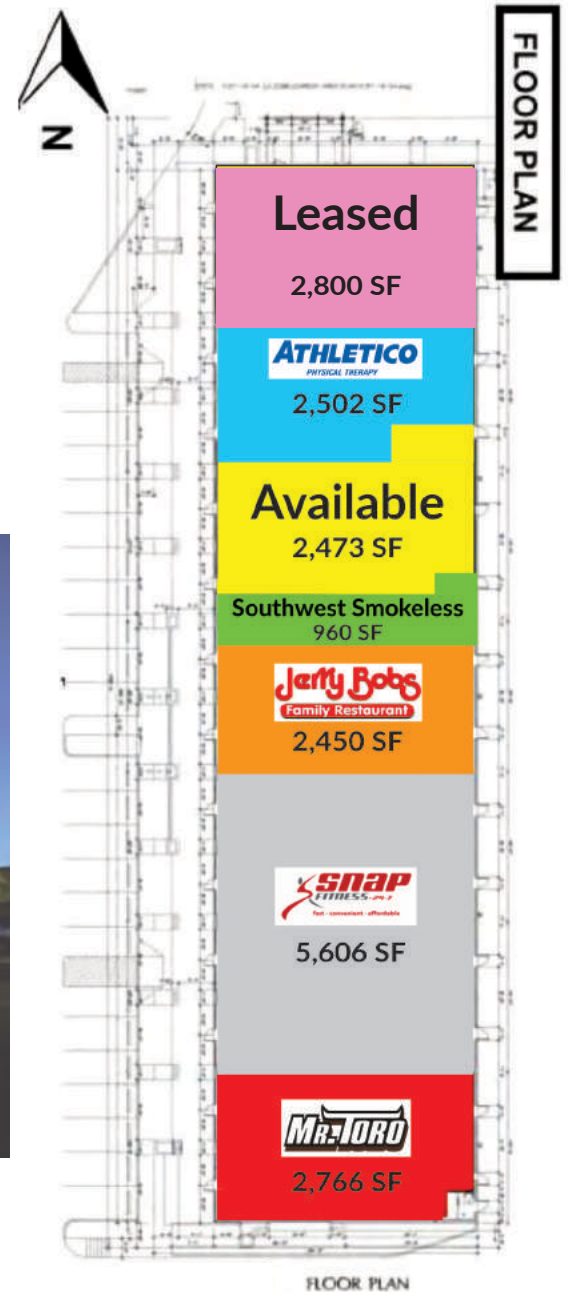
Lease rate:

Starting at \$20.00 NNN per sf per year

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Zoning: C-2

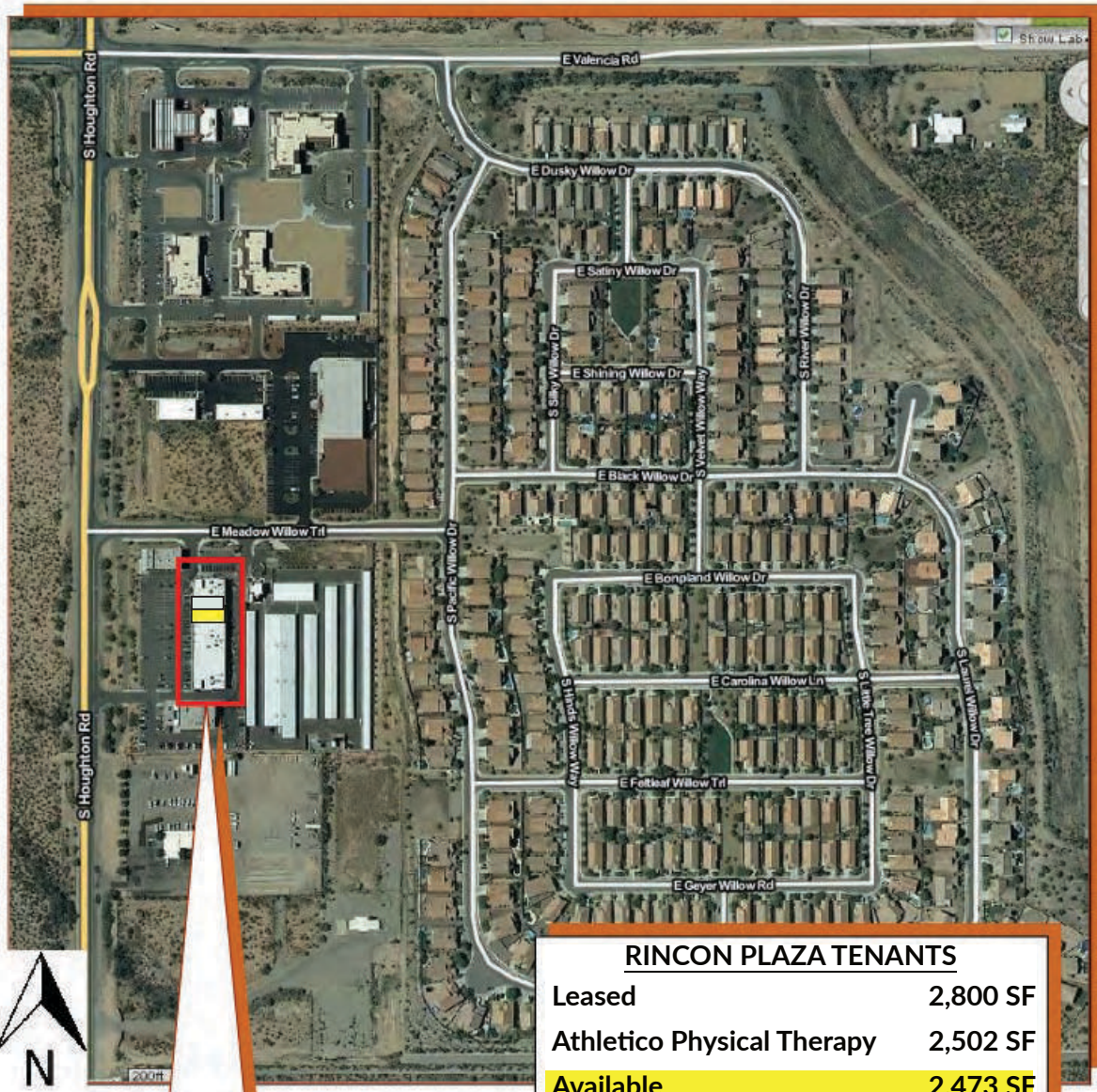


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Aerial View



SUBJECT
7545 S Houghton Road
Tucson AZ 85747

RINCON PLAZA TENANTS	
Leased	2,800 SF
Athletico Physical Therapy	2,502 SF
Available	2,473 SF
Southwest Smokeless	960 SF
Jerry Bob's Family Restaurant	2,450 SF
Snap Fitness	5,606 SF
Mr. Toro Carniceria	2,766 SF

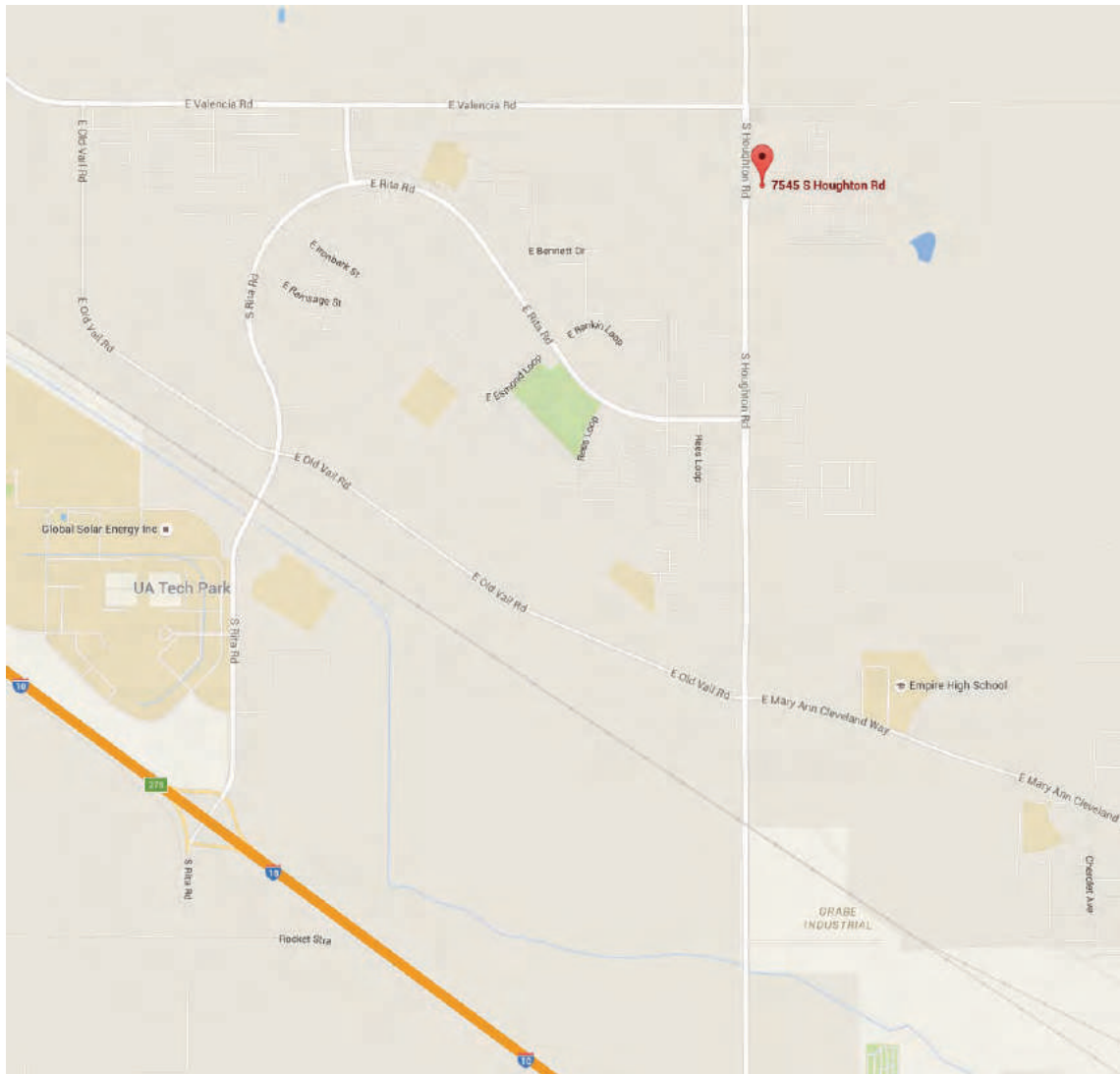
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Traffic Count South Houghton Road



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**

RINCON PLAZA

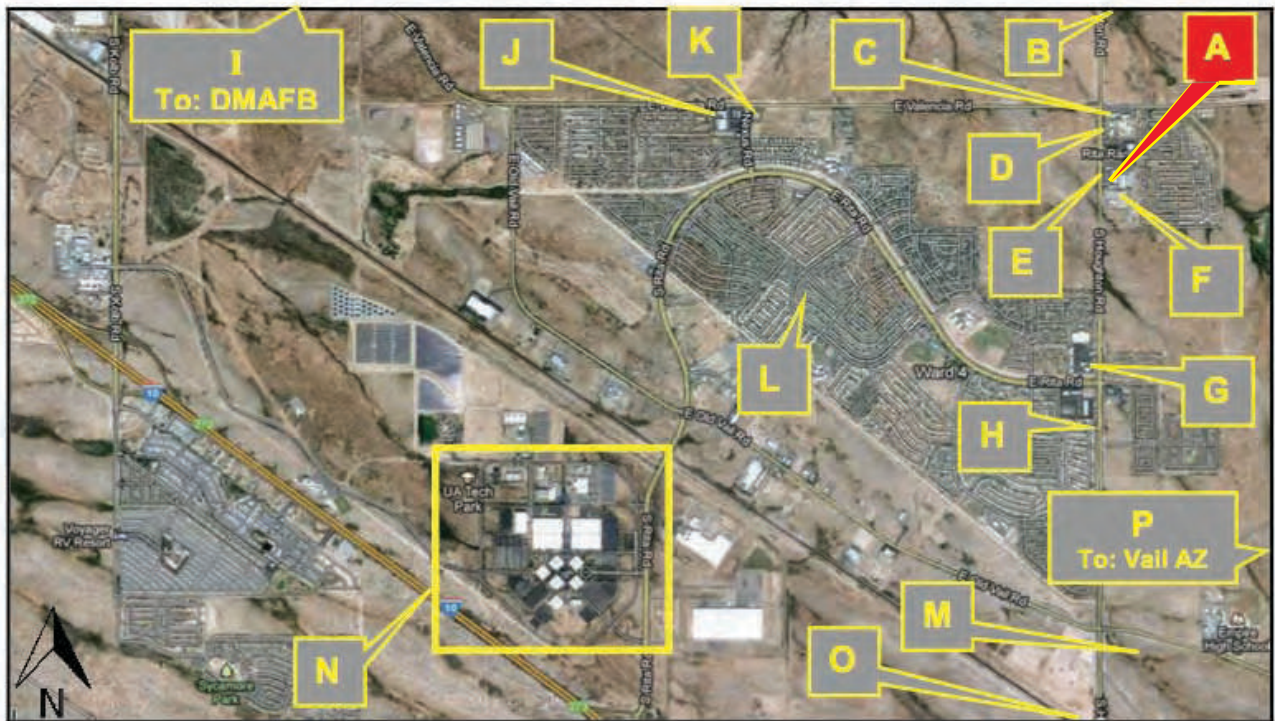
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Area/Local Businesses and Employers



- | | | | |
|----------------------------|-------------------------------------|----------------------------------|----------------------|
| A: SUBJECT PROPERTY | E: BRAKEmax CAR CARE CENTERS | 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:

