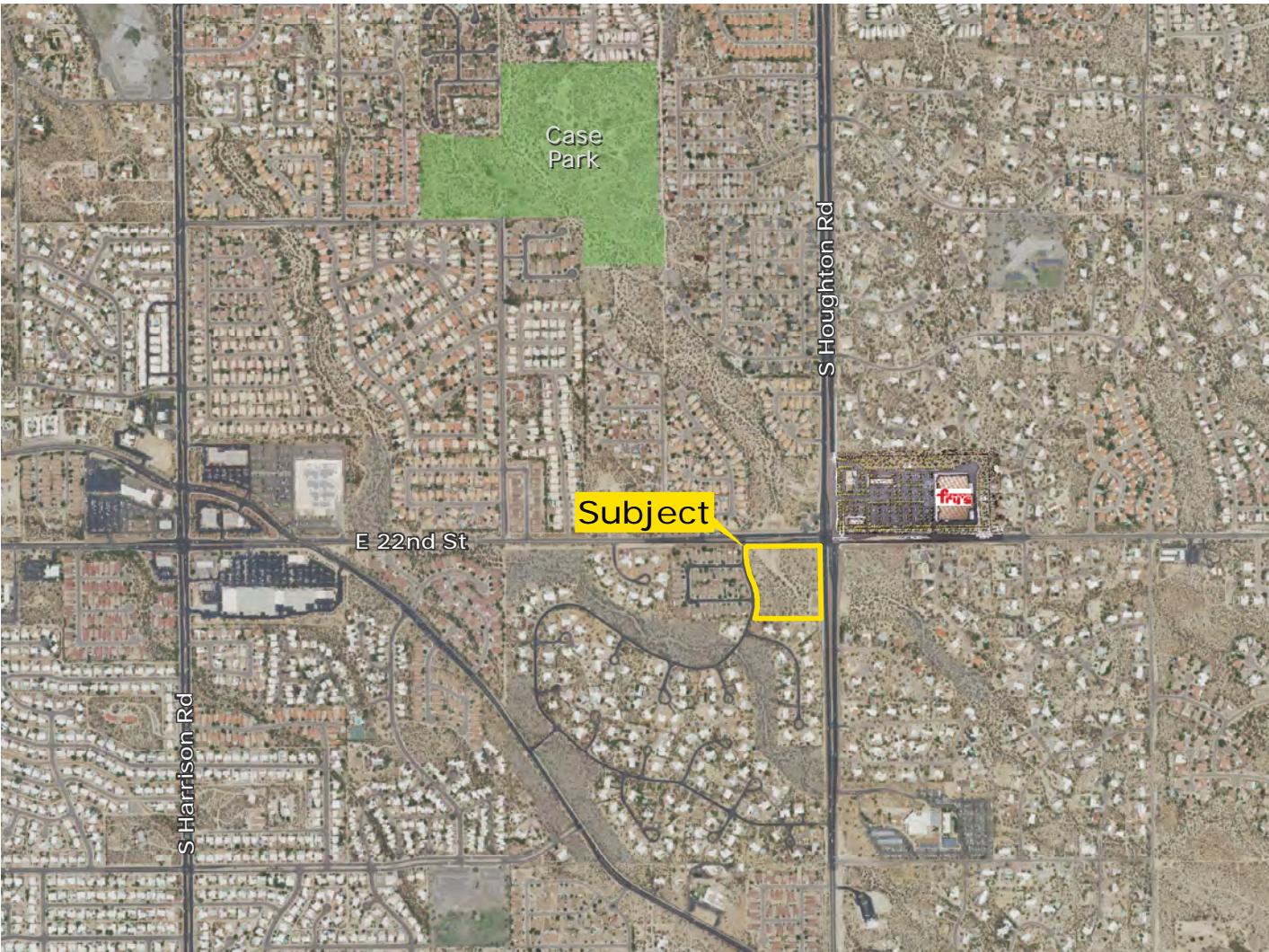


COMMERCIAL/RETAIL PAD(S) AVAILABLE

EXCLUSIVE LISTING | SWC 22ND STREET & HOUGHTON ROAD | TUCSON, ARIZONA



OVERVIEW

- Excellent commercial corner opportunity
- Across from planned Fry's Marketplace
- One Mile South from new Galaxy Theaters opening Summer of 2018
- Established, growing and underserved Eastside

LOCATION SWC of East 22nd Street and South Houghton Road, Tucson, Arizona

SIZE ±7.6 Acres Gross
±2.0 Acres Net Usable

PRICE Please submit for Owner's consideration

ZONING Variety of commercial uses

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Avg. HH Income	\$85,731	\$70,805	\$67,504
2017 Population	8,741	62,012	143,291

Source: ESRI, 2017

TRAFFIC COUNTS

N/S Houghton Road: ±19,713 VPD

E/W 22nd Street: ±7,755 VPD

Source: ESRI 2017 & PAG 2017

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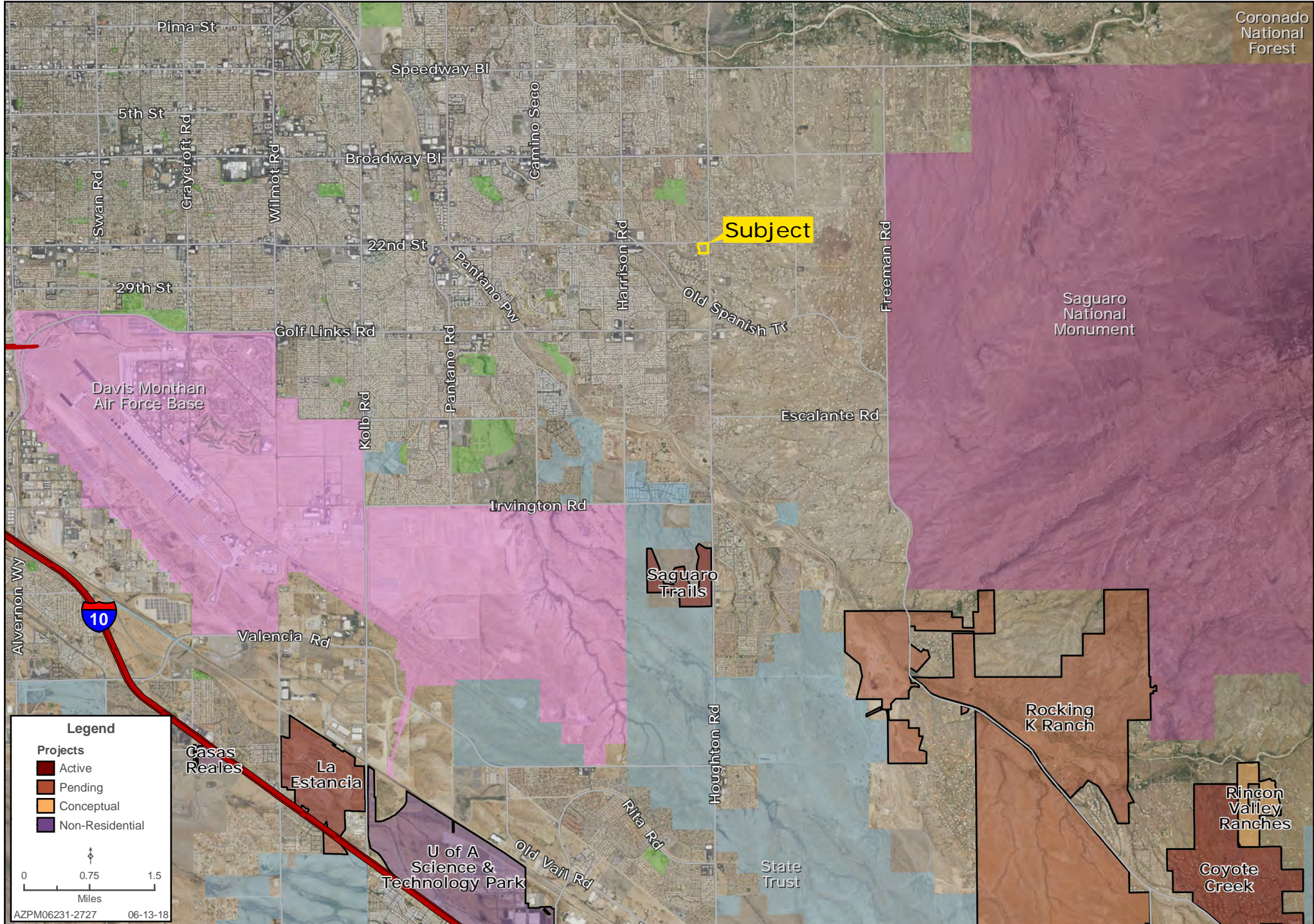
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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RETAIL MAP

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22ND & HOUGHTON MAP

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FLOODPLAIN MAP

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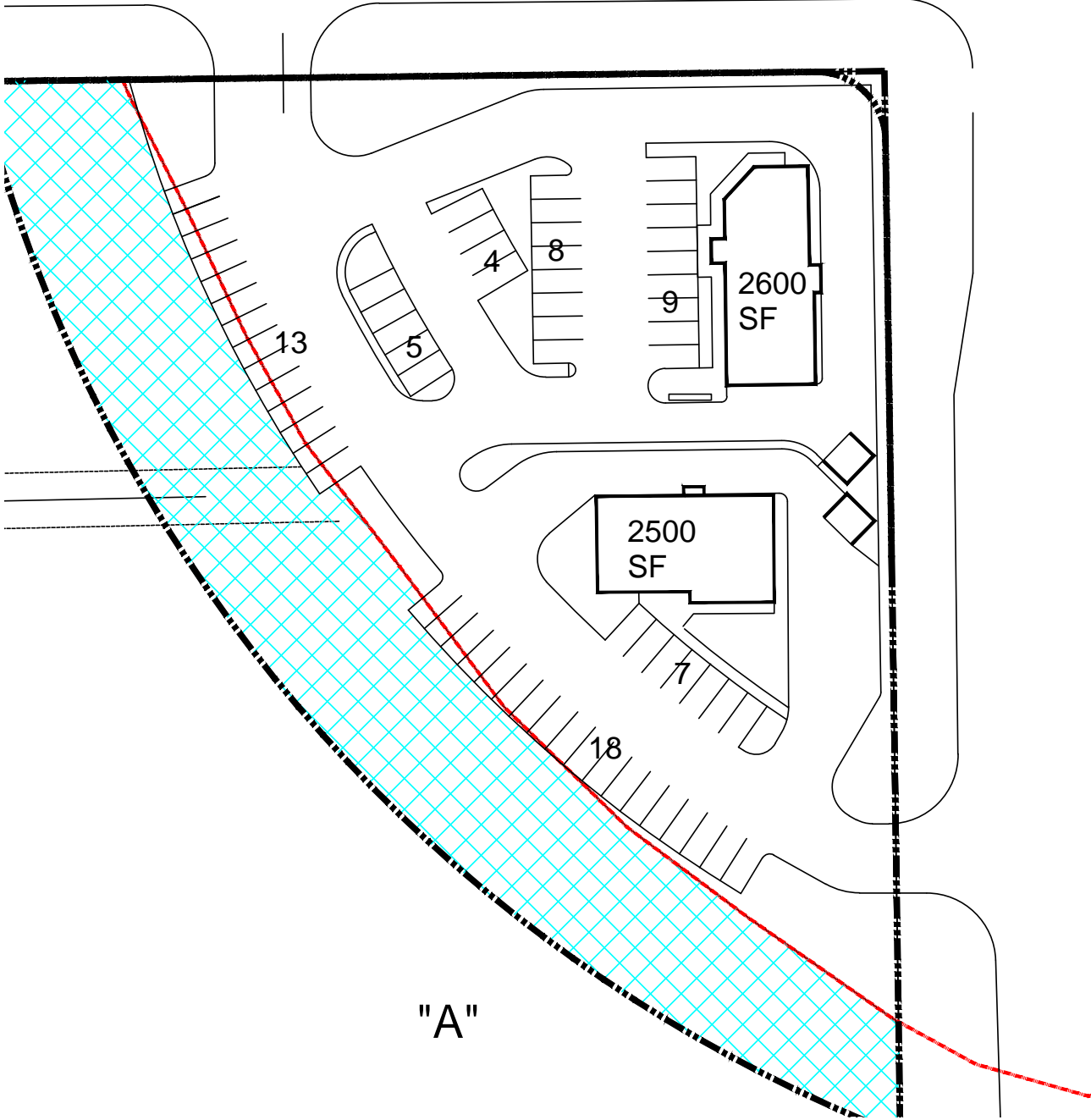


PROPERTY DETAIL MAP

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CONCEPTUAL SITE PLAN A



CONCEPTUAL SITE PLAN C

