

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ



FOR SALE
ONLY 2 LOTS LEFT



LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ



PROPERTY DETAILS

| | |
|------------------------|-----------------------|
| Entitled Building Area | 9,200 SF & 18,000 SF |
| Effective Site Area | 32,173 SF & 63,437 SF |
| Sale Price | \$740,000 & \$950,000 |
| Zoning | I-2, Heavy Industrial |

ONSITE IMPROVEMENTS

- Driveways
- Common parking lot area
- Lot lighting
- Perimeter landscaping

HIGHLIGHTS

- Regional retail location serving southeast Tucson. Nearby users include Sprouts (planned), Walmart, Home Depot, Tractor Supply, and Costco (planned).
- Ideal for retail, medical, recreational, and office users
- Close proximity to I-10
- Adjacent to Tucson Tech Corridor
- Near UA Tech Park with 7,000 daytime employees

TRAFFIC COUNTS

| | |
|-------------|-------------------|
| Houghton Rd | 25,375 VPD (2024) |
| Old Vail Rd | 9,691 VPD (2024) |

| DEMOGRAPHICS | Population | Average Household Income | Daytime Population |
|--------------|------------|--------------------------|--------------------|
| 1 Mile | 1,815 | \$148,601 | 670 |
| 3 Miles | 19,753 | \$129,770 | 4,563 |
| 5 Miles | 54,528 | \$130,346 | 7,821 |

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1/8/2026

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Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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INTERSECTION AERIAL



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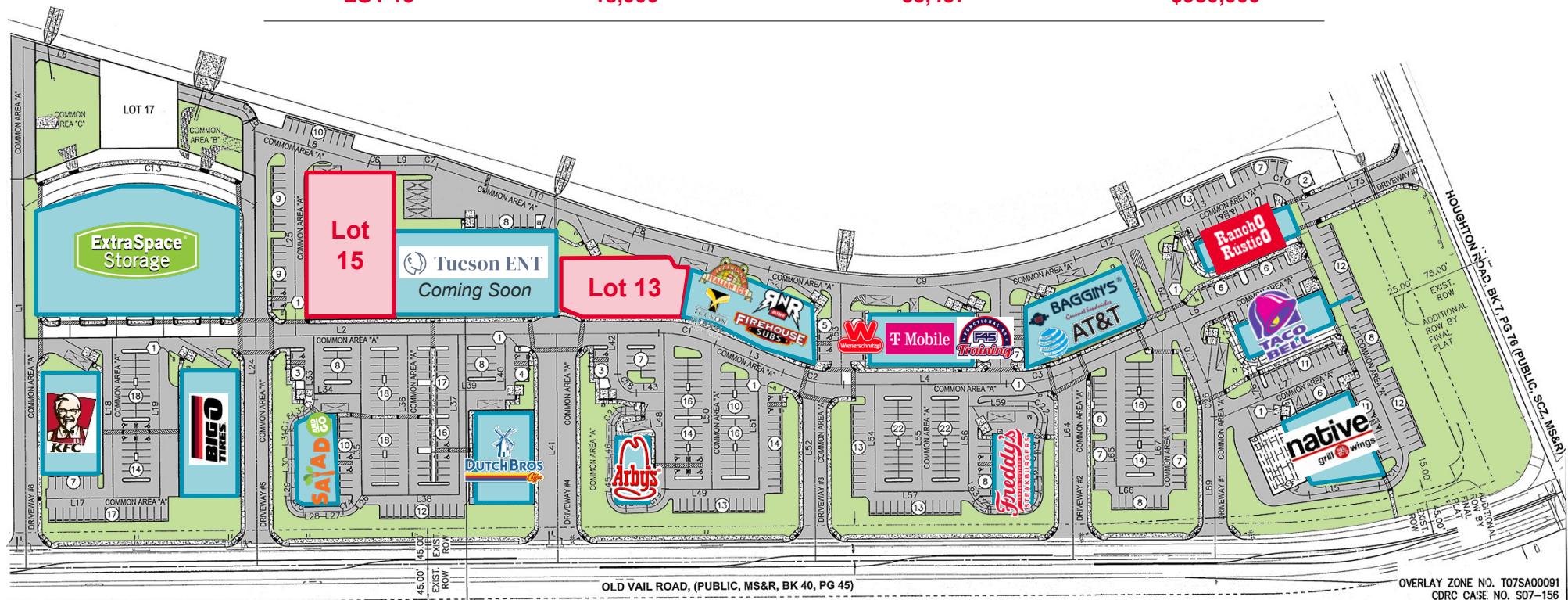
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SITE PLAN

| Suite | Entitled Building Area (SF) | Effective Site Area (SF) | Sale Price |
|--------|-----------------------------|--------------------------|------------|
| LOT 13 | 9,200 | 32,173 | \$740,000 |
| LOT 15 | 18,000 | 63,437 | \$950,000 |



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