



WHIRLYGIG  
PROPERTIES, LLC

Rincon Plaza  
7545 South Houghton Road  
Tucson, AZ 85747

## RINCON PLAZA



## Retail/Office Space for Lease

### Lease rate:

Starting at \$26.00 NNN per sf per year

### Space available:

960 Sq. Ft. - Built-out, See attached floor plan.

### Zoning: C-2

Presently occupied / PLEASE DO NOT  
DISTURB TENANT

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

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### 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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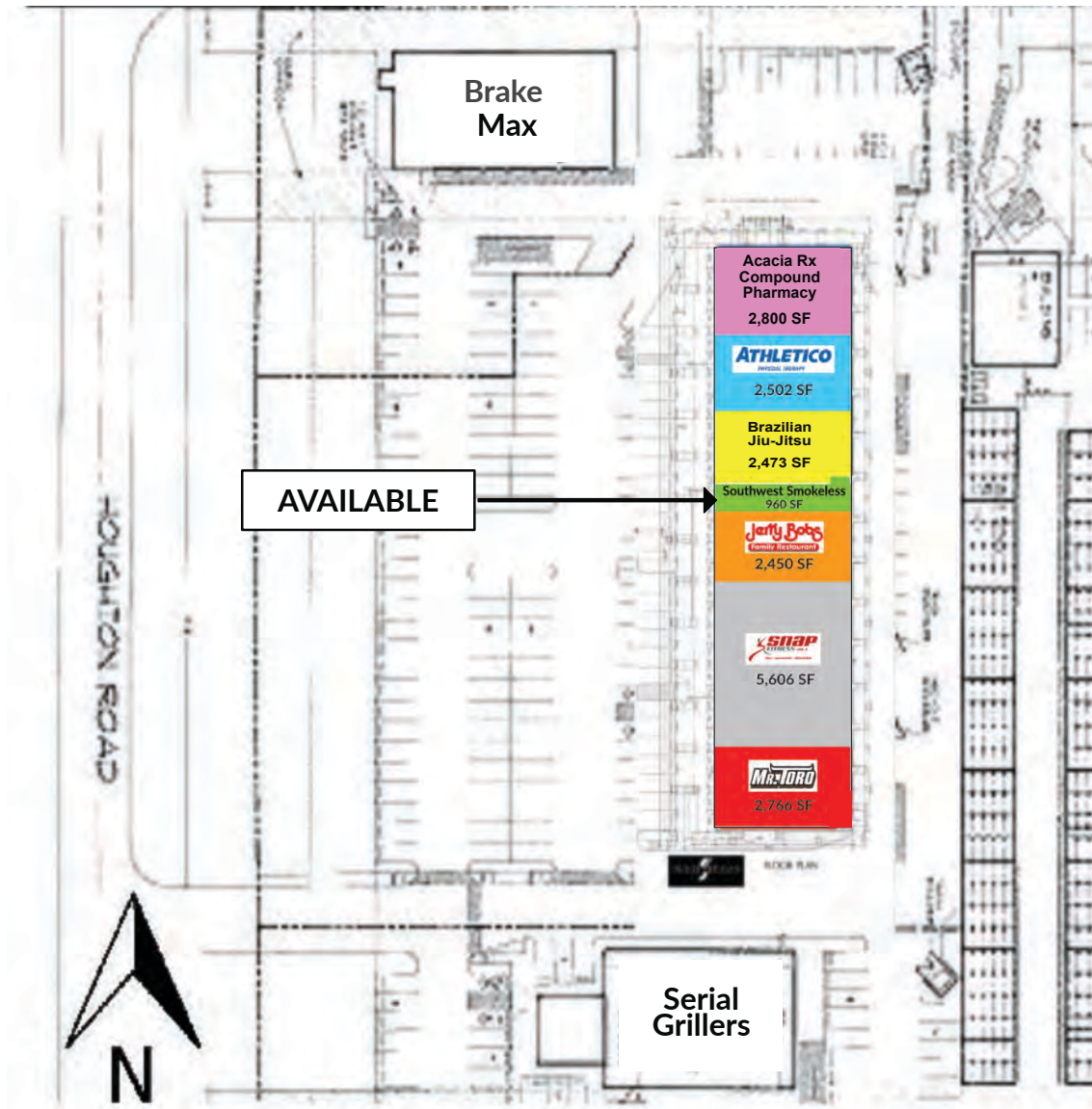
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### Details - Site Plan



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### Details - Floor Plan



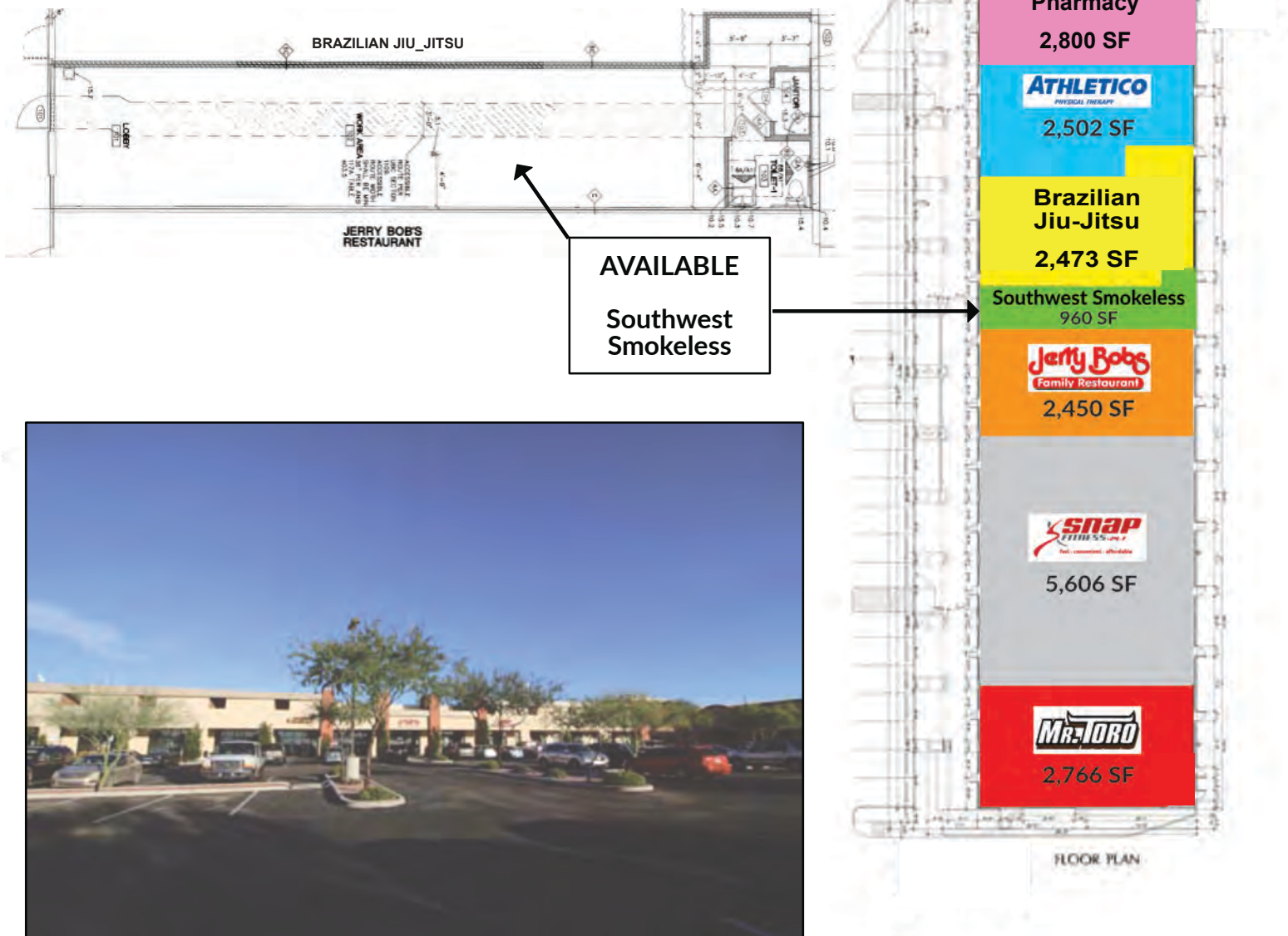
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## Aerial View



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

### RINCON PLAZA TENANTS

Acacia Rx Compound Pharmacy	2,800 SF
Athletico Physical Therapy	2,502 SF
Brazilian Jiu-Jitsu	2,473 SF
Available (Southwest Smokeless)	960 SF
Jerry Bob's Family Restaurant	2,450 SF
Snaf Fitness	5,606 SF
Mr. Toro Carniceria	2,766 SF

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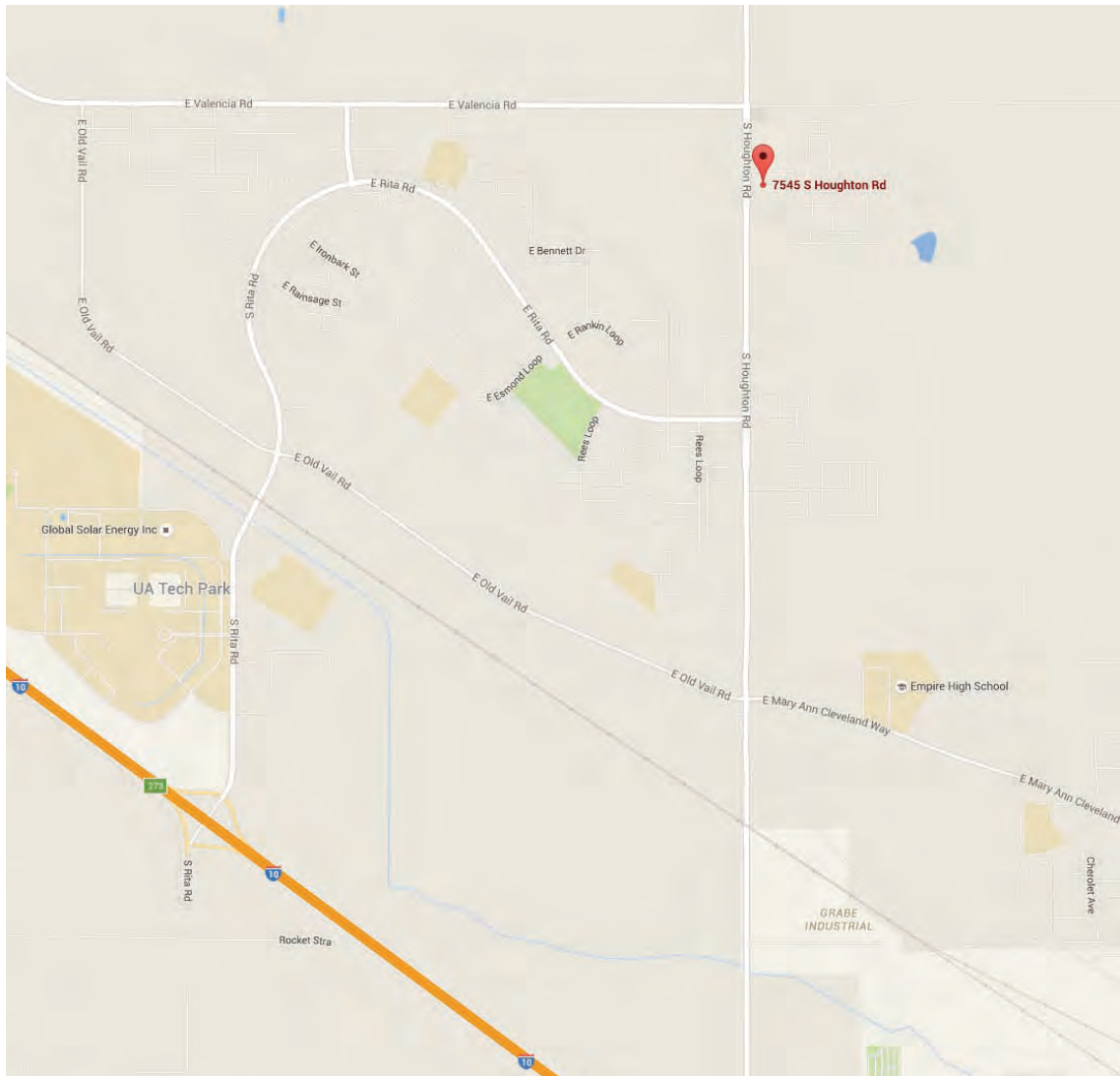
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## Traffic Count South Houghton Road



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The Average Traffic on Houghton Road is 24,506 Vehicles per Day.

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## Area/Local Businesses and Employers



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

