

# LAS PLAZAS

AT

# OLD VAIL



READY FOR OCCUPANCY  
17-ACRE RETAIL OPPORTUNITY  
HOUGHTON AND OLD VAIL ROAD | TUCSON, AZ

**CBRE**

## PROJECT SCOPE



# LAS PLAZAS

AT

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# RETAIL OPPORTUNITY HIGHLIGHTS

Las Plazas at Old Vail is a 17-acre parcel, multi-use project located at the northwest corner of Houghton and Old Vail Roads. It is a restaurant and retail hub serving a wide, underserved trade area including southeast Tucson, Vail and surrounding communities.

- High-growth corridor for employment and housing. Adjacent to Tucson Tech Corridor.
- Second highest income area in Tucson.
- Easy access to/from I-10, SE Tucson, Davis-Monthan Air Force Base, Points North.
- Close to UA Tech Park with  $\pm 7,000$  employees and home to Raytheon, CitiGroup and IBM.



# LAS PLAZAS AT OLD VAIL



JOIN THESE  
RETAILERS





21,000 VPD



**LAS PLAZAS**  
AT  
**OLD VAIL**

**LOCATION**  
**DRIVE TIMES**



INTERSTATE 10  
6 MIN



TUCSON INTERNATIONAL AIRPORT  
18 MIN



DOWNTOWN TUCSON  
24 MIN



UNIVERSITY OF ARIZONA  
24 MIN



S. KOLOB ROAD

E. VALENCIA ROAD

E. VALENCIA ROAD

S. RITA ROAD

E. OLD VAIL ROAD

S. HOUGHTON ROAD

E. MARY ANN CLEVELAND WAY

UA Tech Park  
±50 employers, including Citi,  
IBM and Raytheon  
±7,000 employees

Rita Ranch Master Planned  
Community  
±4,990 Homes

Desert Willows  
±353 Homes

Voyage Homes  
±289 Homes

Empire Heights  
±241 Homes

LAS PLAZAS  
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Sycamore Park  
±735 Homes

The future diverging  
diamond interchange  
at Houghton Road and  
Interstate 10.  
CONSTRUCTION TO BEGIN 2020.



# LOCATION AERIAL MAP



# LAS PLAZAS

AT

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## DEMOGRAPHICS



### POPULATION

43,795 (2017 estimate)

46,913 (2022 estimate)



### HOUSEHOLDS

15,540 (2017 estimate)

16,496 (2022 estimate)



### AVERAGE IN-

\$82,849 (2017 estimate)

\$94,151 (2022 estimate)



### POPULATION

BASED ON AVERAGE POPULATION

20.87% (BA)

11.30% (MA)

Source: Eseri, February 2018

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**SHOPS AVAILABLE FOR LEASE**

LOT	MAX BUILDING AREA	ZONING
11	±7,200 SF	C-1
12	±7,200 SF (additional ±1,700 SF patio)	I-2, C-1
13	±7,200 SF (additional ±2,000 SF patio)	I-2
14	±17,000 SF (additional ±2,000 SF patio)	I-2
15	±18,000 SF	I-2

LOT	MAX BUILDING AREA	ZONING
1	±7,400 SF	I-2
3	±3,000 SF (additional ±600 SF patio)	I-2
4	±6,200 SF (additional ±1,800 SF patio)	I-2

# AVAILABLE PADS

An aerial photograph of a large retail center in a desert environment. The center features several large, single-story commercial buildings with flat roofs and extensive parking lots filled with cars. In the background, a range of mountains stretches across the horizon under a clear blue sky. The entire image has a warm, orange-tinted overlay.

# THE TEAM

## RETAIL

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