

HOUGHTON CROSSINGS PROFESSIONAL PLAZA



Office, Medical and Retail Space for Lease

Lease Rate:

Starting at \$18.00 NNN per SF per year

Space Available:

1,000 - 13,800 sq. ft.

Zoning: C-1

PADS:

- 1 Retail PAD available, 4,400 SF with 3 Drive-Thrus, possibly up to 6,300 SF with No Drive-Thrus.
- 2 Office Building PADS available, Build to suit, 8,400 SF and 13,800 SF

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

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Property Features

Houghton Crossings Professional Plaza is located at the southeast intersection of Houghton Road and East Valencia Road.

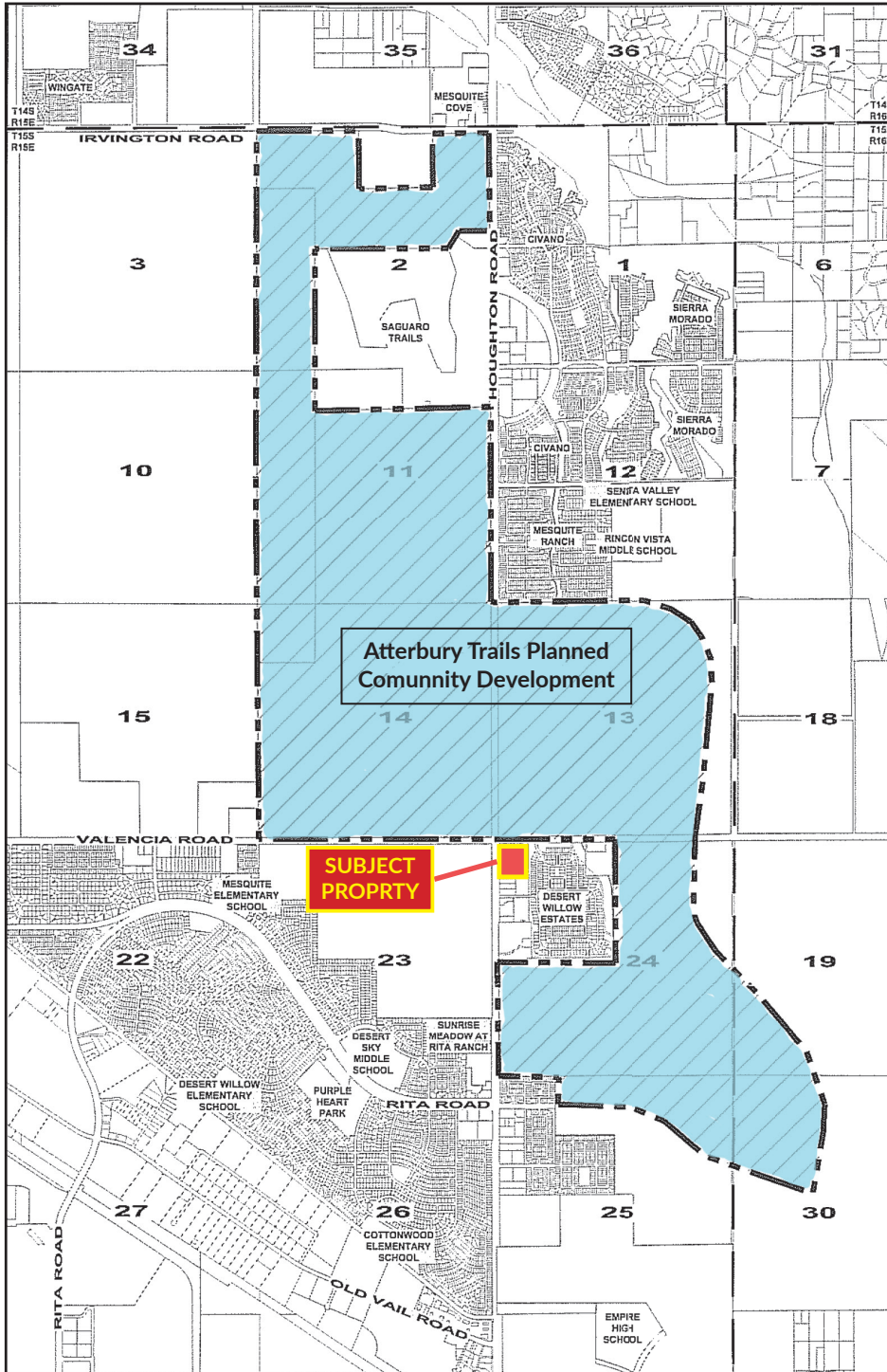
- Excellent opportunity for office, medical or retail users with high visibility and access in the Southeast, Rita Ranch and Vail area.
- Only privately owned C-1 zoned parcel at this intersection; other 3 corners are State Land.
- High profile employers in the area include Raytheon, IBM, Target, Canon USA, Citigroup, Walmart, Fry's, The Veterans Administration (VA) and Davis-Monthan Air Force Base.
- Convenient Interstate-10 access via Houghton Road
- Located within the Vail School District, one of the highest performance school districts in Arizona.
- Mica Mountain High School opening fall 2020, 1/2 mile east of this center

Valencia Road Extension to Old Spanish Trail



- Population east of the Pantano Wash in 2019 was 18,532 in 6,828 housing units.
- Rocking K Ranch will be adding an additional 3,653 housing units during its construction phases.
- The Average Daily Traffic on Valencia Road in 2017 was 7,900 vehicles per day and is projected to increase to 15,100 vehicles per day by 2027.

Nearby Neighborhoods and Future Development



This map shows how Houghton Crossings is centrally located to nearby neighborhoods and the future development of the Atterbury Trails Planned Community Development. The highlighted area is part of the 7,800 acre Houghton Area Master Plan that is being "hard zoned" by the City of Tucson and State Land Department. This will provide the State Land Department with 2,590 acres of land, divided into 15 development areas which they can sell at Public Auction, over the next 15 to 20 years.

In addition, Northwest Healthcare is building a 70 bed hospital near Houghton and Old Spanish Trail approximately 5.3 miles north. The hospital will offer a broad range of services designed to keep residents close to home. With an anticipated opening date of late 2020 or early 2021, the hospital will have 70 beds with space to accommodate future growth and will employ more than 595 people.

Aerial View - Buildings and PADS



Houghton Crossings Professional Plaza
7355 - 7405 South Houghton Road
Tucson, Arizona 85747

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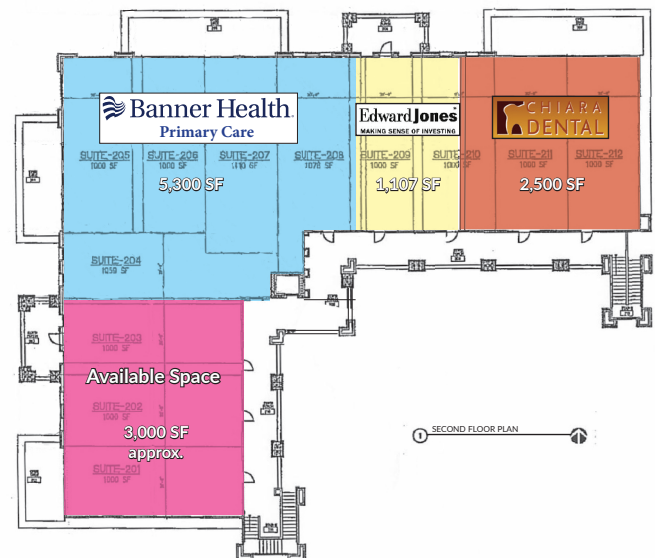
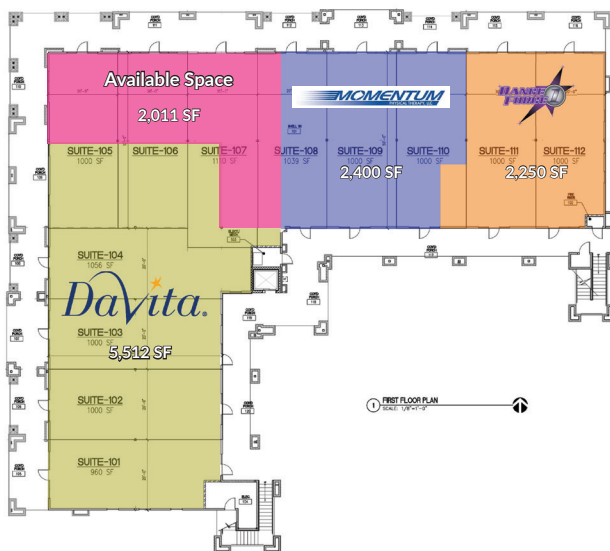
Details - Building 1



Building 1

7355 South Houghton Road
Two Story / ±24,000 SF total
1,000 - 3,000 SF available

- The second floor is accessible by an external elevator and two separate stairwells.



Building 1

First Floor Tenants

DaVita Dialysis Center ±5,512 SF
Momentum Physical Therapy ±2,400 SF
Dance Force - 2 ±2,250 SF
±2,011 SF available (End Cap)

Building 1

Second Floor Tenants

Banner Health Primary Care ±5,300 SF
Chiara Dental ±2,500 SF
Edward Jones ±1,107 SF
±3,000 SF approx. available (divisible)

Details - PADS, Buildings 4, 5



PAD 2

7365 South Houghton Road
OFFICE/RETAIL/MEDICAL
±4,400 SF with 3 Drive-Thru's,
possibly up to 6,300 SF with no
Drive-Thru's
Option: ±4,400 SF for use with
a Drive-Thru

PAD 3

7375 South Houghton Road
OFFICE/MEDICAL
Build to suit
±8,400 SF buildable available

PAD 6

7405 South Houghton Road
OFFICE/MEDICAL build to suit
±13,800 SF buildable available

Building 4 - 100% occupied

7385 South Houghton Road
OFFICE/RETAIL
±9,789 SF total leased
Current Tenants
El Coronado Restaurant ±3,420 SF
Styling Etc., Salon ±1,622 SF
Rubs Massage ±2,370 SF
Pink and White Nails ±1,399 SF
Allstate Insurance ±937 SF

Building 5

7395 South Houghton Road
OFFICE/SERVICE/MEDICAL
±13,800 SF total
±3,759 SF available (end cap)
Current Tenants
Veteran's Administration Clinic
±10,041 SF



Area/Local Businesses and Employers



- | | | | |
|-------------------------------------|--|---|---------------------------------------|
| A: SUBJECT
PROPTY | E: BRAKEmax
CAR CARE CENTERS | I: Davis Monthan
Air Force Base | M: <i>Hotrods
Old Vail</i> |
| B: Civano | F: SERIAL GRILLERS | J: SAFEWAY | N: UA TechPark |
| C: Speedway | G: FOOD STORES
Fry's | K: Walgreens | O: Walmart |
| D: Veterans
Association | H: CARONDELET
HEALTH NETWORK | L: Rita Ranch | P: Vail, Arizona |



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



Canon



Raytheon