



RARE PAD OPPORTUNITY IN TOP SOUTHEAST TUCSON TRADE AREA

10051 E. OLD VAIL ROAD | TUCSON, AZ

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PROPERTY HIGHLIGHTS

- Pad available WNW of Houghton Rd and Old Vail Rd adjacent to new Sprouts development
- Located at one of the top retail intersections in Southeast Tucson
- Major anchors nearby include Home Depot, Walmart Supercenter, Petco, Tractor Supply, and many others
- Situated near the UA Tech Park, with over 7,000 daytime employees
- Strong household incomes with a younger, well-educated population base
- Zoned Commercial, Pad ready

2025 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **51,888**

DAYTIME POPULATION **35,133**

TRAFFIC COUNTS

E OLD VAIL RD **7,594 VPD**

(ADOT '24)

S HOUGHTON RD **21,127 VPD**

(ADOT '24)

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SITE AERIAL



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RETAIL AERIAL



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DEMOGRAPHIC SNAPSHOT



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|--------|--------|--------|
| 2025 Total Population | 4,699 | 20,910 | 51,888 |
| Daytime Population | 4,172 | 15,612 | 35,133 |



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$166,465 | \$133,829 | \$136,989 |
| Median HH Income | \$142,933 | \$116,905 | \$116,729 |



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|--------|--------|--------|
| Daytime Workers | 2,111 | 5,495 | 9,037 |
| Daytime Residents | 2,061 | 10,117 | 26,096 |



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------|--------|--------|--------|
| 2025 Households | 1,669 | 7,471 | 18,637 |
| 2030 Households | 1,648 | 7,929 | 20,029 |



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| Owner Occupied Housing | 79.6% | 81.8% | 85.1% |
| Renter Occupied Housing | 20.4% | 18.2% | 14.9% |



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------|--------|--------|--------|
| 2025 Median Age | 36.4 | 36.1 | 38.2 |
| 2030 Median Age | 37.3 | 37.0 | 39.1 |

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