

HOUGHTON CROSSINGS PROFESSIONAL PLAZA



Office, Medical and Retail Space for Lease

Lease Rate:

Starting at \$18.00 NNN per SF per year

Space Available:

1,000 - 13,800 sq. ft.

Zoning: C-1

PADS:

- 1 Retail PAD available, 4,400 SF with 3 Drive-Thrus, possibly up to 6,300 SF with No Drive-Thrus.
- 2 Office Building PADS available, Build to suit, 8,400 SF and 13,800 SF

** The nearby town to Vail, Arizona was chosen as one of the Ten Best Towns for Families by Family Circle Magazine!*

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Property Features

Houghton Crossings Professional Plaza is located at the southeast intersection of Houghton Road and East Valencia Road.

- Excellent opportunity for office, medical or retail users with high visibility and access in the Southeast, Rita Ranch and Vail area.
- Only privately owned C-1 zoned parcel at this intersection; other 3 corners are State Land.
- High profile employers in the area include Raytheon, IBM, Target, Canon USA, Citigroup, Walmart, Fry's, The Veterans Administration (VA) and Davis-Monthan Air Force Base.
- Convenient Interstate-10 access via Houghton Road
- Located within the Vail School District, one of the highest performance school districts in Arizona.
- Mica Mountain High School opening fall 2020, 1/2 mile east of this center

Valencia Road Extension to Old Spanish Trail



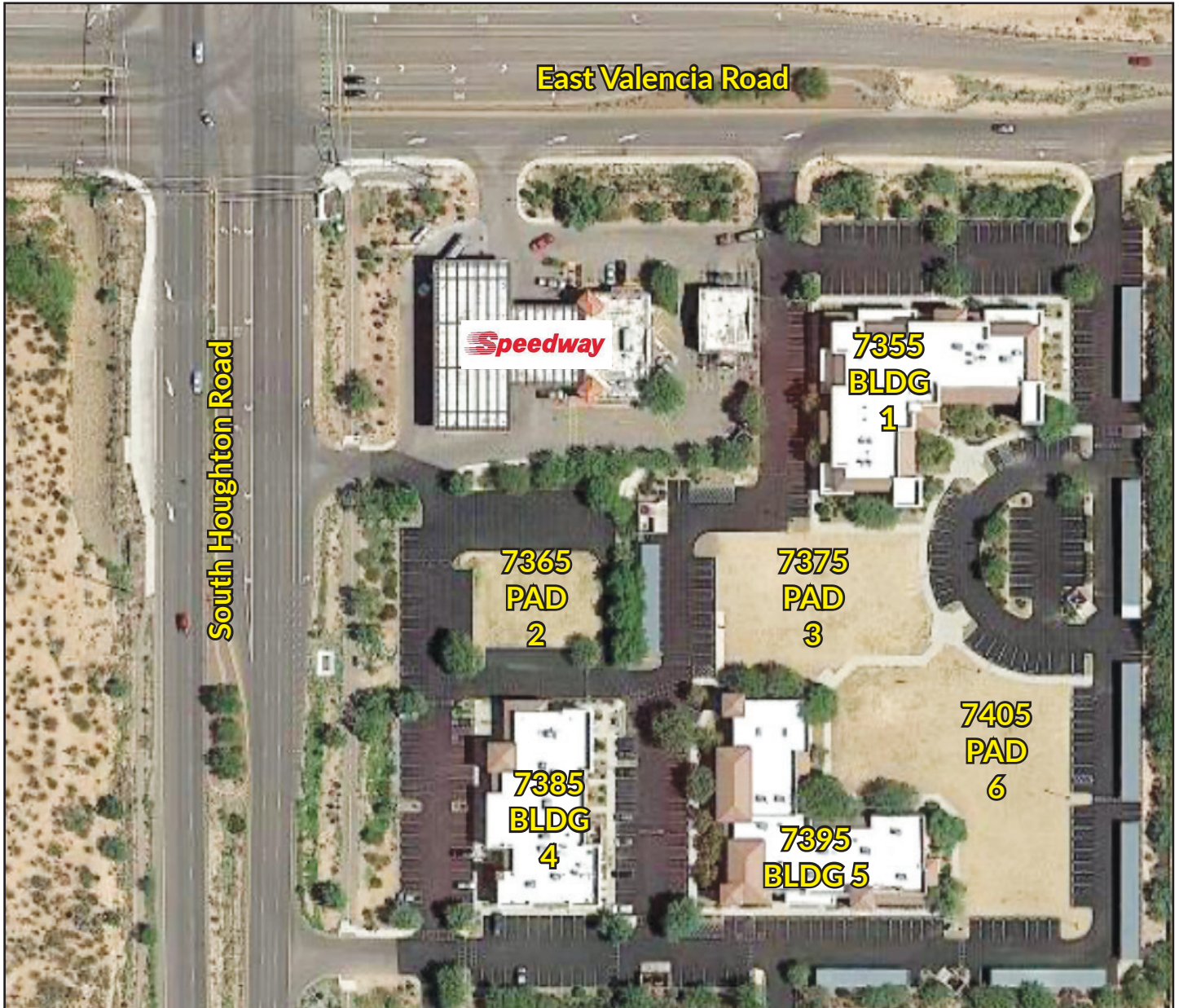
- Population east of the Pantano Wash in 2019 was 18,532 in 6,828 housing units.
- Rocking K Ranch will be adding an additional 3,653 housing units during its construction phases.
- The Average Daily Traffic on Valencia Road in 2017 was 7,900 vehicles per day and is projected to increase to 15,100 vehicles per day by 2027.

**Earth View -
Nearby Neighborhood**



Houghton Crossings Professional Plaza
7355 - 7405 South Houghton Road
Tucson, Arizona 85747

Aerial View - Buildings and PADS



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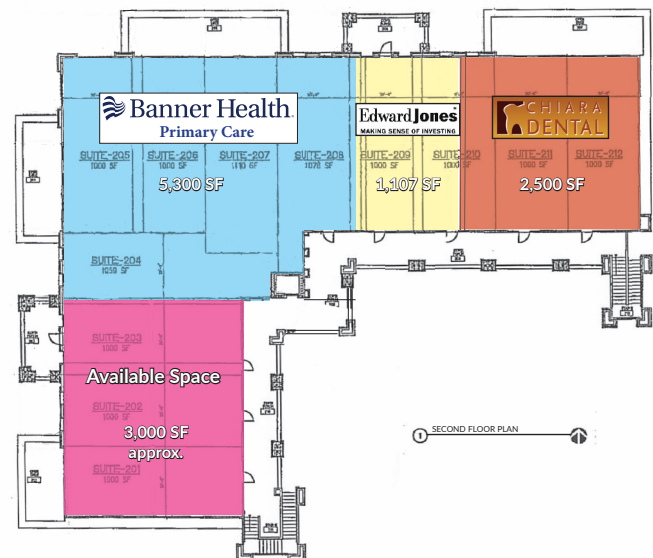
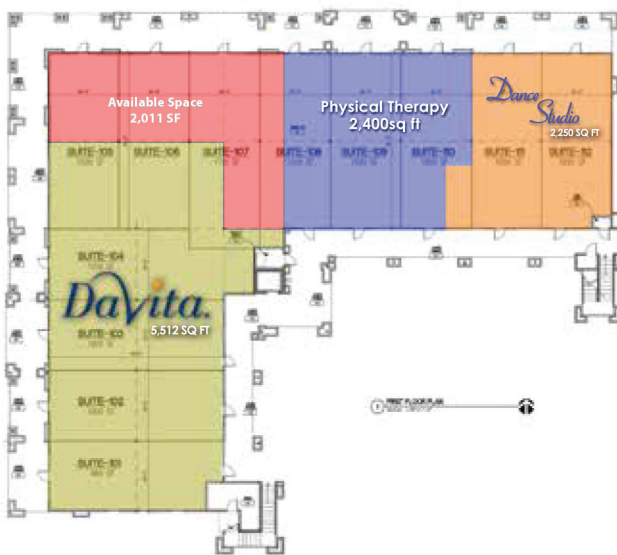
Details - Building 1



Building 1

7355 South Houghton Road
Two Story / ±24,000 SF total
1,000 - 3,000 SF available

- The second floor is accessible by an external elevator and two separate stairwells.



Building 1

First Floor Tenants

DaVita Dialysis Center ±5,512 SF
Dance Force - 2 ±2,250 SF
Momentum Physical Therapy ±2,400 SF
±2,011 SF available (End Cap)

Building 1

Second Floor Tenants

Banner Health Primary Care ±5,300 SF
Chiara Dental ±2,500 SF
Edward Jones ±1,107 SF
±3,000 SF approx. available (divisible)

Details - PADS, Buildings 4, 5



PAD 2

7365 South Houghton Road
OFFICE/RETAIL/MEDICAL
±4,400 SF with 3 Drive-Thru's,
possibly up to 6,300 SF with no
Drive-Thru's
Option: ±4,400 SF for use with
a Drive-Thru

PAD 3

7375 South Houghton Road
OFFICE/MEDICAL
Build to suit
±8,400 SF buildable available

PAD 6

7405 South Houghton Road
OFFICE/MEDICAL build to suit
±13,800 SF buildable available

Building 4 - 100% occupied

7385 South Houghton Road
OFFICE/RETAIL
±9,789 SF total leased
Current Tenants
El Coronado Restaurant ±3,420 SF
Styling Etc., Salon ±1,622 SF
Rubs Massage ±2,370 SF
Pink and White Nails ±1,399 SF
Allstate Insurance ±937 SF

Building 5

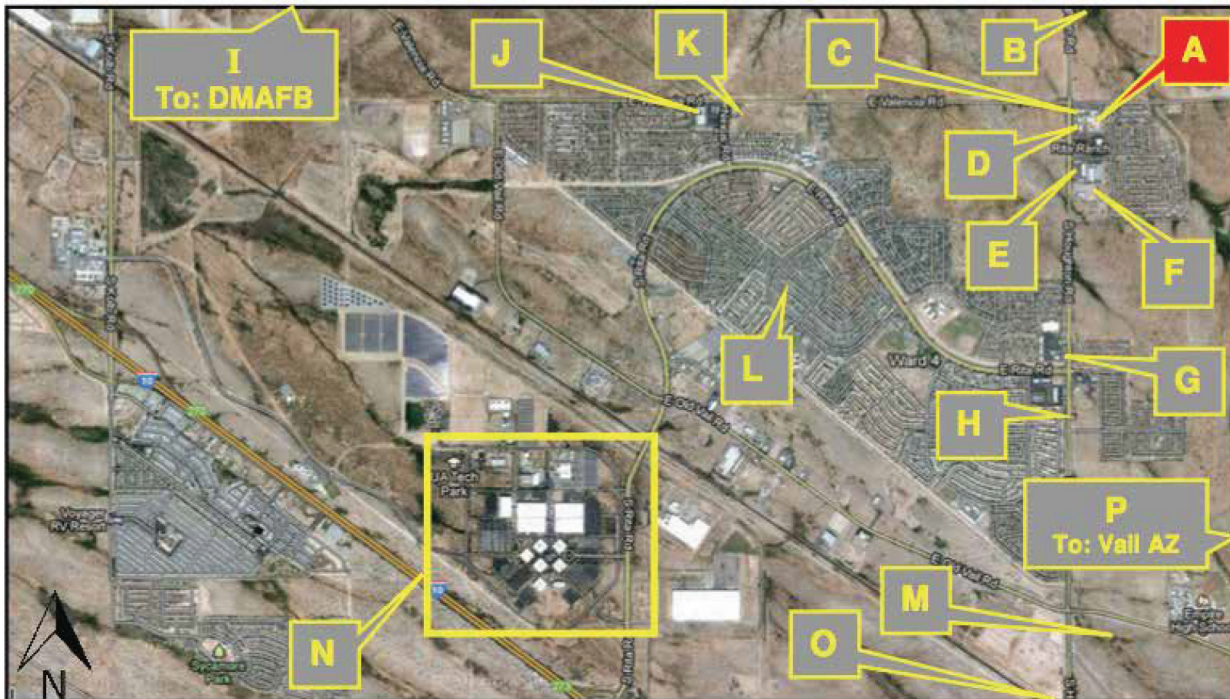
7395 South Houghton Road
OFFICE/SERVICE/MEDICAL
±13,800 SF total
±3,759 SF available (end cap)
Current Tenants
Veteran's Administration Clinic
±10,041 SF



Area/Local Businesses and Employers



- | | | | |
|-----------------------------------|--|--|-----------------------------------|
| A: SUBJECT PROPERTY | E: BRAKEmax CAR CARE CENTERS | I: Davis Monthan Air Force Base | M: <i>Hotrods Old Vail</i> |
| B: Civano | F: SERIAL GRILLERS | J: SAFEWAY | N: UA TechPark |
| C: Speedway | G: FOOD STORES Fry's | K: Walgreens | O: Walmart |
| D: Veterans Association | H: CARONDELET HEALTH NETWORK | L: Rita Ranch | P: Vail, Arizona |



N: University of Arizona Science & Technology Park
Only 3.9 miles from Subject Property – Major Tenants Include:

