

LAS PLAZAS AT OLD VAIL | FOR SALE

10165 E Old Vail Road | Tucson, AZ 85747

Multi-Tenant Retail Investment Opportunity

Sale Price: \$5,645,917

7,524 SF of Newly Constructed Retail



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EXECUTIVE SUMMARY

LAS PLAZAS AT OLD VAIL | EXECUTIVE SUMMARY

THE OFFERING

OFFERING TERMS

Price	\$5,645,917
Year 1 NOI	\$338,755
Occupancy	100%
Cap Rate	6.00%
GLA	7,524 Square Feet
Site Area	11,989 Square Feet
Submarket	Southeast Tucson
Year Built	2025
Type	Multi-Tenant Retail Property



INVESTMENT HIGHLIGHTS

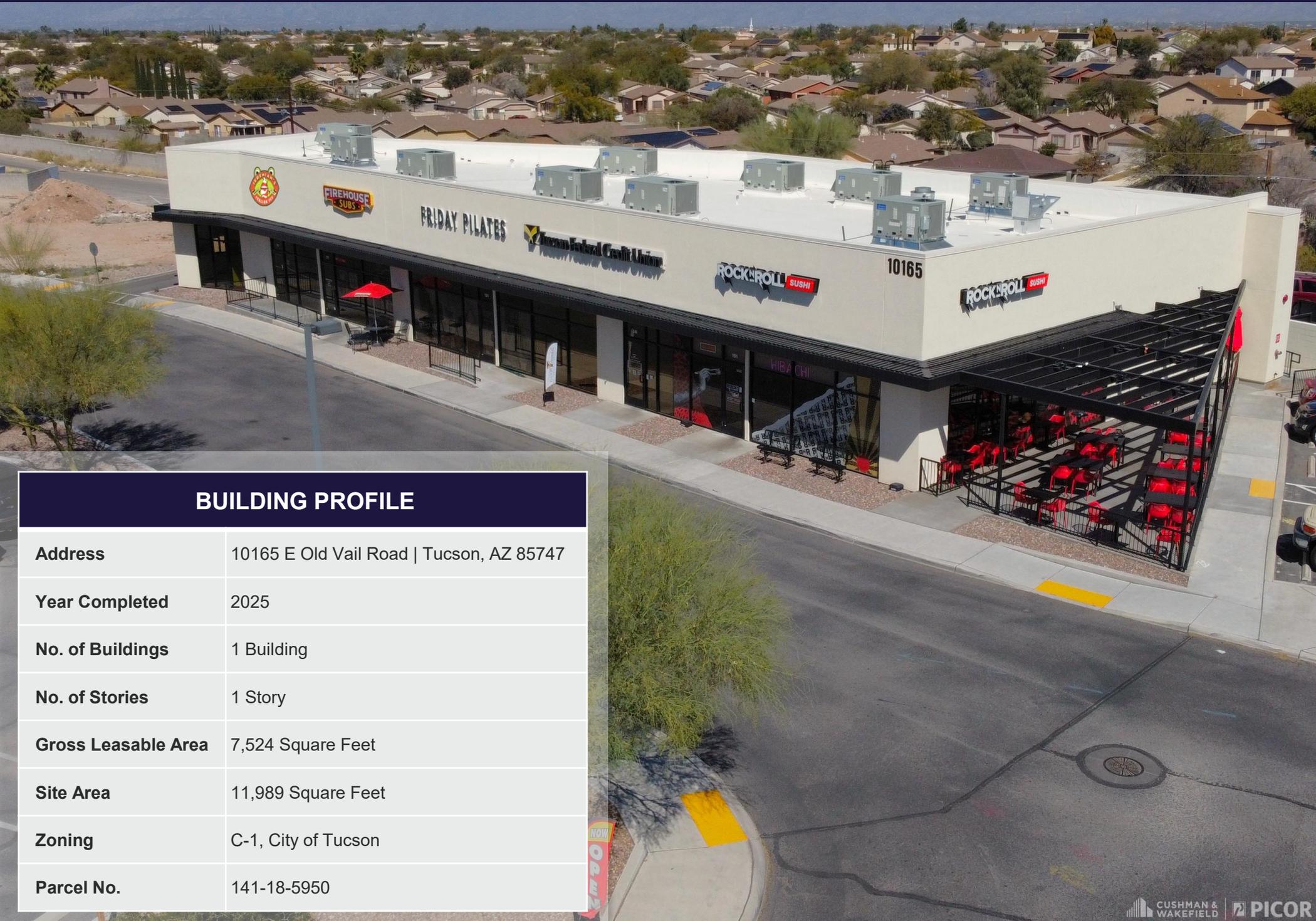
- Brand new construction completed in 2025
- 100% occupied with a diverse, service-oriented tenant mix
- Located in the rapidly growing Rita Ranch neighborhood, ±5,000 surrounding homes
- Costco Wholesale and Sprouts Farmers Market coming soon to the immediate trade area
- Dense retail corridor with national co-tenants including Walmart, The Home Depot, Petco, TJ Maxx, Ross, Dutch Bros, & Arby's
- Strong residential growth pipeline driving consumer demand

AREA HIGHLIGHTS

- Strong household incomes over \$129,655 within 5 minutes of property
- Positioned at the intersection of S Houghton Road (27,911 VPD) and E Old Vail Road (15,551 VPD)



LAS PLAZAS AT OLD VAIL | EXECUTIVE SUMMARY



BUILDING PROFILE

Address	10165 E Old Vail Road Tucson, AZ 85747
Year Completed	2025
No. of Buildings	1 Building
No. of Stories	1 Story
Gross Leasable Area	7,524 Square Feet
Site Area	11,989 Square Feet
Zoning	C-1, City of Tucson
Parcel No.	141-18-5950

LAS PLAZAS AT OLD VAIL | FINANCIAL ANALYSIS

ESTIMATED PROFIT & LOSS

INCOME	
Scheduled Rent	\$338,755.00 / Yr
Expense	\$84,327.42
TOTAL INCOME	\$473,082.42
EXPENSES	
Taxes (2025)	\$6,501.59
CAM	\$57,523.83
Insurance	\$8,302.00
Property Management	\$12,000.00
TOTAL OPERATING EXPENSES	\$84,327.42
NET OPERATING INCOME	\$338,755.00



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LAS PLAZAS AT OLD VAIL | FINANCIAL ANALYSIS

RENT ROLL

TENANT	SF	LEASE TERM	MONTHLY BASE RENT	ANNUAL BASE RENT	ANNUAL BASE RENT PER SF	INCREASES	OPTIONS
 ROCK N ROLL SUSHI	1,824	10 Years	\$6,973.75	\$83,685.00	\$45.88	10% Every 5 Years	2-5 Year
 FIREHOUSE SUBS FOUNDED BY FIREMEN™	1,650	10 Years	\$5,500.00	\$66,000.00	\$40.00	2% Annual Increase / 2.5% Annual Increases During Option	1-10 Year
 FRIDAY PILATES <i>*Opening ±May 1, 2026</i>	1,413	10 Years	\$4,710.00	\$56,520.00	\$40.00	2% Annual Increases	2-5 Year
 TUCSON FEDERAL CREDIT UNION	1,400	10 Years	\$4,900.00	\$58,800.00	\$42.00	2% Annual Increases	2-5 Year
 JEREMIAH'S ITALIAN ICE <i>*Opening ±May 1, 2026</i>	1,250	10 Years	\$6,145.83	\$73,750.00	\$59.00	10% Every 5 Years	2-5 Year
TOTAL	7,537 SF		\$28,229.58	\$338,755.00			

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LAS PLAZAS AT OLD VAIL | FINANCIAL ANALYSIS

TENANT PROFILES



Jeremiah's Italian Ice is a beloved frozen dessert franchise founded in 1996 in Winter Park, Florida, with roots tracing back to founder Jeremy Litwack's passion for Italian Ice developed in Philadelphia. Known for its bold flavors, vibrant brand, and community-first culture, Jeremiah's has grown to over 300 franchise units nationwide. The brand has earned back-to-back recognition on Entrepreneur Media's Franchise 500 list and landed a spot on the Franchise Times Fast & Serious List in 2024, cementing its position as one of the fastest-growing dessert concepts in the country.

Website: www.jeremiahsice.com
Locations: ±170



Firehouse Subs was founded in 1994 by brothers Chris and Robin Sorensen, both rooted in a family legacy of fire and police service, in Jacksonville, Florida. Known for their signature steamed meats and cheeses piled onto toasted private-recipe sub rolls, the brand has grown to over 1,450 locations nationwide. Now part of the Restaurant Brands International (RBI) family, alongside Burger King and Popeyes, Firehouse Subs is positioned for continued national expansion backed by one of the world's largest quick-service restaurant operators.

Website: www.firehousesubs.com
Locations: ±1,200



Tucson Federal Credit Union was founded in 1937 by a group of Tucson teachers with a vision to better serve the financial needs of local school employees and their families. Originally known as Tucson Teachers Federal Credit Union, TFCU transitioned to a community charter in 2006, opening membership to anyone who lives, works, worships, or attends school in Pima County. Today, TFCU has grown to more than 53,000 members and \$750 million in assets, making it one of the most established and trusted financial institutions serving the greater Tucson community.

Website: www.tucsonfcu.com/
Locations: ±6

FRIDAY PILATES

FRIDAY Pilates is a Tucson-based modern reformer Pilates studio built around the idea that every workout should feel like a Friday- upbeat, energizing, and community-driven. With locations in Downtown Tucson, Central Tucson, and now Vail, the studio offers beginner-friendly reformer classes designed to build strength, flexibility, and mood in an accessible, welcoming environment. FRIDAY's expansion into the Rita Ranch trade area reflects growing consumer demand for boutique fitness in Tucson's fastest-growing residential corridors.

Website: www.fridaypilates.com **Locations:** ±3



Rock N' Roll Sushi is the original American-style sushi franchise, founded in 2010 by husband-and-wife team Lance and Gerri Hallmark in Mobile, Alabama. Built on the energy of rock music and bold, creative rolls, the brand grew from a 1,000-square-foot mall concept to over 50 locations across the U.S. within its first decade. The Tucson location at 10165 E Old Vail Road brings Rock N' Roll Sushi's amplified dining experience to the Rita Ranch trade area, serving the rapidly growing Southeast Tucson area.

Website: www.rocknrollsushi.com **Locations:** ±72



S Houghton Rd: 27,911 VPD

E Old Vail Rd: 15,551 VPD (2025)

SUBJECT
 ROCK & ROLL SUSHI
 FIREHOUSE SUBS
 TUCSON FEDERAL
 FRIDAY PILATES

Rita Ranch Neighborhood
 ±5,000 Homes

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AREA
 INFORMATION

LAS PLAZAS AT OLD VAIL | AREA INFORMATION



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LAS PLAZAS AT OLD VAIL | MARKET INFORMATION



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE (YOY)



\$74,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

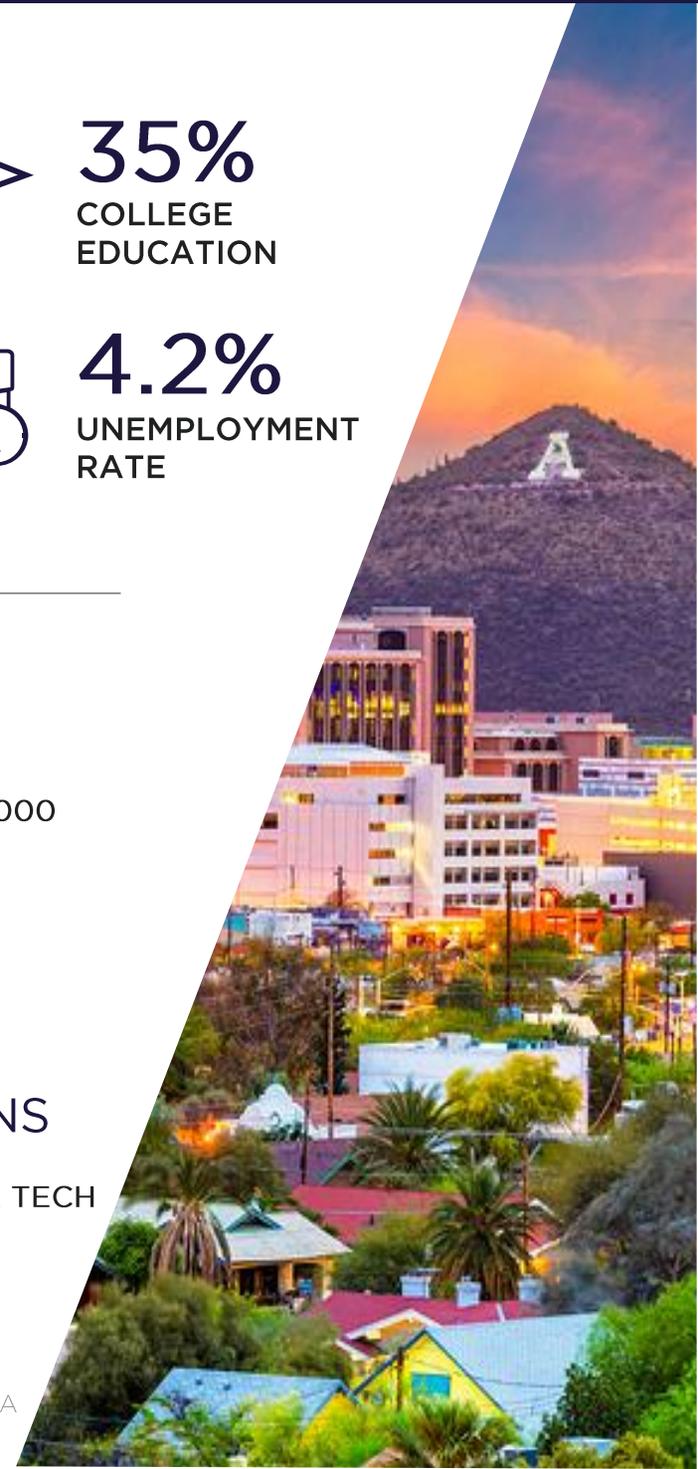
LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY





FOR MORE INFORMATION PLEASE CONTACT:

SALES CONTACT:



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