

For Lease

CBRE

Shoppes at Rita Ranch

NWC Rita Rd & Houghton Rd

Tucson, AZ 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 Rd
- Rentable SF: ±1,200 SF available (former Baskin Robbins)
- 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: Piza Hut
Bruegger's Bagels
Sherwin Williams
Bank of America
Carl's Jr

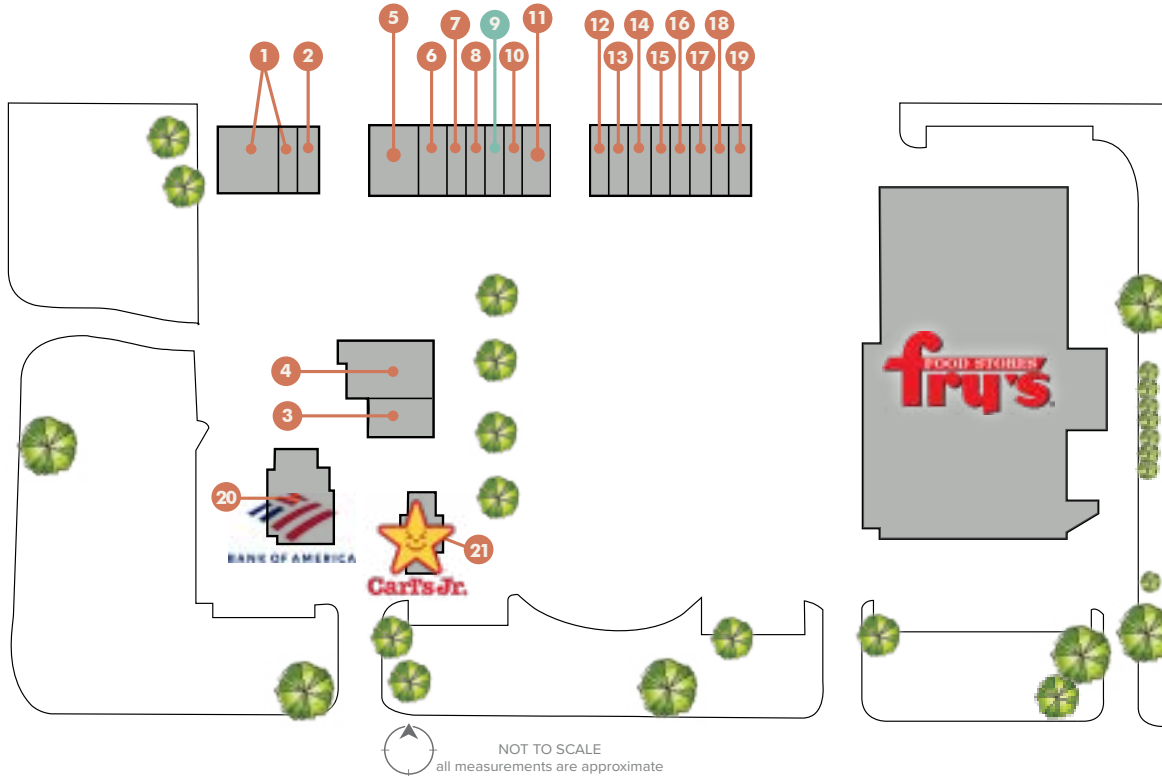


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Site Plan



Site #	Building #	Suite #	Tenant	±SF
1	8160	120	Rita Ranch Dental	5,267
2	8160	100	Pizza Hut	1,200
3	8130	110	Rita Ranch Pet Hospital	2,000
4	8130	112	Sherwin Williams	3,686
5	8140	180	Street Tacos and Beer	3,000
6	8140	150	Bruegger's Bagels	1,920
7	8140	140	Sunburst Optical	1,200
8	8140	130	Stagg's Chiropractic	1,200
9	8140	120	Vacant	1,200
10	8140	110	Tai Chi Foot Massage	960
11	8140	100	Precious Metals Refinery	1,505
12	8110	186	Luckie's Tai Asian Cuisine	1,385
13	8110	174	Super Cleaners	960
14	8110	162	FlexBitz Cellular & Computer Repair	1,200
15	8110	158	PostNet	1,200
16	8110	150	Sally Beauty	1,200
17	8110	126	Eva's Nails	1,200
18	8110	114	Great Clips	960
19	8110	102	Wild Berry Wellness Center	1,440
20	8150		Bank of America	
21	8120		Carl's Jr. Restaurant	

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Demographics

2021 Estimates	Population	Daytime Population	Households	Avg. HH Income
1 mile	9,308	7,712	3,098	\$96,065
3 mile	22,584	19,675	7,519	\$98,493
5 mile	47,838	40,251	16,898	\$98,529

Source: ESRI 2021

Traffic Count

Location	VPD
S Houghton Rd	20,182
E Rita Rd	9,301

Source: ADOT 2021 VPD



Contact Us

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