

NWC Houghton & Old Vail Rd | Tucson, AZ



PICOR

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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INTERSECTION AERIAL



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SITE AERIAL

ExtraSpace
Storage

LOT 15

Tucson ENT
Coming Soon

FIREHOUSE
SUBS
FOUNDED BY FIREMEN™



LOT 13

SAAD
AND GO

DUTCHBROS
Life

Arby's

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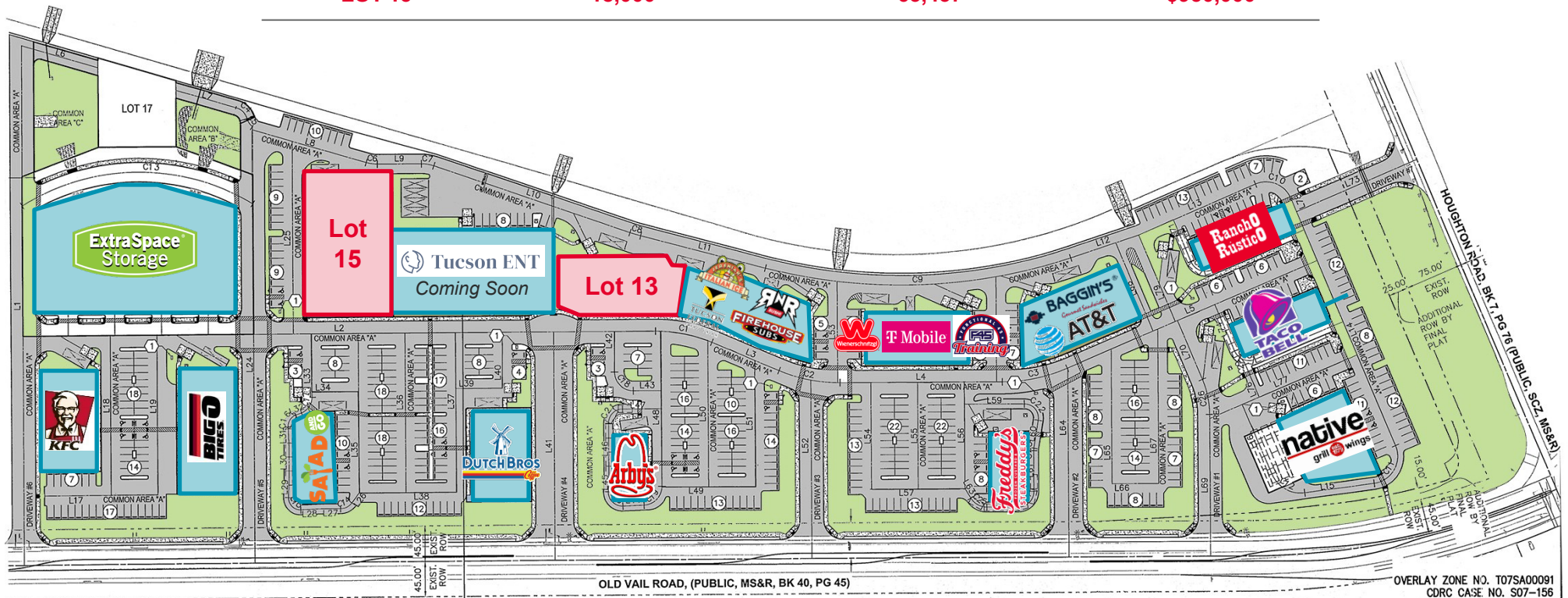
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SITE PLAN

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



OLD VAIL ROAD, (PUBLIC, MS&R, BK 40, PG 45)

OVERLAY ZONE NO. T07SA00091
CDRC CASE NO. S07-156

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