

NEC 22nd St & Houghton Rd

10325 E 22nd St | Tucson, AZ 85748



Contact

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Property Highlights

CBRE

- Located on a major north/south corridor and borders a high growth area
- Affluent trade area
- High property values
- Hard corner location, easy access
- PAD zoning that allows retail (no big box), office, medical services, duplexes, detached single family (no multi-family)
- Relatively flat parcel; easy to develop

±16.2 Ac
TOTAL LAND AVAILABLE

Unpriced
CONTACT AGENT

133-38-008J

133-38-008F

PIMA COUNTY ASSESSOR PARCEL NOS.

Traffic Counts

Source: PAG & ADOT



18,508 VPD
HOUGHTON RD - 2024



6,264 VPD
22ND ST - 2024



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Demographics

Source: ESRI, 2024 Estimates



Population

114,978
10-MIN

200,266
15-MIN

290,907
20-MIN



Daytime Population

89,638
10-MIN

173,735
15-MIN

267,120
20-MIN



Avg Household Income

\$104,026
10-MIN

\$101,821
15-MIN

\$102,688
20-MIN



