

NEW SHOPS AT LAS PLAZAS AT OLD VAIL

NWC of Houghton & Old Vail Road, Tucson
10165 E Old Vail Road – Houghton Town Center

**FOR LEASE – LAST SPACE
REMAINING!**

Available	±1,400 SF
Rate	Contact Agent

**LAS PLAZAS AT OLD VAIL
PARTIAL NEIGHBORING TENANTS**



SUBJECT
1,400 SF



Exclusively represented by

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Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company have an ownership interest in this property.

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 3/24/2025

VOLK COMPANY | 2102 North Country Club Road #7, Tucson, Arizona 85716 | 520.326.3200 | volkco.com

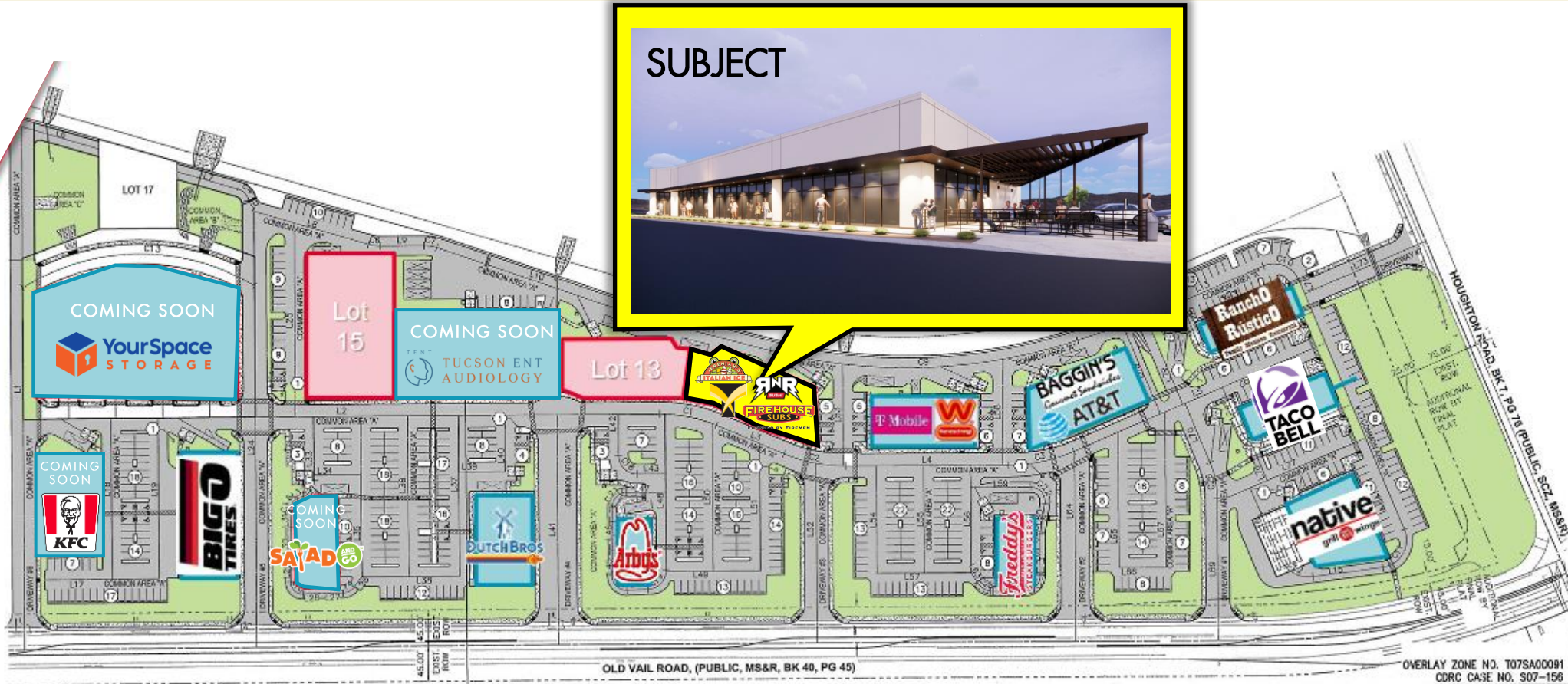
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DEMOGRAPHICS

(2023 Estimates)

	5-MIN	10-MIN	15-MIN
Population	15,015	30,493	75,289
Avg Household Income	\$125,336	\$121,907	\$115,585
Total Employees	2,301	6,349	11,626

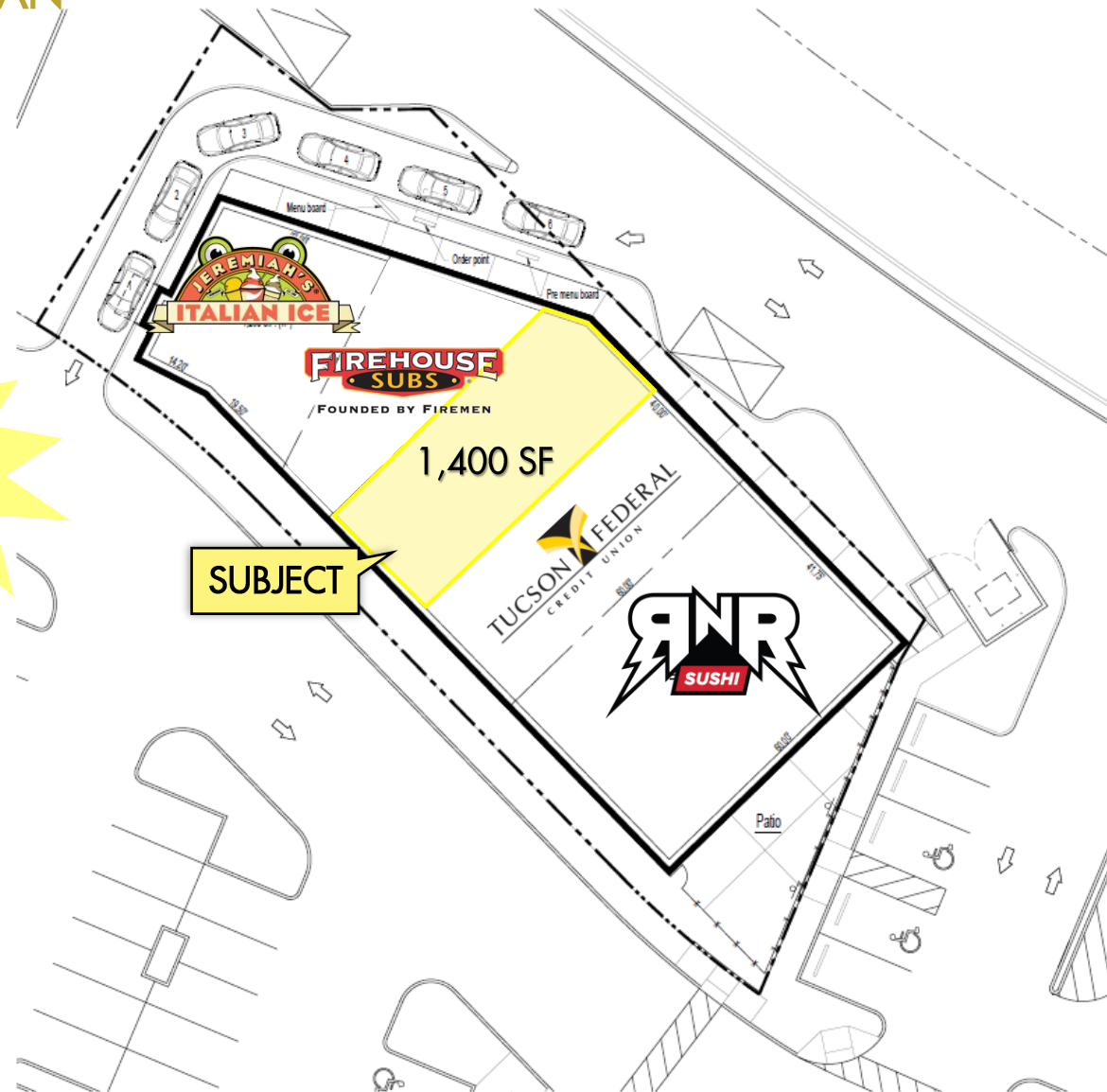
SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2023

HIGHLIGHTS

- Last remaining space available for lease
- Regional retail location serving southeast Tucson
- Ideal for retail, restaurant & medical tenants
- Close proximity to I-10
- Adjacent to Tucson Tech Corridor
- Near UA Tech Park with 7,000 daytime employees

PRELIMINARY LEASE SITE PLAN

**LAST SPACE
AVAILABLE!**



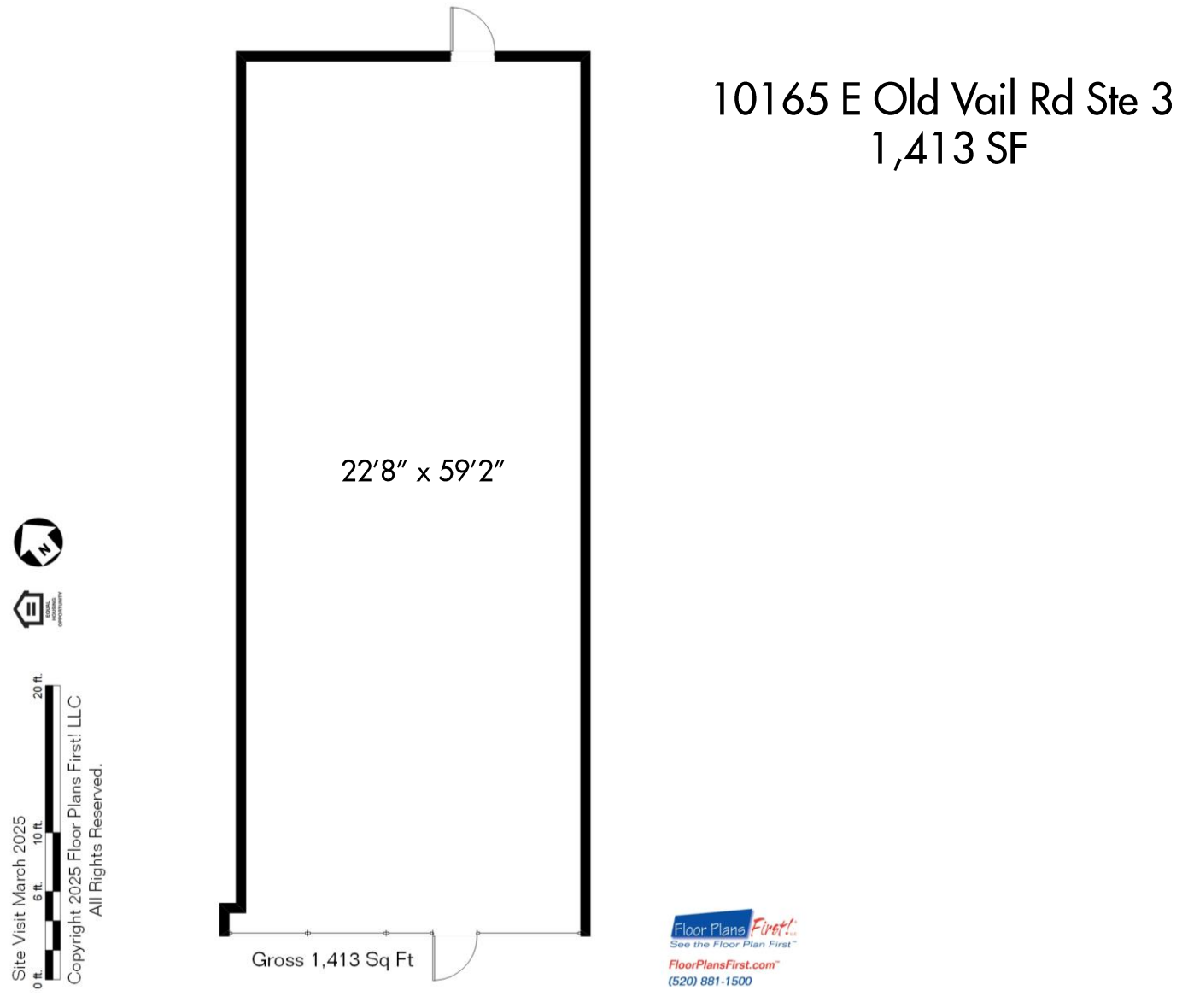
Site Plan

Scale: 1" = 10'-0"

(This site plan is preliminary in nature and subject to further review by the City of Tucson)



FLOOR PLAN



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CONCEPTUAL RENDERING

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Phase 2
Now Under
Construction

Coming Soon

Bordering Rita Ranch: A master planned
community of approximately 5,000
homes.

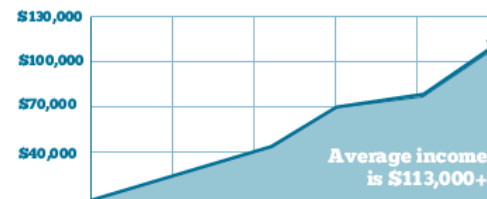
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Nearby Housing

	Existing Homes	Active Lots	Future Lots
Rita Ranch/La Estancia Area	13,200	626	2,993
Rocking K/Civano/Saguaro Trails/Atterbury Area	4,402	930	14,438
Rancho del Lago Area	5,779	477	988
Corona de Tucson/New Tucson Area	5,127	532	7,038
Other Housing in the Trade Area	641		
TOTAL	57,171	29,149	25,457



27,000+



Vail Unified School District, one of the TOP districts in Arizona with 14,000 Students Strong!

25% of Tucson MSA new housing permits are pulled here



Southeast Tucson



Easy access to Interstate 10



Colossal Cave Mountain Park



Saguaro National Park