



**COMMERCIAL RETAIL ADVISORS, LLC**

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
www.cradvisorsllc.com

# SAHUARITA PALMS PLAZA



## Description

Location: SEC of La Canada Dr. & Duval Mine Rd.  
Sahuarita, Arizona

Phase II-  
Space Available/Rates 181- 1,306 SF ( can be combined)  
191- 1,252 SF (End Cap)

1,625 SF (End Cap w/ drive thru)  
Estimated NNN charges \$4.00/SF

Phase II-  
PADS/Price: Block 3 ± 34,000 sf \$600,000.00

Phase III-  
Junior Anchor Spaces: 15,000—30,000sf

Phase III-PAD 5,400 sf buildable

## Property Highlights

- ◆ Sahuarita Palms Plaza: Phase I is approximately 66,892 SF, Phase II Shops 14,625 SF and PADS ± 12,000 SF and Phase III will be developed on 9 acres
- ◆ Less than 1/8th mile from Interstate 19 and 2 miles from Rancho Sahuarita
- ◆ Situated in the fastest growing city in Southern Arizona
- ◆ Expected build-out of Rancho Sahuarita is approximately 11,000 homes by 2018
- ◆ Anchored by the successful 55,267 sq.ft. Safeway Marketplace
- ◆ Spaces front both Duval Mine Road and the Safeway Marketplace
- ◆ PAD's available for sale, build-to-suit lease, or ground lease
- ◆ Estimated population 77,835 by 2013!

For information contact:

**Craig Finrock, CCIM, SCLS**  
cfinrock@cradvisorsllc.com

## Sahuarita/Green Valley Trade Area

<u>Town</u>	<u>Postal Count</u>	<u>Population</u>	<u>K-12 School Enrollment</u>
Sahuarita	8,062	21,110	3,096
Green Valley	13,559	19,366	465
Amado	1,122	2,699	492
Arivaca	461	1,080	135
Tubac	906	1,220	830
Tumacacori	426	655	495
<b>Total</b>	<b>24,536</b>	<b>46,130</b>	<b>5,513</b>

## Traffic Counts

I-19 36,000 VPD  
 La Canada Dr: 15,000 VPD  
 Duval Mine Rd: 18,000 VPD  
 Total: 69,000 VPD (2007)

Source: Pima Association of Governments 2006

*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.*



