

Las Plazas at Old Vail



NWC Houghton & Old Vail Rd
Tucson, Arizona 85718

NAIHorizon

2900 N Swan Road, Suite 200
Tucson, Arizona
+1 520 326 2200

naihorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Scott Soelter
+1 520 326 2200
scott.soelter@naihorizon.com

Paul Schloss
+1 520 729 1695
paul.schloss@naihorizon.com

Las Plazas at Old Vail

Property & Location Highlights

- Lots available for sale
- Regional retail location
- Great trade area position
- Join Walmart, Ross, TJMAXX & Petco
- Ideal for retail, restaurant & office users
- Close proximity to I-10



Scott Soelter
+1 520 326 2200
scott.soelter@naihonorizon.com

Paul Schloss
+1 520 729 1695
paul.schloss@naihonorizon.com

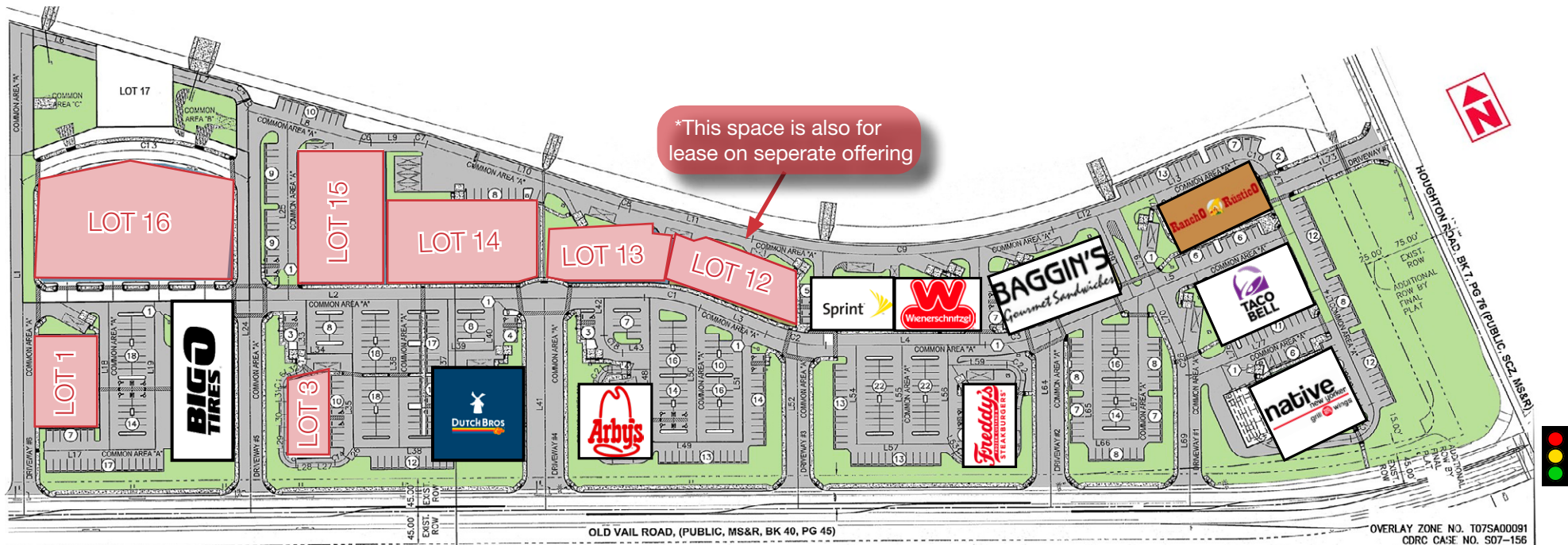
NAIHorizon

Las Plazas at Old Vail

Available Spaces

FOR SALE

Lot	In Escrow	Parcel Size (SF)	Allowable Building Area (SF)	Effective Parcel Size (SF)	Sale Price
LOT 1	—	10,137	7,400	37,000	\$715,000
LOT 3	—	6,004	3,600	36,000	\$797,500
LOT 12	—	11,989	8,900	59,333	\$797,500
LOT 13	—	11,601	9,200	61,333	\$814,000
LOT 14	Y	22,018	19,000	126,667	\$1,375,000
LOT 15	—	20,983	18,000	90,000	\$1,045,000
LOT 16	Y	67,057	N/A	67,057	\$764,500



Scott Soelter
 +1 520 326 2200
 scott.soelter@naihorizon.com

Paul Schloss
 +1 520 729 1695
 paul.schloss@naihorizon.com



OVERLAY ZONE NO. T07SA00091
 CDCR CASE NO. S07-156

Las Plazas at Old Vail

Retail Aerial



Las Plazas at Old Vail

Location Map



Scott Soelter
+1 520 326 2200
scott.soelter@naihonorizon.com

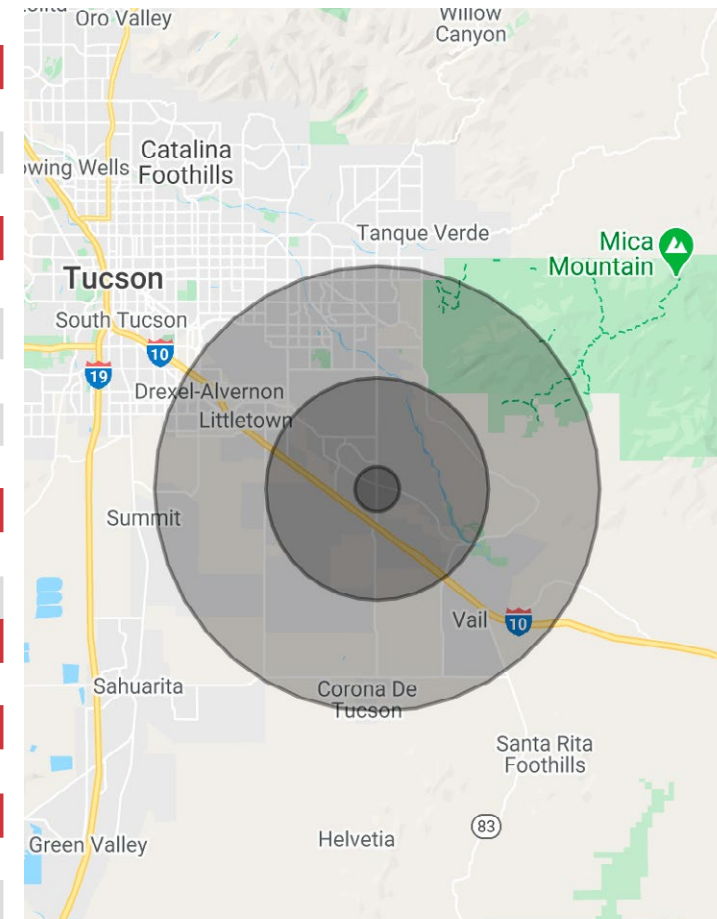
Paul Schloss
+1 520 729 1695
paul.schloss@naihonorizon.com



Las Plazas at Old Vail

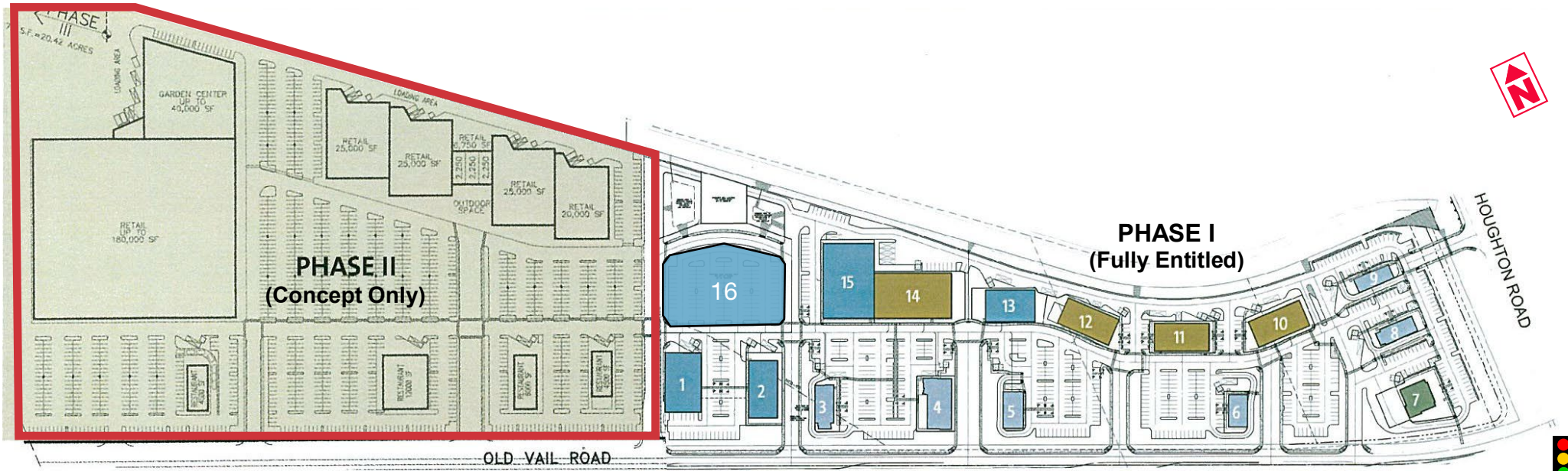
Property Demographics

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	2,303	18,644	45,692
2019 Population	2,207	17,599	42,092
2010 Population	1,897	16,231	35,127
Race & Ethnicity (2019)			
% White	79.7%	80.2%	81.9%
% Black	6.0%	5.1%	4.6%
% Asian	3.1%	3.3%	3.1%
% Other	5.4%	5.6%	5.0%
% Hispanic Origin	21.6%	22.5%	21.2%
Income & Education			
Median HH Income	\$80,929	\$89,612	\$86,283
Avg HH Income	\$94,106	\$100,282	\$100,701
Age			
Median Age	34.0	33.6	33.2
Households & Housing			
Households (2019)	656	5,407	12,206
Workplace & Employees			
Number of Businesses	57	301	521
Total Number of Employees (FTE)	877	3,982	6,112



Las Plazas at Old Vail

Phase II (Concept Only)



Scott Soelter
+1 520 326 2200
scott.soelter@naihorizon.com

Paul Schloss
+1 520 729 1695
paul.schloss@naihorizon.com