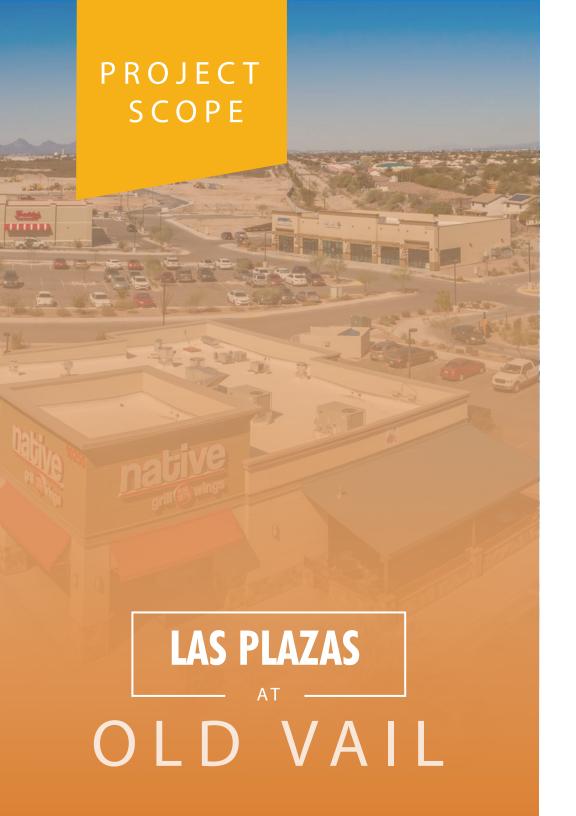


READY FOR OCCUPANCY

17-ACRE RETAIL OPPORTUNITY

HOUGHTON AND OLD VAIL ROAD | TUCSON, AZ

**CBRE** 



# 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 ±7,000 employees and home to Raytheon, CitiGroup and IBM.

# LAS PLAZAS OLD ATVAIL



### JOIN THESE

RETAILERS











































### LAS PLAZAS

# OLD VAIL



#### DEMOGRAPHICS



#### **POPULATION**

43,795 46,913



#### HOUSEHOLDS

15,540

16,496



#### **AVERAGE IN-**

\$82,849

\$94,151 (2022 estimate)



#### **POPULATION**

20.87% (BA) 11.30% (MA)





	LOT MAX BUILDING AREA	ZONING
11	±7,200 SF	C-1
12	$\pm$ 7,200 SF (additional $\pm$ 1,700 SF po	atio) I-2, C-1
13	±7,200 SF (additional ±2,000 SF pa	atio) I-2
14	$\pm$ 17,000 SF (additional $\pm$ 2,000 SF $_{\rm F}$	patio) I-2
15	±18,000 SF	I-2

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

## AVAILABLE

PADS

# THE TEAM RETAIL

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