

Houghton Town Center Ends Year with Investment Sale and New Surf Thru Car Wash Site



9172 S Houghton Rd.,
Tucson, AZ

TUCSON, ARIZONA – **Houghton Town Center** is a highly successful 60-acre community center located on Houghton Road north of I-10 and serving Rita Ranch, Vail and southeast Tucson. Anchors include Walmart, Discount Tire, TJ Maxx, AutoZone, Petco, Brake Masters, Nationwide Vision, SuperCuts and Ross Dress For Less joined by numerous restaurants, retailers and service tenants including Northwest Emergency Center and Hughes Federal Credit Union.

Jaime Medress of Marcus & Millichap in Phoenix represented Houghton Developers' affiliate, HTC Shops III LLC (Bill Kelley, manager) in the sale of a 9,075-square-foot retail pad at Houghton Town Center for \$3.51 million (\$387 PSF) at 9172 S Houghton Road, Tucson.

The buyer is an investor from San Diego, NWCD, LLC an affiliate of DePrima Ventures (Dave Karlman, director). The property was fully leased at time of sale with four tenants: Jersey Mike's Subs, Realty Executives, Sunstreet Mortgage and Inverse Jiu Jitsu.

The buyer was represented by **Bryce Karlman** of CBRE San Diego / Northern Baja office.

In a separate transaction, **Brenna Lacey** and **Jeramy Price** of Volk Company represented Houghton Developers, LLC in the \$925,000 (\$15.42 PSF) sale of approximately 60,000-square-feet of land at 10206 & 10212 E Old Vail Road in the Houghton Town Center to Surf Thru, Inc. of Bakersfield, CA.

Surf Thru purchased the site for its fourth Car Wash in the metro Tucson region.

Craig Finfrock of Commercial Retail Advisors represented Surf Thru.

For additional information, Medress can be reached at 602.687.6700 and Karlman is at 858.546.2605. Lacey and Price should be contacted at 520.326.3200 and Finfrock is at 520.290.3200.

To learn more, see **RED Comp #6431** and **#6449**.

Tucson Lease Report August 6-10, 2018



Tucson Lease Report
Aug. 6-10, 2018

The following commercial leases were reported to the **Real Estate Daily News** for the **Tucson Lease Report** from **Aug. 6 thru 10, 2018**.

INDUSTRIAL – 3133 S. DODGE BLVD., TUCSON

Bay Insulation of Arizona leased 8,600 square feet of industrial space from Dodge Properties, LLC. The property is located at 3133 South Dodge Boulevard. The landlord was represented by Gary Emerson of GRE Partners, LLC and the tenant was represented by Tim Healy Jr. of CBRE's Tucson Office and Bill Bayless of CBRE's Phoenix Office.

RETAIL AT THE CROSSING AT SAHUARITA

Starbucks recently finalized a lease of 2,400-square-feet at The Crossing at Sahuarita. The Sprouts anchored project is located at the southeast corner of Nogales Highway and Abrego Drive in Sahuarita, Arizona. The center is leased by Brian Gast and Dave Cheatham of Velocity Retail Group, with Brenna Lacey of The Volk Company in Tucson as co-listing agents.

Greg Furrier with Cushman & Wakefield / PICOR represented the tenant in the transaction. The landlord ownership group is a partnership between Wadsworth Development Group and Accelerated Development Services.

RETAIL – SHOPPES AT CONTINENTAL RANCH, MARANA

Brian Gast and Bonnie Arlia of Velocity Retail recently negotiated a lease for a 2,200-square-foot **Go Wireless** – Verizon store in the Shoppes at Continental Ranch in Marana, Arizona. The Safeway anchored center is located at the southeast corner of Twin Peaks and Silverbell Roads. The store will be located in a newly constructed building along Silverbell at the entrance to the shopping center. Craig Finfrock of Commercial Retail Advisors in Tucson represented the Landlord in the transaction. This is the 6th new location the team has completed for this tenant in the last year.

RETAIL – 9040 E. VALENCIA RD., TUCSON

Solee Enterprises, a chicken wing concept restaurant, leased 1,750 square feet at Rita Ranch Shopping Center located at 9040 E. Valencia Road, Tucson, AZ. Dave Dutson with NAI Horizon represented the landlord in this transaction.

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Tucson Lease Report July 30 – Aug. 3, 2018



Tucson Lease Report
July 30-Aug. 3, 2018

The following commercial leases were reported to the **Real Estate Daily News** for the **Tucson Lease Report** from July 30 thru Aug. 3, 2018.

INDUSTRIAL – 9538 E. OLD VAIL RD., TUCSON

uSimple renewed their lease for 50,400 SF at 9538 E. Old Vail Road with JAH Tucson LLC. Gary Emerson of GRE Partners, LLC represented the Landlord and Pat Welchert of Alpha Commercial Real Estate Service represented the tenant.

OFFICE – 7440 N ORACLE RD., STE #1, ORO VALLEY

Radiance Therapeutics leased 2,500-square-feet at 7440 N Oracle Road, Ste #1 in Oro Valley, AZ. Juan Teran, CCIM, with Realty Executives Tucson Elite represented the landlord and Tom Hunt with Tango Commercial Real Estate represented the tenant.

INDUSTRIAL – 7620 N. HARTMAN LN., TUCSON

International Textile Traders, Inc. dba Arizona Uniform and

Apparel leased 1,600-square-feet at Continental Commerce Park located at 7620 N. Hartman Lane, Tucson, AZ. David Blanchette with NAI Horizon represented the tenant in this transaction.

OFFICE – HOUGHTON TOWN CENTER, TUCSON

Realty Executives leased 1,397-square-feet of additional space adjoining its 2,400-square-foot existing office at Houghton Town Center. Juan Teran, CCIM, with Realty Executives represented the tenant.

RETAIL – 1295 W. DUVAL MINE RD., SAHUARITA

Sushi Lin has signed a lease for 1,306-square-feet at 1295 W. Duval Mine Road, Sahuarita, AZ in Sahuarita Palms Plaza located at the southeast corner of La Canada and Duval Mine Road. The owner, Chin Lin and Huirong Zou, own and operate Panda House Chinese Restaurants that they built in Green Valley & Sahuarita. The first location in Sahuarita Plaza has been open for eight years and their second location in Continental Plaza has been open for one and a half years. The new Sushi Lin restaurant is expected to open in November 2018.

Craig Finfrock of Commercial Retail Advisors, LLC represented the Tenant, Sushi Lin, and the Landlord was represented by Rob Tomlinson of Cushman & Wakefield | Picor in this transaction.

OFFICE – 7440 N ORACLE RD., STE #3, ORO VALLEY

Edward Jones leased 1,300-square-feet at 7440 N Oracle Rd., Ste #3, in Oro Valley, AZ. Juan Teran, CCIM, with Realty Executives Tucson Elite represented the landlord.

RETAIL – SW CORNER of SPEEDWAY BLVD & CRAYCROFT RD., TUCSON

Studio 98 has leased a 1,210-square-feet of space at Speedway Craycroft Plaza, located on the SW corner of Speedway Blvd and Craycroft Rd. The Premises will be used as a full service men and women's hair salon and for the sales of related products and services. They are scheduled to open for business August 2018. Andy Seleznov and Melissa Lal of Larsen Baker represented the Landlord, Larsen Baker.

RETAIL – 1325 W. DUVAL MINE RD., SAHUARITA

Ishaq Ali, DDS dba Altamira Dental has signed a lease for 1,200-square-feet at 1325 W. Duval Mine Rd. Sahuarita, AZ in Sahuarita Palms Plaza located at the southeast corner of La Canada & Duval Mine Rd. Dr. Ali currently owns a dental office in Tucson, and has been practicing dentistry at a clinic in Sahuarita for several years. This will be Dr. Ali's 2nd practice. The new clinic in Sahuarita Palms Plaza is expected to open in the 4th quarter of 2018. Craig Finfrock of Commercial Retail Advisors, LLC represented the Landlord and the tenant Dr. Ali represented himself in this transaction.

RETAIL – 40 E. CONGRESS ST., TUCSON

Serial Grillers, LLC leased approximately 1,184-square-feet at 40 East Congress Street. Serial Grillers offers a wide variety of food, including pizza, sandwiches, burgers, and American fare along with a wide selection craft beer and wine. This will be their fifth Tucson-area location. The landlord is BP City Park Operator, LLC, which was represented by Bourn Advisory Services, LLC. Jeramy Price of Volk Company represented Serial Grillers, LLC.

OFFICE – 6595 N. ORACLE RD., TUCSON

JSN, LLC leased a 1,160-square-foot office space at Los Altos Plaza, located at 6595 North Oracle Road Suite 135 to Alan D Cross, D.C., P.C.. Ian Stuart and Bruce Suppes with CBRE's Tucson Office represented the landlord. Janine and Mark Irvin with Mark Irvin Commercial Real Estate represented the tenant.

OFFICE – 2424 E. BROADWAY BLVD., TUCSON

LUCHA 501C4 leased 1,053-square-feet located at 2424 E. Broadway, Tucson, AZ. Andrew Sternberg with NAI Horizon Tucson represented the landlord in the transaction.

RETAIL – AJO & KINNEY, TUCSON

Direct Paging and Cellular, Inc. leased 1,000-square-feet at Ajo & Kinney is a new retail building to be constructed just

east of the southeast corner of Ajo Highway and Kinney Road. The tenant will open Cricket Wireless in the space and will join Domino's and Dairy Queen. This brings remaining space at the building down to 2,300 square feet. Kevin Volk of Volk Company represented the Landlord, Ajo SEC Shops LLC,

RETAIL – CRAYCROFT RD., S of SPEEDWAY BLVD., TUCSON

Paw Prints has leased a 837 SF space at Craycroft Plaza, located on Craycroft Rd. just south of Speedway Blvd. The Premises will be used as a pet training facility and for the sale of related products and services. They are scheduled to open for business September 2018. Andy Seleznov and Melissa Lal represented the Landlord, Larsen Baker.

RETAIL – 4811 E GRANT RD., TUCSON

United Healthcare has renewed their lease at Crossroads Festival, located on the NE corner of Grant Rd. and Swan Rd. Andy Seleznov and Melissa Lal of Larsen Baker represented the Landlord.

RETAIL – NW CORNER of TANQUE VERDE RD & CATALINA HWY. TUCSON

Essie Nails has renewed their lease at Bear Canyon Shopping Center, located on the NW corner of Tanque Verde Rd. and Catalina Highway. Andy Seleznov and Melissa Lal of Larsen Baker represented the Landlord.

RETAIL – SW CORNER of BROADWAY BLVD & CRAYCROFT RD, TUCSON

Silverberg & Sons has renewed their lease at Tucson Place Shopping Center, located on the SW corner of Broadway Blvd. & Craycroft Rd. Andy Seleznov and Melissa Lal of Larsen baker represented the Landlord.

RETAIL – CRAYCROFT RD., S of SPEEDWAY BLVD., TUCSON

Saguaro Speech Therapy has renewed their lease at Craycroft Plaza, located on Craycroft Rd. just south of Speedway Blvd. Andy Seleznov and Melissa Lal of Larsen Baker represented the Landlord.

RETAIL – SW CORNER of BROADWAY BLVD & CRAYCROFT RD, TUCSON

Asian Eyebrow Threading has renewed their lease at The Plaza at Williams Centre, located on the SW corner of Broadway Blvd. & Craycroft Rd.. Andy Seleznov and Melissa Lal of Larsen Baker represented the Landlord.

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