

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

**FOR SALE
ONLY 2 LOTS LEFT!**

Rita Ranch
Neighborhood
±5,000 Homes

E Old Vail Rd



Coming Soon



Coming Soon



Coming Soon



Under Construction



CUSHMAN & WAKEFIELD
PICOR

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR



PROPERTY DETAILS

Entitled Building Area	9,200 SF & 18,000 SF
Effective Site Area	32,173 SF & 63,437 SF
Sale Price	\$740,000 & \$950,000
Zoning	I-2, Heavy Industrial

ONSITE IMPROVEMENTS

- Driveways
- Common parking lot area
- Lot lighting
- Perimeter landscaping

HIGHLIGHTS

- Lots available for sale
- Regional retail location serving southeast Tucson
- Ideal for retail, restaurant & office users
- Close proximity to I-10
- Adjacent to Tucson Tech Corridor
- Near UA Tech Park with 7,000 daytime employees

TRAFFIC COUNTS

Houghton Rd	20,549 VPD (2022)
Old Vail Rd	7,386 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,279	\$91,855	810
3 Miles	18,595	\$88,516	4,562
5 Miles	43,951	\$101,717	8,084

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/5/2024*

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

INTERSECTION AERIAL



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/5/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

SITE AERIAL



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/5/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

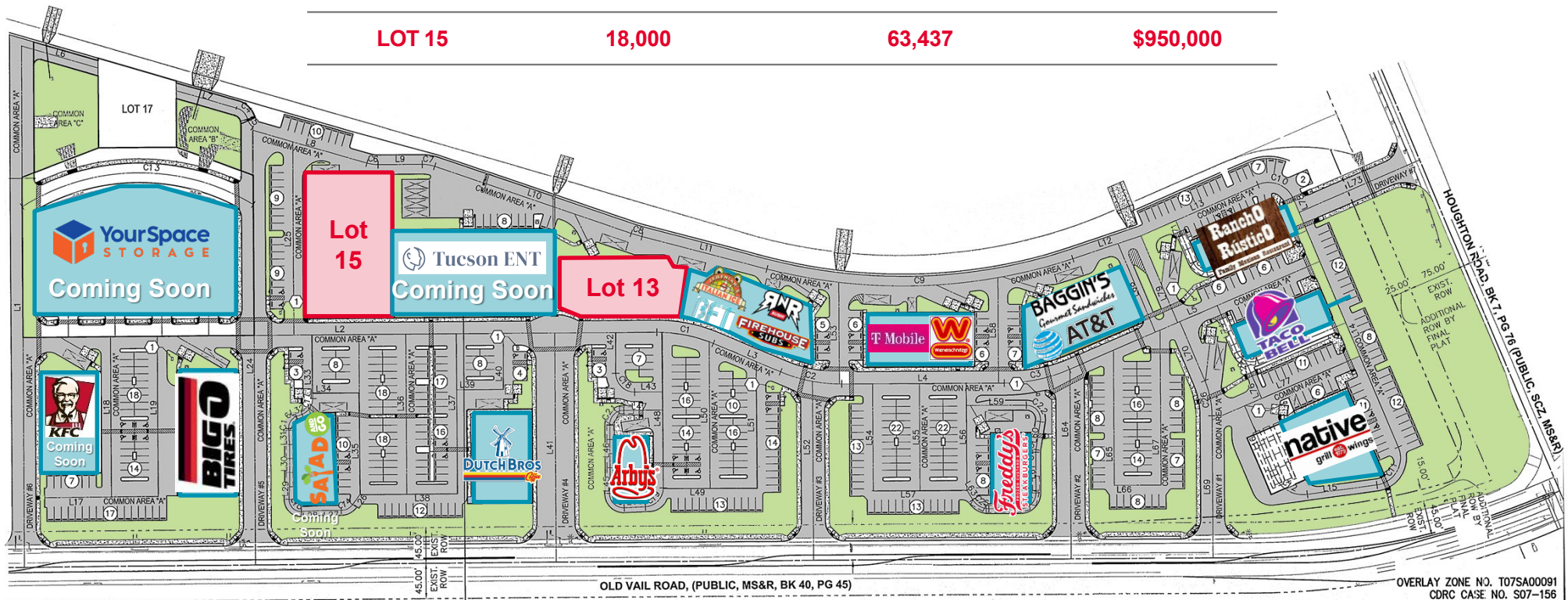
CUSHMAN & WAKEFIELD

PICOR

SITE PLAN

OVERLAY ZONE NO. T07SA00091
CDRC CASE NO. S07-156

Suite	Entitled Building Area (SF)	Effective Site Area (SF)	Sale Price
LOT 13	9,200	32,173	\$740,000
LOT 15	18,000	63,437	\$950,000



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/5/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LAS PLAZAS AT OLD VAIL

NWC Houghton & Old Vail Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

