



COMMERCIAL RETAIL ADVISORS, LLC

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SAHUARITA PALMS PLAZA



Description

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

Space Available 181– 1,306 SF (Can be combined)
191– 1,242 SF (End Cap)
101– 1,625 SF (End Cap w/ drive thru)

Rental Rates 181 - \$23.00/SF
191 - \$23.00/SF
101 - \$28.00/SF

Triple Net Expenses \$5.00/SF/Yr estimated

Sahuarita/Green Valley Trade Area (2007)

	<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
Total	24,536	46,130	5,513

Property Highlights

- ◆ Less than 1/8th mile from Interstate 19 and 2 miles from Rancho Sahuarita
- ◆ Situated on the Southern edge of the fastest growing city in Southern Arizona; Sahuarita
- ◆ Situated on the northern edge of the affluent retirement community; Green Valley
- ◆ 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
- ◆ Estimated population of the greater submarket 77,835 by 2013!

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 2007

For information contact:

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