



**NORTHWEST
MEDICAL CENTER**
52-bed hospital serving
Tucson's east side.
NOW OPEN!

17,439 ADT

18,050 ADT

Leman Academy
of Excellence

BURGER
KING

AutoZone

QT
Quick

E Golf Links Rd

CVS
pharmacy

Walmart

DRIVE-THRU PADS AVAILABLE

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ 85730

S Houghton Rd

24,613 ADT

SUBJECT

SUBJECT

Nearly 9 Acres of Self
Storage Coming soon

BRYAN LEDBETTER
602.795.8670
bledbetter@w-retail.com

BRYAN BABITS
602.931.4491
bbabits@w-retail.com

KATIE WEEKS
602.368.1372
kweeks@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ



LOCATION DESCRIPTION

S/SEC Golf Links Rd & Houghton Rd - Tucson

PROPERTY HIGHLIGHTS

- PAD A - ±0.70 Acre Drive-Thru Pad Available
- PAD B - ±0.73 Acre Drive-Thru Pad Available
- Adjacent to Walmart & CVS Pharmacy
- Excellent Visibility & Access along the busy Houghton Corridor
- All Utilities On-Site
- Commercial Zoning - C2
- Nearly 9 Acres of Self Storage and RV Storage Coming Soon
- Northwest Medical Center Houghton Now Open on the NWC

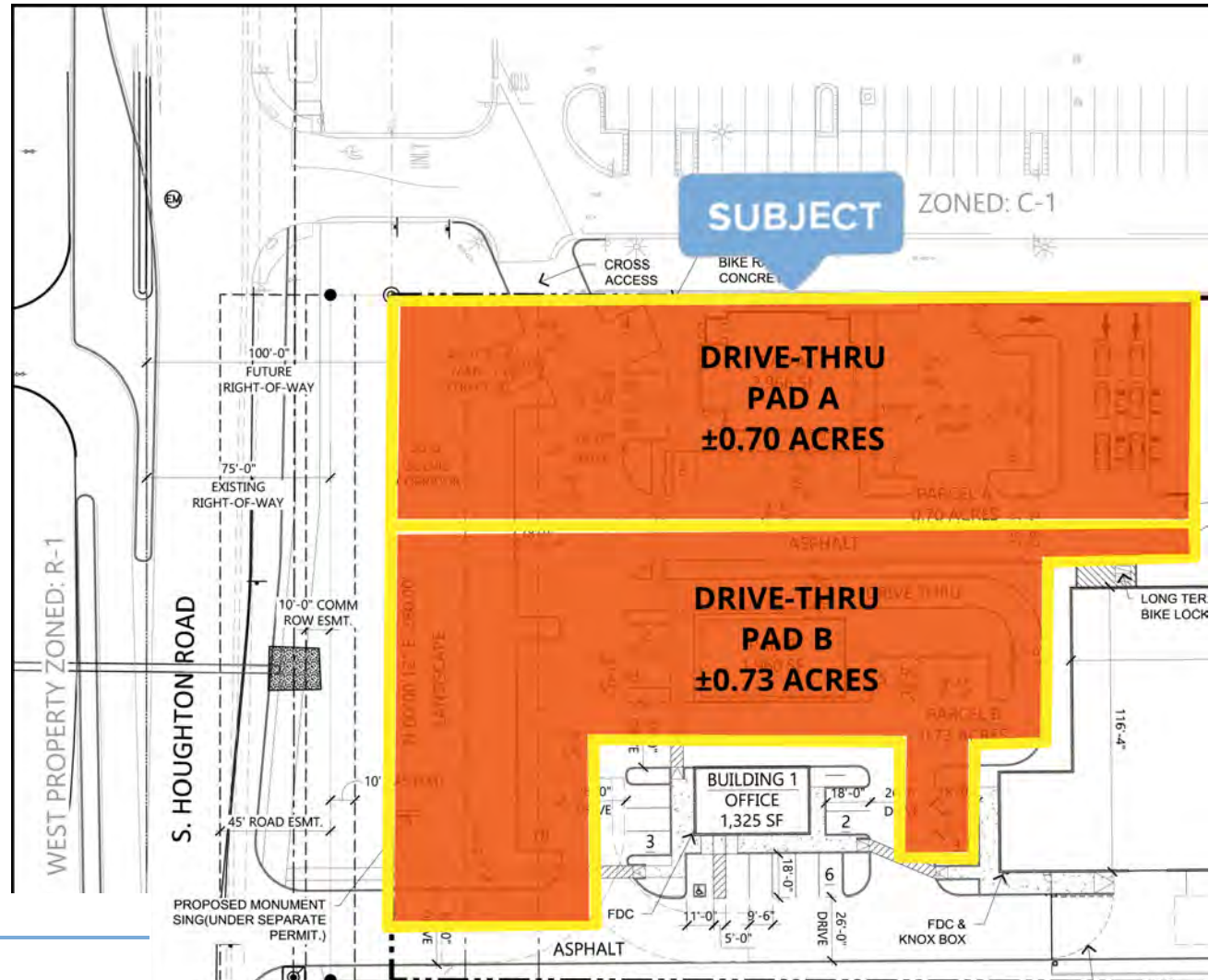
AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ



LEGEND

Available

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DRIVE-THRU PADS AVAILABLE

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ

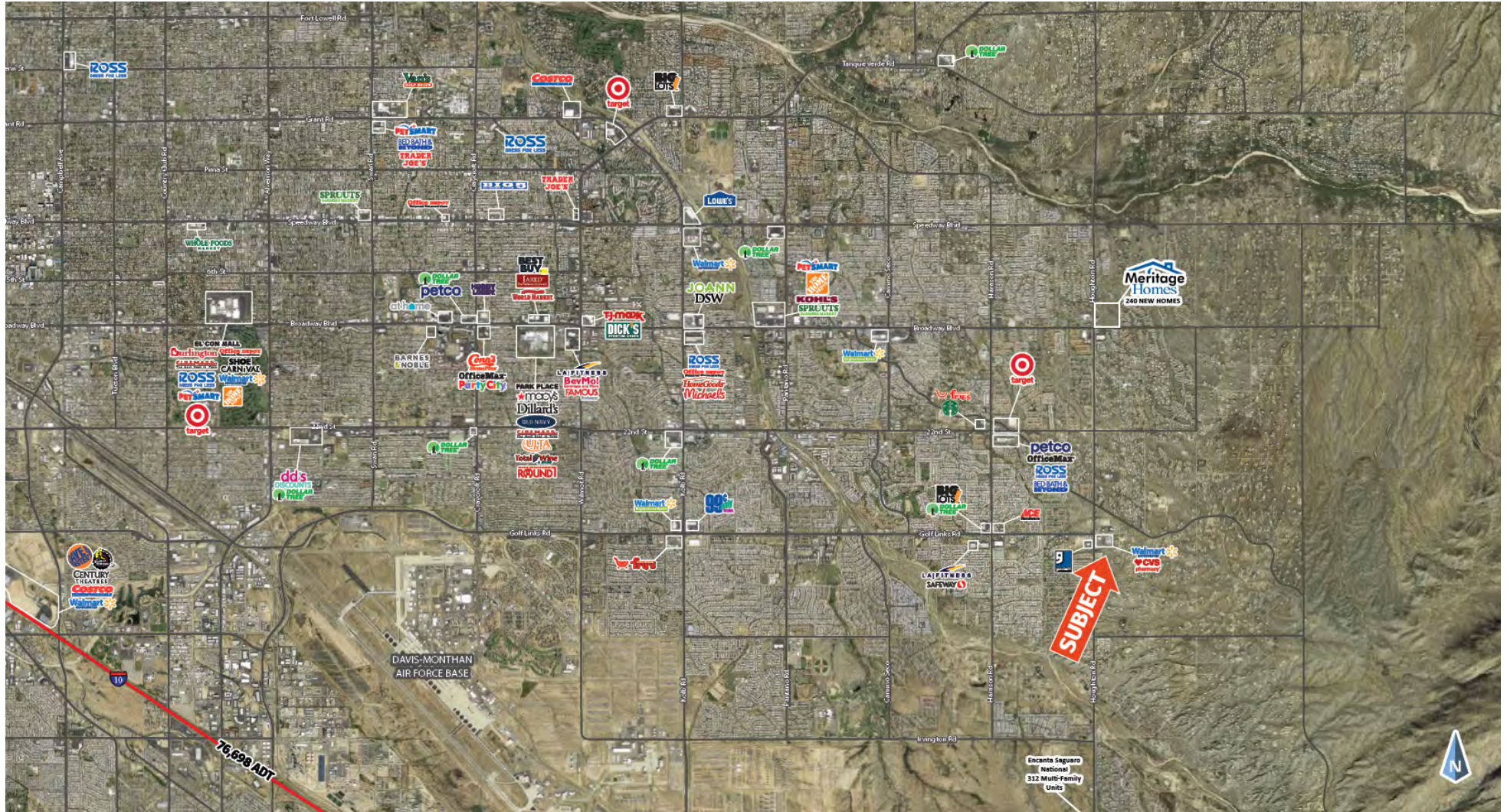
AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
PAD A	0.7 Acres	DRIVE THRU PAD FOR GL
PAD B	0.73 Acres	DRIVE THRU PAD FOR GL

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DRIVE-THRU PADS AVAILABLE

HOUGHTON ROAD PADS

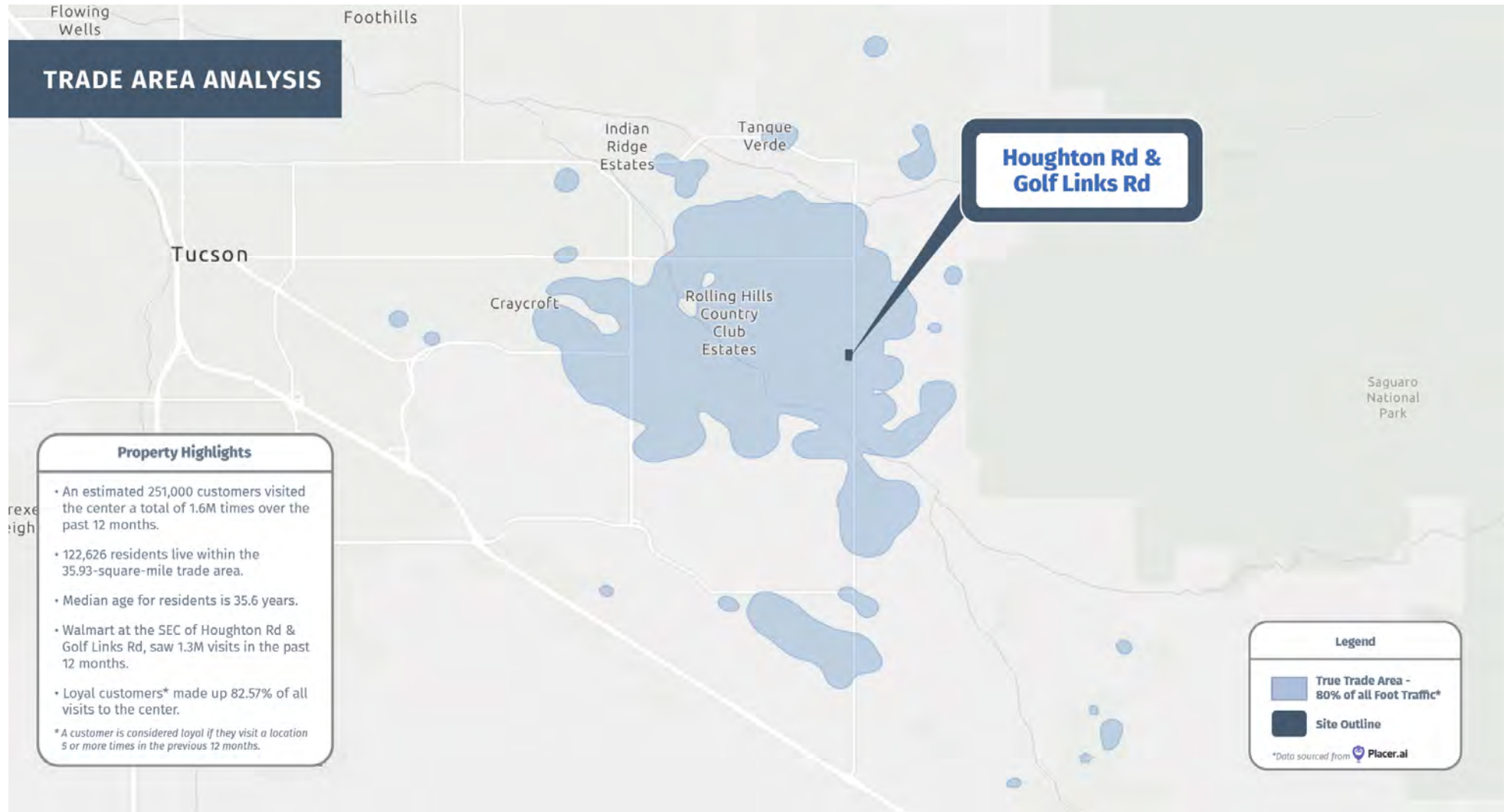
2885 S Houghton Rd | Tucson, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

HOUGHTON ROAD PADS

2885 S Houghton Rd | Tucson, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	7,016	56,464	135,794
Median Age	46.1	44.1	42.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$79,243	\$73,752	\$62,230
Average	\$103,734	\$95,199	\$84,737



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	82	963	2,649
Employees	1,075	40,882	106,819
Daytime Population	1,591	11,986	36,218



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	47%	46%	43%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	60.98%	66.93%	64.88%
Services	19.60%	16.93%	17.78%
Blue Collar	19.38%	16.13%	17.34%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,802	24,152	58,737
Median Home Value	\$236,303	\$237,333	\$228,522

* 2022 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.