

Shoppes at Rita Ranch

NWC Rita Rd & Houghton Rd
Tucson, AZ 85747



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For Lease

Property Overview

Shoppes at Rita Ranch is an attractive retail center located along the scenic Houghton Road. Excellent opportunity for a retailer or service tenant to secure a strategic location in a high-growth corridor for employment and housing.

- + Location: 8110-8160 S Houghton Rd
- + Available: ±1,200 SF
- + Lease Rate: Contact Agent

Property Features

- + Good signage opportunity
- + Vibrant local economy
- + Limited direct competition in immediate and surrounding trade area
- + Anchor Tenant: Fry's Marketplace Food & Drug
- + National Tenants: Pizza Hut
Bruegger's Bagels
Sherwin Williams
Bank of America
Carl's Jr

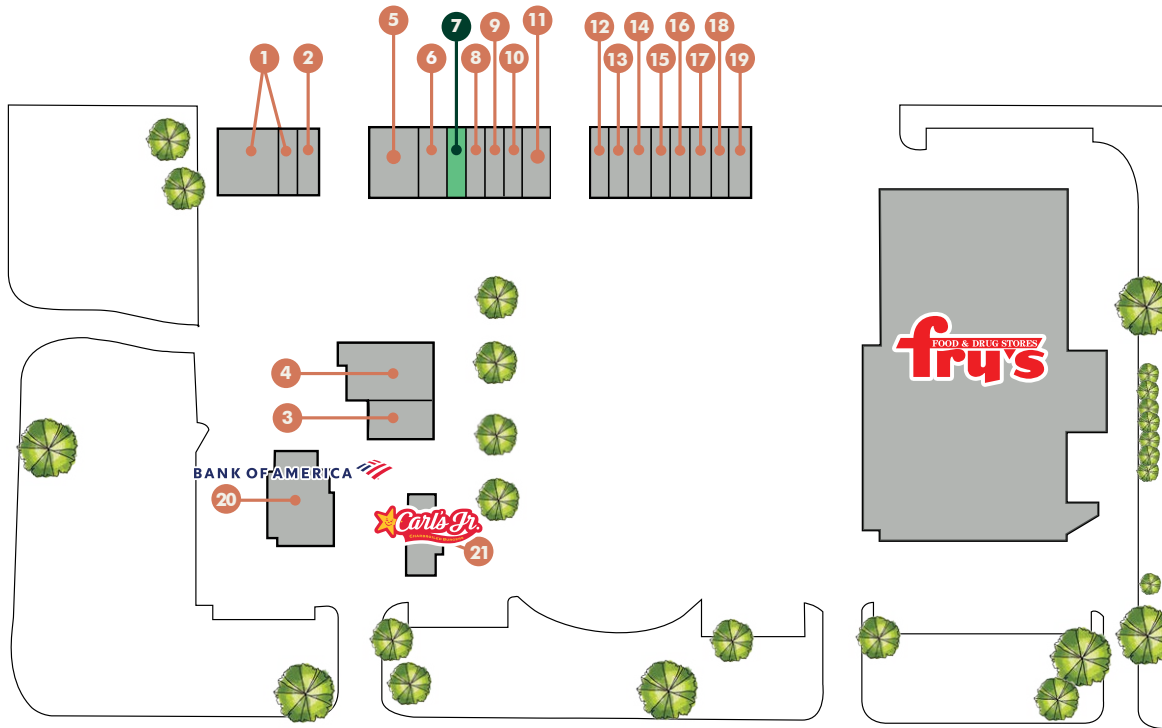


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Site Plan



NOT TO SCALE
all measurements are approximate

Site #	Building #	Suite #	Tenant	±SF
1	8160	120	Rita Ranch Dental	5,267
2	8160	100	Pizza Hut	1,200
3	8130	110	Rita Ranch Pet Hospital	2,000
4	8130	112	Sherwin Williams	3,686
5	8140	180	Street Tacos and Beer	3,000
6	8140	150	Bruegger's Bagels	1,920
7	8140	140	Available (Do not disturb Tenant)	1,200
8	8140	130	Stagg's Chiropractic	1,200
9	8140	120	Bobazona Tea and Gelato	1,200
10	8140	110	Tai Chi Foot Massage	960
11	8140	100	Precious Metals Refinery	1,505
12	8110	186	Luckie's Tai Asian Cuisine	1,385
13	8110	174	Super Cleaners	960
14	8110	162	Bricks and Minifigs, a Lego store	1,200
15	8110	158	PostNet	1,200
16	8110	150	Sally Beauty	1,200
17	8110	126	Eva's Nails	1,200
18	8110	114	Great Clips	960
19	8110	102	Wild Berry Wellness Center	1,440
20	8150		Bank of America	
21	8120		Carl's Jr. Restaurant	

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Demographics

2024 Estimated	Population	Daytime Population	Households	Avg Household Income
1 mile	9,292	5,927	3,284	\$130,964
3 mile	23,433	16,949	8,157	\$123,405
5 mile	54,909	37,318	20,194	\$121,235

Source: ESRI 2024

Traffic Count

Street	Count
S Houghton Road	20,939 VPD
E Rita Road	11,150 VPD

Source: ADOT 2024

Contact Us

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