

HOUGHTON CROSSINGS PROFESSIONAL PLAZA



Office, Medical and Retail Space for Lease

Lease Rate:

Starting at \$24.00 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.
- Office Building PAD 6 available, Build to suit, 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
lynn@whirlygig.com

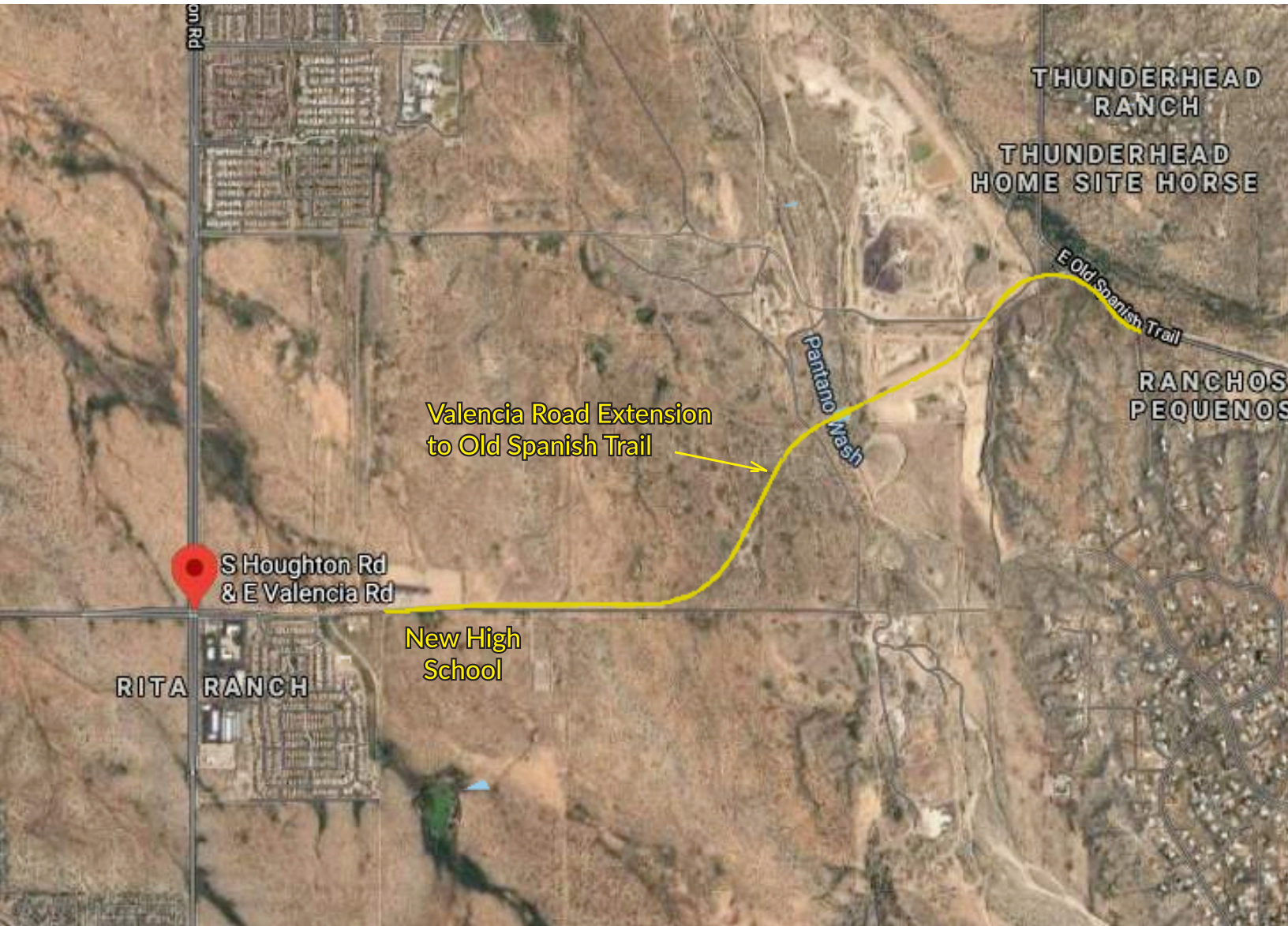
520-546-9003

BARRY KITAY
barry@whirlygig.com

Why You Need to be Here!

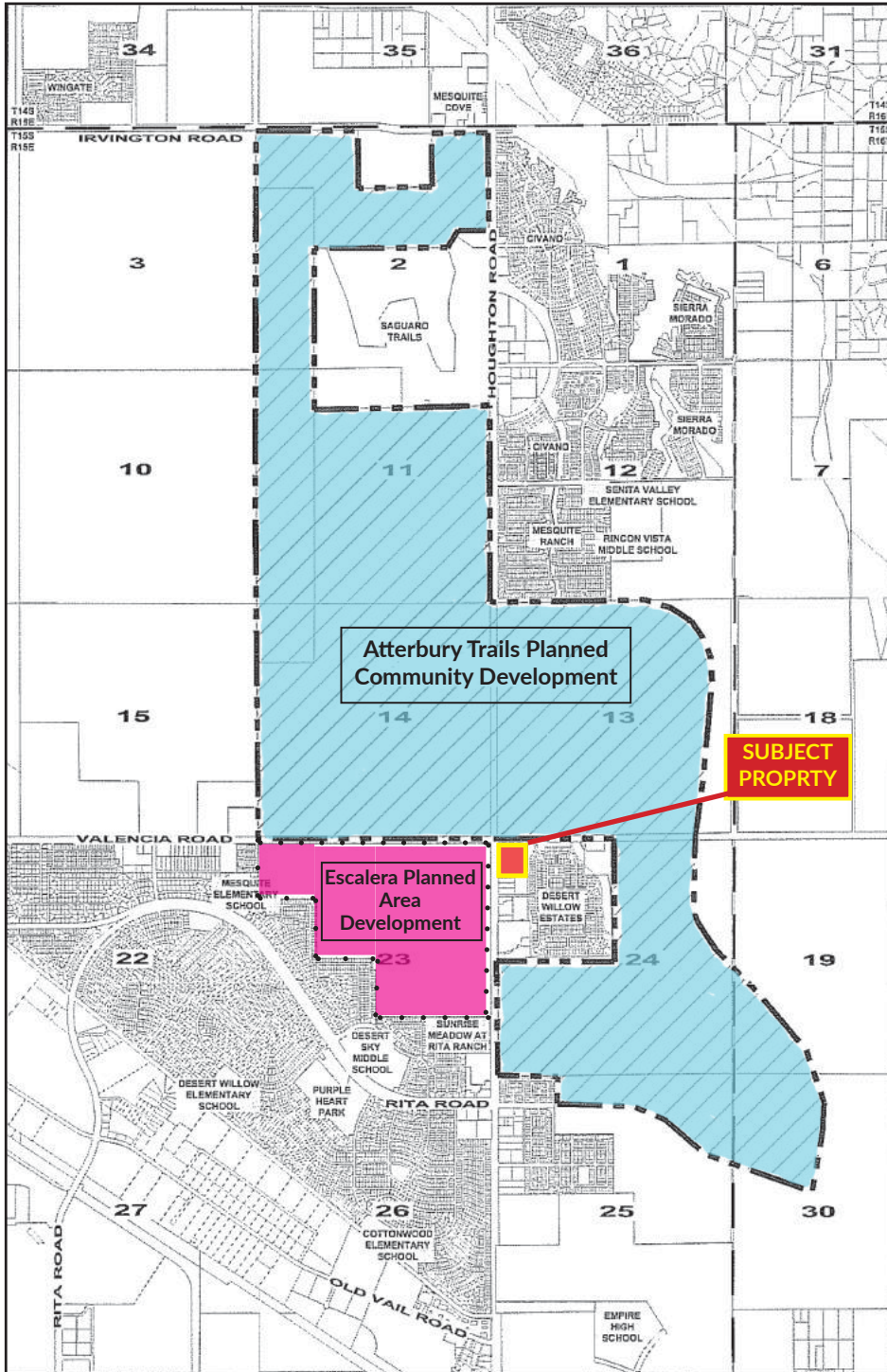
- 7,800 acres of Master Planned Land to be developed.
- 3 National Home Builders planning 1,000's of new homes.
- Located within the Vail School District, one of the highest performance school districts in Arizona.
- U of A Tech Park and Davis-Monthan Air Force Base with high profile employers in the area including IBM, Amazon, Target, Oracle and Raytheon.
- New Hospital under construction nearby.
- Mica Mountain High School opened 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.
- New Valencia bridge connecting to Old Spanish Trail makes easy access to and from all of the Rincon Valley.

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 2021 was 18,039 vehicles per day and is projected to increase to 22,000 vehicles per day by 2023.

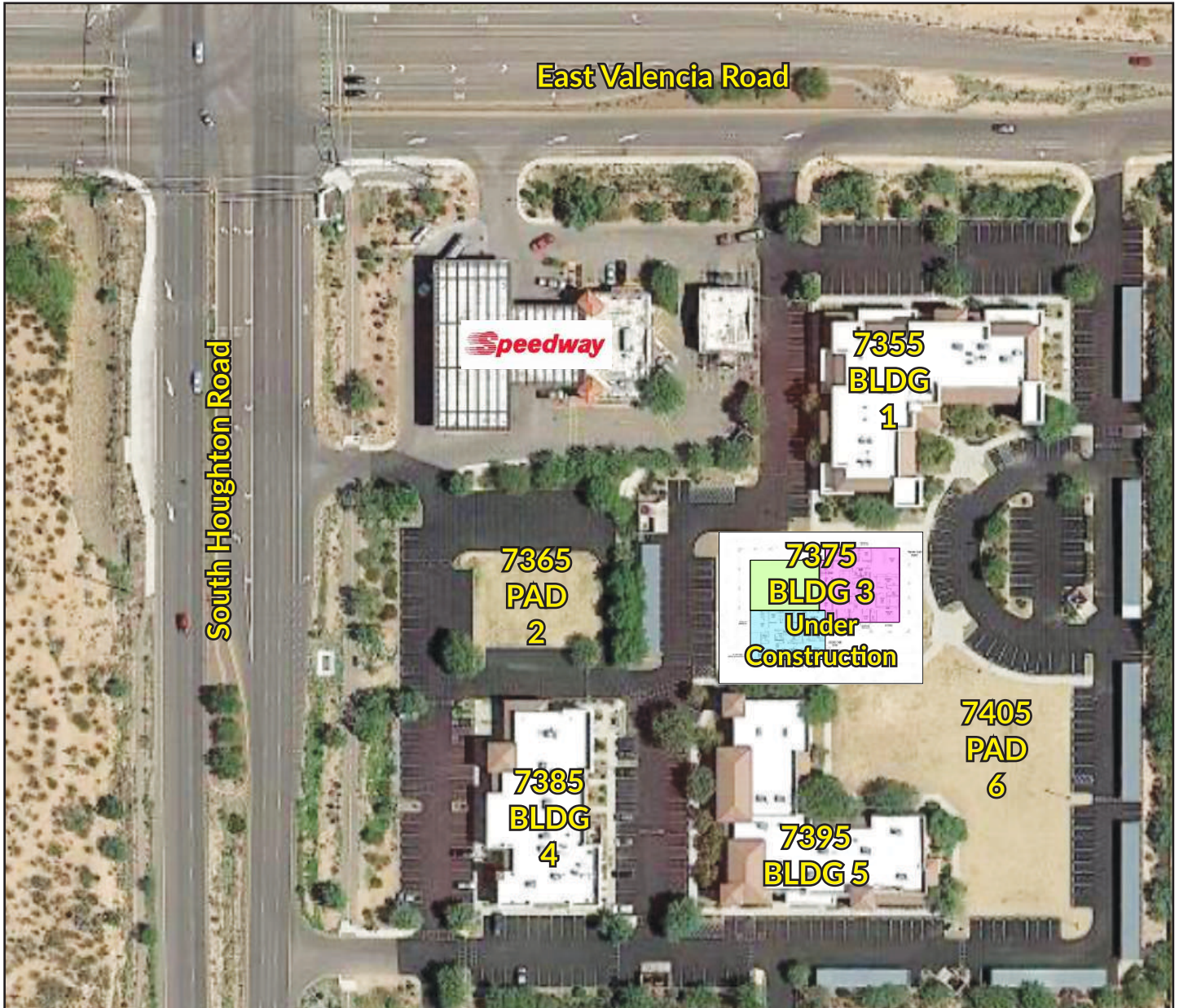
Nearby Neighborhoods and Future Development



This map shows how Houghton Crossings is centrally located to nearby neighborhoods and the future development of the Atterbury Trails Planned Community Development. The highlighted area is part of the 7,800 acre Houghton Area Master Plan that is being “hard zoned” by the City of Tucson and State Land Department. The zoning has been approved by the Mayor and City Council. They are working on infrastructure plans and once approved, portions of the 2,500 acres may start to be auctioned off.

In addition, Northwest Healthcare has constructed a 70 bed hospital near Houghton and Old Spanish Trail approximately 5.3 miles north. The hospital is offering a broad range of services designed to keep residents close to home. The hospital will have space to accommodate future growth and will employ more than 595 people.

Aerial View - Buildings and PADS



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

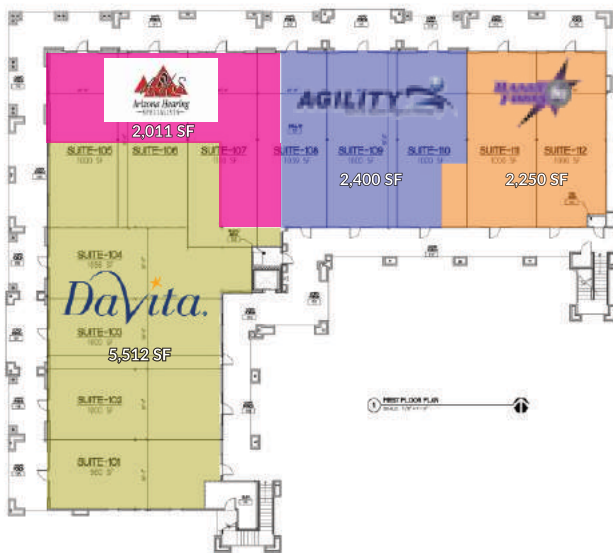
Details - Building 1



Building 1

7355 South Houghton Road
Two Story / ±24,000 SF total
1,430 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 ±3,607 SF
Edward Jones ±1,591 SF
±1,430 SF available

Details - PADS, Buildings 3, 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 6

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

Building 3

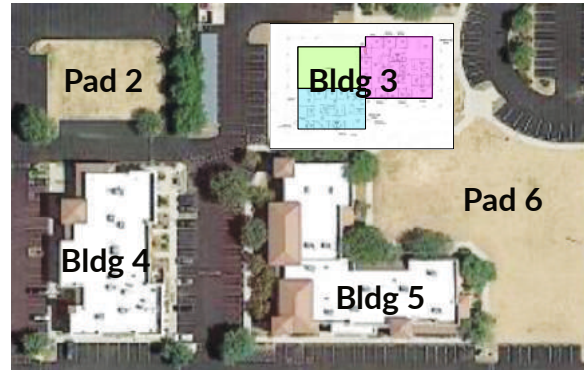
7375 South Houghton Road
OFFICE/MEDICAL, to be completed 5/23
Build to suit
±2,191 SF buildable available
Current Tenant
NW Allied, Primary Care and Urgent Care

Building 4

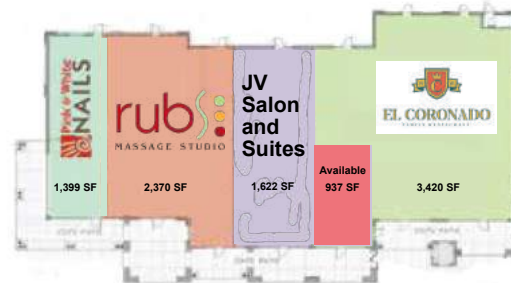
7385 South Houghton Road
OFFICE/RETAIL
±9,788 SF total
±937 SF available
Current Tenants
El Coronado Restaurant ±3,420 SF
Rubs Massage ±2,370 SF
JV Salon and Suites ±1,622 SF
Pink and White Nails ±1,399 SF

Building 5

7395 South Houghton Road
OFFICE/SERVICE/MEDICAL
±13,800 SF total
±1,486 SF available
Current Tenants
Veteran's Administration Clinic ±10,041 SF
Endodontics ±2,029 SF



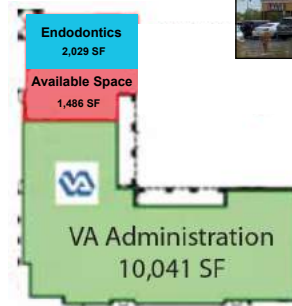
Building 3



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