

OLD VAIL CROSSINGS

10000 E Old Vail Road | TUCSON, AZ 85747
NWC of Houghton Rd. & E Old Vail Rd.



ELEVATION FOR ILLUSTRATION
PURPOSES ONLY

RETAIL SPACE & Pad AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.
George C. Larsen – Designated Broker – Owner/Agent.*

AVAILABILITY

Outparcel Pad: **±46,924 sf (land)**

Retail Space: **Bldg. 2 - ±7,200 up to ±20,000**

Lease Rate: Call for Rate

***NNN estimated at \$8.00 PSF*

PROPERTY FEATURES

Parking: 5/1000 sf

Zoning: I-1

PROPERTY HIGHLIGHTS

- Nearby tenants include: Walmart Supercenter, Costco, Home Depot, Dutch Bros Coffee, T.J. Maxx, Discount Tire, Verizon, McDonald's and more
- Junior Anchor: 3,000 – 20,000 SF
- Tucson's second largest labor force concentration
- High traffic volume from I-10
- Adjacent to Rita Ranch Neighborhood and its ±5,000 homes
- Tremendous access and visibility



SITE PLAN

THIS IS A SCHEMATIC ONLY FLOOR PLAN AND SUBJECT TO MUNICIPALITY APPROVALS.

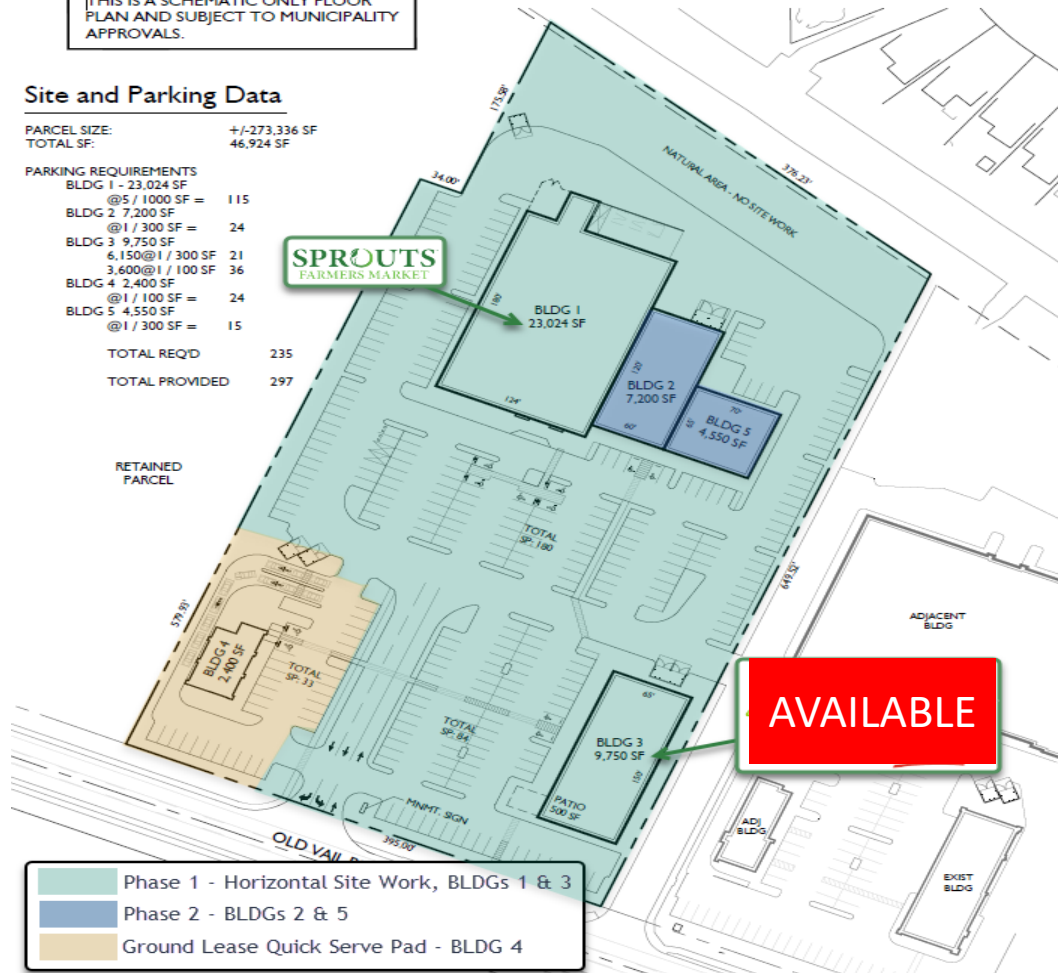
Site and Parking Data

PARCEL SIZE: +/-273,336 SF
TOTAL SF: 46,924 SF

PARKING REQUIREMENTS
BLDG 1 - 23,024 SF
@5 / 1000 SF = 115
BLDG 2 7,200 SF = 24
@1 / 300 SF = 24
BLDG 3 9,750 SF
6,150@1 / 300 SF 21
3,600@1 / 100 SF 36
BLDG 4 2,400 SF
@1 / 100 SF = 24
BLDG 5 4,550 SF
@1 / 300 SF = 15

TOTAL REQD 235
TOTAL PROVIDED 297

RETAINED
PARCEL



NORTH

SITE PLAN - BLOCK I PHASE 2
OLD VAIL RD & HOUGHTON RD

NOT TO SCALE DATE: 04.10.25 JOB#24092

a23studios

711 E 9th St
Tucson, Arizona 85719
520.245.4010 phone

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Tenant	Suite #	Size (SF)
AVAILABLE	Ground Lease QSR Pad	±46,924
Sprouts	BLDG 1	±23,024
AVAILABLE	BLDG 2	±7,200
AVAILABLE*	BLDG 3 Ste 100	±3,800
Pink Berry*	BLDG 3 Ste 200	±1,100
AVAILABLE*	BLDG 3 Ste 300	±3,800
AVAILABLE	BLDG 2 (Jr Anchor)	±20,000
AVAILABLE	BLDG 5	±4,550

*Leases Pending



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DEMOGRAPHICS (2024)

	1 Mile	3 Mile	5 Mile
Population	4,419	19,699	47,671
Average Family Income	\$166,388	\$135,400	\$137,455
Employees	6,084	57,074	159,512
Total Retail Expenditures	\$257.8 Million	\$2.57 Billion	\$5.12 Billion

