



COMMERCIAL RETAIL ADVISORS, LLC

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MONTESA PLAZA PAD



Property Highlights

Location: 170 S. Houghton Road (PAD #1)
SWC of Broadway Blvd. & Houghton Rd.
Tucson, AZ

Tax Parcel Number: 133-48-128E

Vacant PAD #1 Available: 4,000 SF Buildable Freestanding Building
PAD on 24,024 SF of Land

Sales Price: \$650,000.00

Zoning: C-1

Terms: Cash

Demographic Highlights

2018 Estimates	1 MI	3 MI	5 MI	Polygon
Population:	8,957	62,147	144,514	74,099
Households:	3,654	26,599	61,992	30,054
Average HH Income:	\$93,314	\$75,815	\$73,229	\$93,760

(Source: ESRI, CCIM Site To Do Business 2016, US Census Bureau 2010)

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
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Description

- ◆ The 55,000 square foot anchor, Galaxy Theatres, is now open.
- ◆ PAD #1 is located within Montesa Plaza and has Houghton Road frontage.
- ◆ Located in the heart of the upper middle class northeast Tucson sub-market.
- ◆ Houghton is being expanded to six lanes from I-10 to the south and to Tanque Verde Road to the north, making it the major north/south arterial in the far east section of Tucson.
- ◆ Montesa Plaza retailers include: Galaxy Theatres and Hops Sports Grill coming soon! Starbucks, Mama's Pizza, Robeks Juice, GNC, Sally Beauty Supply, UPS Store, Cost Cutters, Scream Ice Cream and more.

Traffic Counts

Broadway Blvd.: 13,865 VPD (2017)

Houghton Rd: 15,685 VPD (2017)

Total: 29,550 VPD

(Source: Pima Association of Governments And ADOT)



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

Montesa Plaza PAD



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Tucson, Arizona

SITE PLAN



Site Plan Not to Scale

#	Tenant	Address	SF
1	Hops Sports Grill	120 S. Houghton Rd. # 174	2,540
2	UPS Store	120 S. Houghton Rd. # 138	1,215
3	Nail Pros	120 S. Houghton Rd. # 114	1,500
4	Cost Cutters	120 S. Houghton Rd. # 102	1,200
5	Galaxy Theatres	100 S. Houghton Rd.	55,000
6	Sally Beauty Supply	50 S. Houghton Rd. # 100	1,300
7	GNC	50 S. Houghton Rd. # 110	1,200
8	Scream Ice Cream	50 S. Houghton Rd. # 120	1,560
9	Starbucks	50 S. Houghton Rd. # 126	1,200
10	Vacant	50 S. Houghton Rd. # 130	540
11	Glenn Royce Salon	50 S. Houghton Rd. # 140	1,200

#	Tenant	Address	SF
12	Fire Ball Tech	50 S. Houghton Rd. # 150	900
13	Robeks Juice	50 S. Houghton Rd. # 160	1,200
14	Liberty Tax	50 S. Houghton Rd. # 170	878
15	Mama's Famous Pizza	50 S. Houghton Rd. # 190	1,957
16	Vacant	130 S. Houghton Rd.	2,040
17	AVAILABLE (PAD #1)*	170 S. Houghton Rd.	4,000
18	State Farm	150 S. Houghton Rd. # 140	1,200
19	Karate For Kids	150 S. Houghton Rd. # 120	1,450
20	Dentist	150 S. Houghton Rd. # 100	1,550
21	McDonald's	30 S. Houghton Rd.	2,464
TOTAL GLA:			86,094

* PAD #1 is owned Separately

Montesa Plaza PAD

Tucson, Arizona



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TRADE AREA

