

LAS PLAZAS

AT

OLD VAIL



READY FOR OCCUPANCY
17-ACRE RETAIL OPPORTUNITY
HOUGHTON AND OLD VAIL ROAD | TUCSON, AZ

CBRE

PROJECT SCOPE



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RETAIL OPPORTUNITY HIGHLIGHTS

Las Plazas at Old Vail is a 17-acre parcel, multi-use project located at the northwest corner of Houghton and Old Vail Roads. It is a restaurant and retail hub serving a wide, underserved trade area including southeast Tucson, Vail and surrounding communities.

- High-growth corridor for employment and housing. Adjacent to Tucson Tech Corridor.
- Second highest income area in Tucson.
- Easy access to/from I-10, SE Tucson, Davis-Monthan Air Force Base, Points North.
- Close to UA Tech Park with $\pm 7,000$ employees and home to Raytheon, CitiGroup and IBM.



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JOIN THESE RETAILERS





21,000 VPD



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LOCATION
DRIVE TIMES



INTERSTATE 10
6 MIN



TUCSON INTERNATIONAL AIRPORT
18 MIN



DOWNTOWN TUCSON
24 MIN



UNIVERSITY OF ARIZONA
24 MIN



S. KOLOB ROAD

E. VALENCIA ROAD

E. VALENCIA ROAD

S. RITA ROAD

E. OLD VAIL ROAD

S. HOUGHTON ROAD

E. MARY ANN CLEVELAND WAY

UA Tech Park
±50 employers, including Citi,
IBM and Raytheon
±7,000 employees

Rita Ranch Master Planned
Community
±4,990 Homes

Desert Willows
±353 Homes

Voyage Homes
±289 Homes

Empire Heights
±241 Homes

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Sycamore Park
±735 Homes

The future diverging
diamond interchange
at Houghton Road and
Interstate 10.
CONSTRUCTION TO BEGIN 2020



LOCATION AERIAL MAP



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DEMOGRAPHICS



POPULATION

43,795 (2017 estimate)

46,913 (2022 estimate)



HOUSEHOLDS

15,540 (2017 estimate)

16,496 (2022 estimate)



AVERAGE INCOME

\$82,849 (2017 estimate)

\$94,151 (2022 estimate)



POPULATION

BASED ON AVERAGE POPULATION

20.87% (BA)

11.30% (MA)

Source: Eseri, February 2018

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SHOPS AVAILABLE FOR LEASE

LOT	MAX BUILDING AREA	ZONING
11	±7,200 SF (IN ESCROW)	C-1
12	±7,200 SF (additional ±1,700 SF patio)	I-2, C-1, C-1
13	±7,200 SF (additional ±2,000 SF patio)	I-2, C-1
14	±17,000 SF (additional ±2,000 SF patio)	I-2, C-1
15	±18,000 SF	I-2

LOT	MAX BUILDING AREA	ZONING
1	±7,400 SF	I-2
3	±3,000 SF (additional ±600 SF patio)	I-2, C-1

AVAILABLE PADS

CONTACT US

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