



Houghton Marketplace Tucson, Arizona

PROPERTY HIGHLIGHTS

Location:	22nd & Houghton Rd. Tucson, AZ
Site Sq Ft:	130,000 SF
Space Available:	20,100 SF 96,670 SF Anchor (Fry's) 20,000 SF (Available) 12,000 SF Inline 6,500 SF Inline
Lease Rate:	Inline Shop Space: \$28.00 - \$32.00/SF/YR, NNN Front PAD Shops: \$34.00 - \$36.00/SF/YR, NNN
Triple Net Expenses:	\$5.25/SF/YR (estimated)

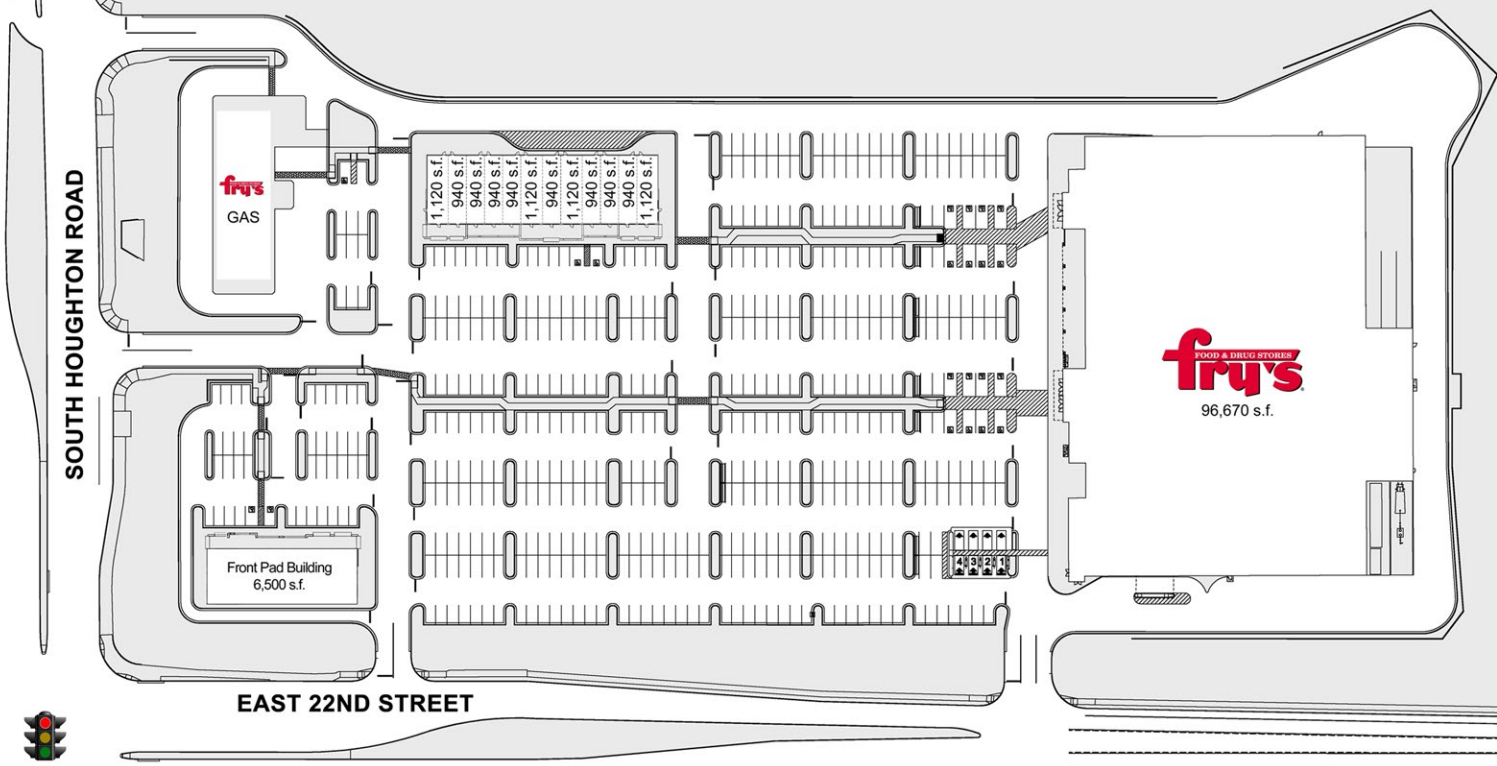


DESCRIPTION

- ◆ Anchored by +/- 97,000 SF Fry's Food and Drug Store, Tucson's strongest grocery store brand by sales.
- ◆ Located in the heart of the upper middle class north-east Tucson sub-market.
- ◆ Extremely dense population in the immediate surrounding area, high income demographics and offers excellent frontage.
- ◆ Houghton has been expanded to six lands from I-10 to the south and Tanque Verde Road to the north, making it the major north/south arterial in the far east section of Tucson.

22nd & Houghton will be a 130,000 square foot Fry's anchored neighborhood shopping center scheduled to open 2020. This development will boast one of the largest Fry's store prototypes in the Tucson Market.





Tenant	Address	Sq Ft
Fry's Food Store		96,670
AVAILABLE		12,000
AVAILABLE		6,500
TOTAL GLA:		115,170



DEMOGRAPHIC HIGHLIGHTS

2015 Estimates	1MI	3MI	5MI	Polygon
Population:	8,827	60,277	140,289	70,492
Households:	3,634	26,012	60,769	28,834
Average HH Inc:	\$87,371	\$70,581	\$67,591	\$82,898

(Source: ESRI, CCIM Site To Do Business 2015, US Census Bureau 2010)



TRAFFIC COUNTS

22nd St.:	29,710 VPD (2015)
Houghton Rd.:	19,000 VPD (2011)
Total:	48,710 VPD

(Source: Pima Association of Governments 2015)

