

PAD FOR SALE IN ACE ANCHORED CENTER

Houghton & Valencia | Tucson, AZ

FOR LEASE



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PROPERTY DETAILS

Land Size ±35,140 SF (135' x 259')

Sale Price \$930,000

Zoning I-2, City of Tucson

CONDITION

- Graded (flat) with utilities
- Property comes with approved development package TD-DEV-0123-00098

HIGHLIGHTS

- Site serves southeast Tucson, Rita Ranch, and Vail customers
- Buildable up to 7,200 SF
- Busiest corridor in southeast Tucson
- Cross access with shopping center

TRAFFIC COUNTS

Houghton Rd 27,031 VPD (2025)

Valencia Rd 23,237 VPD (2025)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,767	\$135,060	844
3 Miles	27,605	\$143,971	5,821
5 Miles	63,914	\$133,878	9,644

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EX BUILDING

NEW BUILDING
7,200 SF
H=40' MAX

108.7'

10.0'

42.4'

60.0'

120.0'

4.5' DRIVE PAIR

8.5' 5/8"

2.5' OVERHANG

18.0'

13.5'

15.5'

8.5'

24.0' PAAL

11.5'

18.0'

2.5' OVERHANG

8.5'

4.0'

20.0' LANE

14.0'

85.0'

20.0' 5/8"

5.0' 5/8"

25.0' PAAL

83.0'

15.0'

10.0'

135'

E MEADOW WILLOW TRAIL (PUBLIC)

E 135th ST

25.0' DRIVE (MATCH EX)

18.0'

15.5'

8.5'

2.5' OVERHANG

65.3'

25.0' PAAL

83.0'

15.0'

10.0'

135'

259'

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