

# FOR SALE

- At entrance to Rita Ranch Master Planned Community
- Across the street from Fry's Marketplace
- Partially improved lot

## PROPERTY:

Pima County Assessor's  
Tax Parcel #141-18-0016

## SIZE:

70,481 SF

## ZONING:

C-2, City of Tucson

## TRAFFIC COUNTS:

Rita: 10,000 acpd  
Houghton: 12,000 acpd  
Total: 22,000 acpd

Source: Pima Association of Governments, 2007 Traffic Count Map

Exclusively Represented By:

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# CORNER RETAIL PAD



## SWC RITA ROAD & HOUGHTON ROAD TUCSON, ARIZONA

### EXCELLENT OPPORTUNITY FOR A HIGH-PROFILE COMMERCIAL USER

- Houghton Road is the major artery serving southeast Tucson—connects to Interstate 10 .
- Rita Road is the major artery serving the Rita Ranch Master Planned Community.
- This corner parcel enjoys excellent access with improved parking lot and cross easements with neighboring retail/service uses.

### Demographic Highlights:

2010 Estimates	3 Miles	5 Miles	7 Miles
<b>Population:</b>	17,106	37,152	86,302
<b>Avg. HH Income:</b>	\$75,586	\$72,152	\$65,644

Source: Applied Geographic Solutions/TIGER Geography, April 2010

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