

FOR LEASE

SHOPPES AT RITA RANCH

NWC RITA ROAD & HOUGHTON ROAD

TUCSON, ARIZONA 85747



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PROPERTY OVERVIEW

Shoppes at Rita Ranch is an attractive retail center located along the scenic Houghton Road. Excellent opportunity for a retailer or service tenant to secure a strategic location in a high-growth corridor for employment and housing.

Location: 8110-8160 S. Houghton Road

Rentable SF: ± 1,200 SF

Lease Rate: \$28.50/SF, NNN

Triple Net: Estimated at \$6.65/SF



PROPERTY FEATURES

- + Good signage opportunity
- + Vibrant local economy
- + Limited direct competition in immediate and surrounding trade area
- + Anchor tenant: Fry's Marketplace Food & Drug
- + National Tenants: Pizza Hut, Subway, Bruegger's Bagels, Verizon Wireless, Sherwin Williams, Bank of America, Carl's Junior

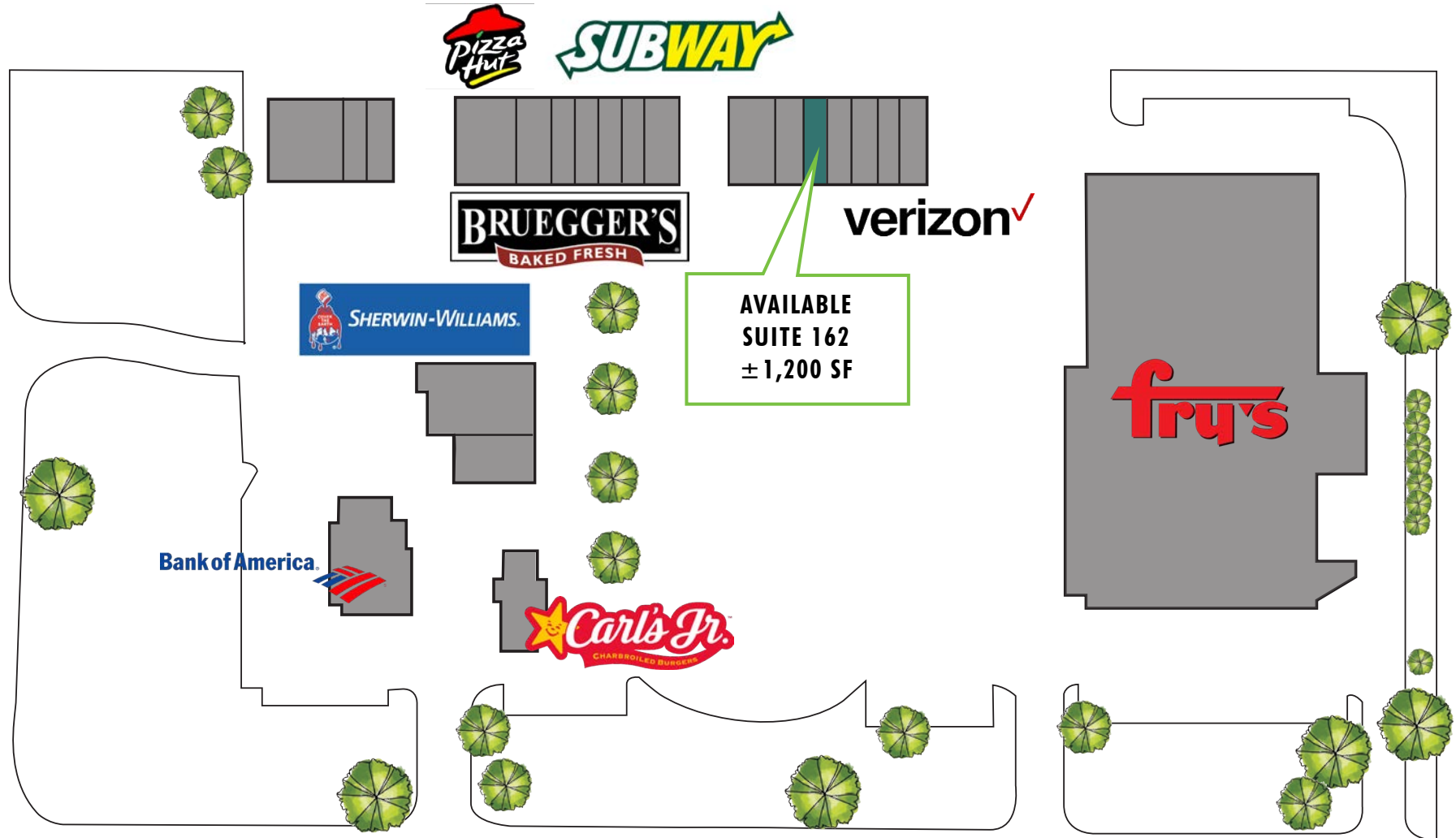


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SITE PLAN



SITE PLAN NOT TO SCALE

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DEMOGRAPHICS COMPREHENSIVE

Demographics

	1 Mile	3 Mile	5 Mile
Population (2018)	9,434	22,208	43,331
Avg. Household Income (2018)	\$89,057	\$93,703	\$92,643

Source: Esri, October 2018

Traffic Count (vpd)

S. Houghton Road	21,000
E. Rita Road	11,000

Source: Kalibrate, October 2018



CONTACT US

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