



For more information
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HOUGHTON TOWN CENTER

Dental Suite Opportunity

9160 S Houghton Rd Tucson, AZ 85747

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
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3/30/2025



PROPERTY HIGHLIGHTS

9160 S Houghton Rd – Suite 100
2,484 SF (Dental Office Build-Out)

FOR LEASE

Lease Rate: Contact Agent

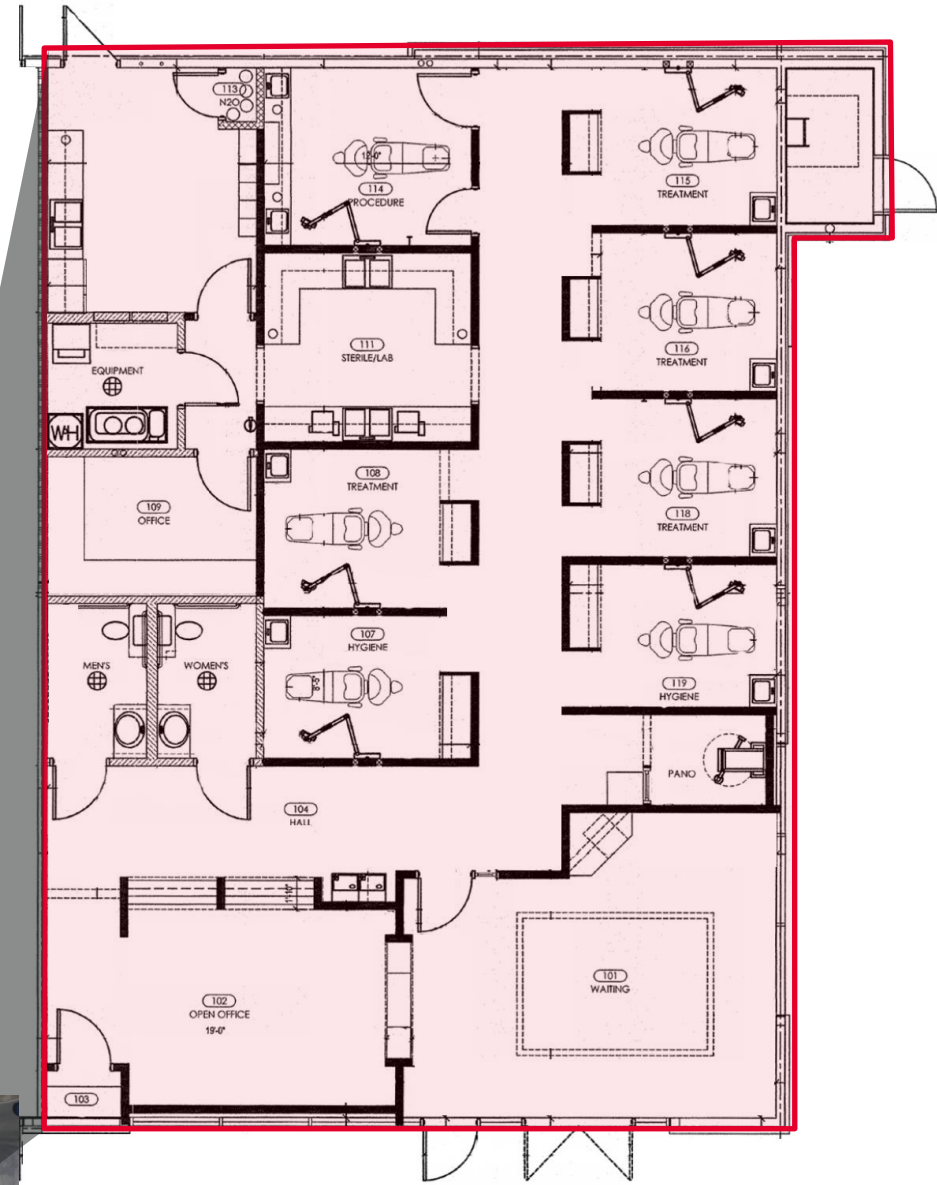
NNN Cost: \$12.12/SF

HIGHLIGHTS

- Eastern end-cap at Houghton Town Center with premium visibility and natural light.
- Built-out dental/medical layout in place, ideal for healthcare or specialty users.
- Located at a high-traffic intersection along Houghton Rd, within one of Tucson's fastest-growing submarkets.
- Strong surrounding residential growth driving consistent daytime and neighborhood traffic.

FLOOR PLAN/ SITE PLAN

Suite 100 is a fully built-out dental/medical office, featuring a waiting room, open office area, private office, breakroom, 4 treatment rooms, 2 hygienist rooms, procedure room, sterile lab, pano x-ray room, 2 restrooms, and a storage/equipment room. Move-in ready and ideal for dental or specialty medical users.



AERIAL MAP



COSTCO
WHOLESALE
Coming Soon

TSC

SPROUTS
FARMERS MARKET
Coming Soon

ExtraSpace
Storage

ROCK & ROLL
FIREHOUSE
TUCSON FEDERAL
FRIDAY PILATES

Valvoline
Instant Oil Change
Coming Soon

SAJAD

Durch Bros

W **T Mobile** **Washburn**

BAGGIN'S
Specialty Sandwiches
AT&T

THE HOME DEPOT

HEARTLAND
Coming Soon

NORTHWEST HEALTHCARE
Primary Care & Emergency Center

Arbys

Tucson ENT
Coming Soon

tropical CAFE **BUNNIN'S**

native
grill & wings

Ranch Rustic

Walmart
Supercentre

Subway

Jersey Mike's

Icee's

BRAKE MASTER

DISCOUNT TIRE

AutoZone

Hughes
Federal Credit Union

YACO BELL

COLD STONE **crumbl** **SportClips** **MOD**
HAIRCUTS

SUBJECT

PANDA EXPRESS
CHINESE RESTAURANT

McDonald's

petco **ROSS** **TJ-maxx**
DRESS FOR LESS

Denny's

POPEYES
LOUISIANA CHICKEN RESTAURANT

S Houghton Rd: 25,375 VPD (2024)



TRADE MAP



TUCSON MARKET OVERVIEW



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

- #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

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





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