

# Houghton Town Center

SWC Houghton & Old Vail Roads | Tucson, AZ



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HOUGHTON  
TOWN CENTER

# Property Overview

- Join Walmart, The Home Depot, T.J.Maxx, Ross, Petco
- Only community center serving southeast Tucson, Vail & surrounding communities
- Near Tucson's 2nd largest employment cluster, the University of Arizona Tech Park with ±6,000 employees from companies like Raytheon, Citi, IBM and many more
- Located in the highly rated Vail Unified School District, ranked #3 in the state of Arizona
- Easy Interstate 10 access
- 25% of Tucson MSA new housing permits are pulled in this trade area



## Contact Agent

Pricing

## Traffic Counts

Source: Velocity Traffic Group & ADOT

 **29,972 VPD**

HOUGHTON RD

 **17,437 VPD**

OLD VAIL RD

 **47,409 VPD**

INTERSTATE 10



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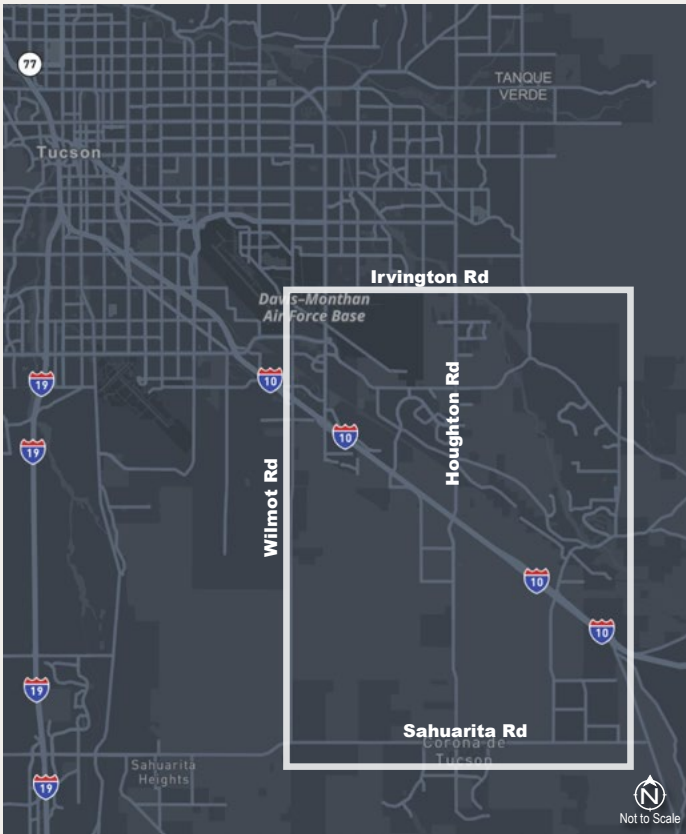
# Trade Area Housing Development

Housing Area	Existing Homes	Active Lots	Future Lots	Total Homes
Rita Ranch/La Estancia Area	13,833	432	7,003	20,836
Rocking K/Civano/Saguaro Trails/Atterbury Area	5,401	2,211	18,837	24,238
Rancho del Lago Area	5,909	496	2,144	8,053
Corona de Tucson/New Tucson Area	5,166	450	2,802	7,968
Other Housing in the Trade Area	4,485			
	<b>34,794</b>	<b>3,589</b>	<b>30,786</b>	<b>69,169</b>



# Trade Area Composition

**CBRE**



**Population**  
**104,425**

2024 Estimate



**Households**  
**34,794**

2024 Estimate



**Avg Household Income**  
**\$121,450**

2024 Estimate



**Daytime Population**  
**68,862**

2024 Estimate



## Education

Vail Unified School District, one of the TOP districts in Arizona with ±14,500 Students strong!

## Major Employers



## Attractions



**Colossal Cave Mountain Park**

## Projects



THE UNIVERSITY OF ARIZONA  
**TECH PARK**



**Port of Tucson**

**RITA CROSSINGS**



## Notable Retailers

