

Houghton Town Center

60-ACRE COMMUNITY CENTER

NOW LEASING SHOP SPACE!



HIGHLIGHTS

- Only community center serving southeast Tucson, Vail, and surrounding communities
- Near Tucson's second largest employment center cluster—the ±1,300 acre U of A Tech Park with over 6,000 employees from businesses including Raytheon, Citi Corp, IBM, and United Healthcare
- Five schools within one mile (in Vail School District, one of the best school districts in the state of Arizona)
- Convenient I-10 access via Houghton Road

Exclusively represented by

Shop Space:

JERAMY PRICE · jprice@volkco.com

Anchors, Pads, and Shop Space:

BRENNALACEY · brennalacey@volkco.com

DAVE HAMMACK · dhammack@volkco.com

520.326.3200

SHOP SPACE:

Ready for occupancy: 2,800 SF

TRADE AREA DEMOGRAPHICS

Population (2016)	72,785
Estimated Households (2016)	24,904
Avg. Household Income (2016)	\$89,236
Median Household Income (2016)	\$77,726

Source: Applied Geographic Solutions/TIGER Geography, October 2016

TRAFFIC COUNTS

Houghton Rd	22,229 acpd
Mary Ann Cleveland Way	13,391 acpd
Interstate 10	47,327 acpd
Old Vail Rd	8,903 acpd

Source: Traffic Study by Veracity Traffic Group and ADOT Transportation Data Management System, 2016

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.



2016 Estimated Demographics	SOUTHEAST TUCSON	ORO VALLEY	MARANA	SAHUARITA/ GREEN VALLEY	SIERRA VISTA
Estimated Population	74,252	43,001	40,915	51,896	42,049
Population Growth 2016-2021	10.60%	5.50%	11.40%	8.87%	-2.00%
Estimated Households	22,552	18,490	15,035	23,072	16,729
Household Growth 2016-2021	10.00%	5.50%	10.70%	7.20%	-1.50%
Median Household Income	\$74,724	\$71,882	\$69,626	\$55,819	\$61,795
Average Household Income	\$86,768	\$94,212	\$83,868	\$67,628	\$78,466
Owner Occupied Units	19,423	14,493	12,329	19,439	9,610
Median Housing Value	\$191,030	\$301,014	\$223,280	\$184,343	\$94,452
Employment Population	54,433	41,306	39,428	44,324	47,389





FUTURE PHASE
Anchors &
Junior Anchors

SHOPS
2,800 SF
Available

Future Retail

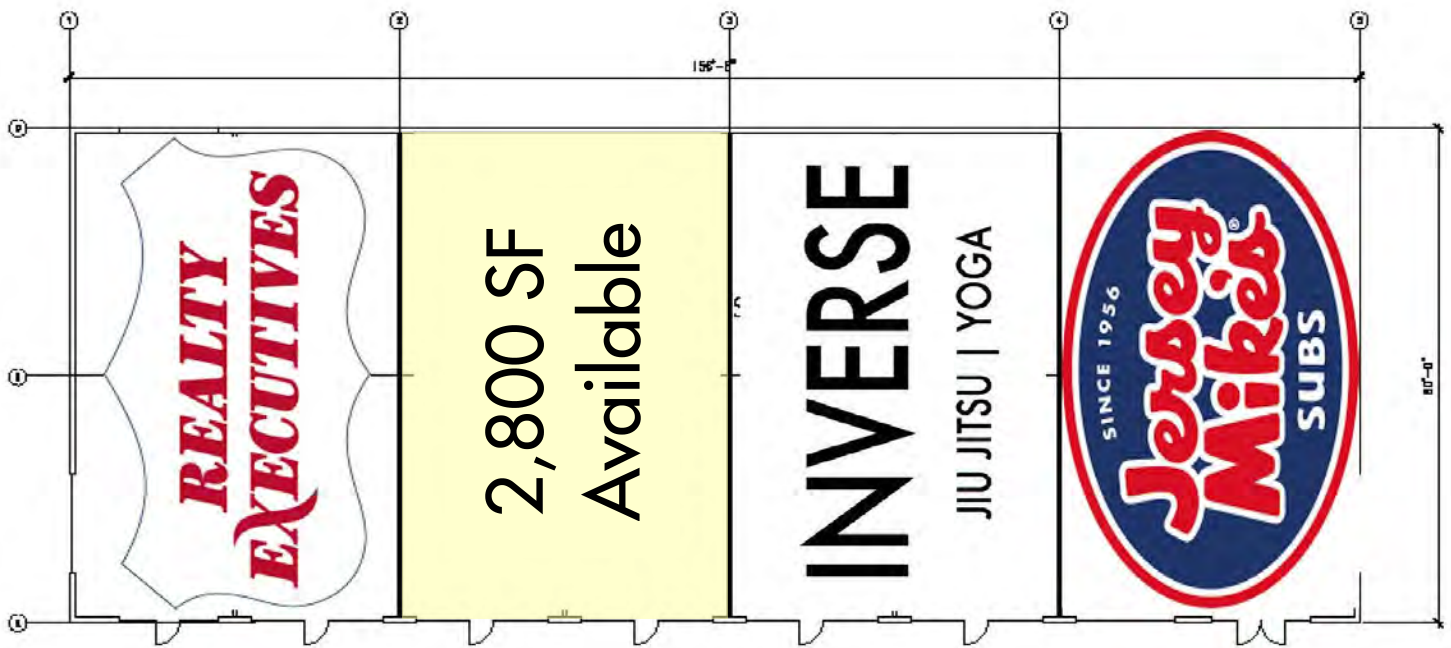
Opening Soon!

Now Open!

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 Shopping Center or adjacent areas.



HOUGHTON
TOWN CENTER



SCHEMATIC FLOOR PLAN
SCALE: 1/16" = 1'-0"

SWC HOUGHTON & OLD VAIL ROADS

SHOPS III



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