RARE PAD OPPORTUNITY IN TOP SOUTHEAST TUCSON TRADE AREA

10051 E. OLD VAIL ROAD | **TUCSON, AZ**

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PROPERTY HIGHLIGHTS

- Pad available WNWC of Houghton Rd and Old Vail Rd
- Located at one of the top retail intersections in Southeast Tucson
- Major anchors nearby include Home Depot, Walmart Supercenter, Petco, Tractor Supply, and many others
- Situated near the UA Tech Park, with over 7,000 daytime employees
- Strong household incomes with a younger, well-educated population base
- Zoned Commercial, Pad ready

2024 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **49,566**

DAYTIME POPULATION **33,807**

TRAFFIC COUNTS

E OLD VAIL RD **7,594 VPD**
(ADOT '24)

S HOUGHTON RD **21,127 VPD**
(ADOT '24)

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SITE AERIAL

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RETAIL AERIAL

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
2024 Total Population	4,760	21,067	49,566
Daytimel Population	4,351	15,750	33,807

	1 MILE	3 MILE	5 MILE
Average HH Income	$145,578	$121,330	$126,189
Median HH Income	$122,762	$105,170	$105,845

	1 MILE	3 MILE	5 MILE
Daytime Workers	2,271	15,750	9,137
Daytime Residents	2,080	10,102	24,670

	1 MILE	3 MILE	5 MILE
2024 Households	1,674	7,356	17,693
2029 Households	1,680	7,724	18,711

	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	80.4%	79.8%	80.3%
Renter Occupied Housing	17.2%	17.6%	13.9%

	1 MILE	3 MILE	5 MILE
2024 Median Age	36.2	36.0	38.0
2029 Median Age	37.2	37.0	39.0

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