



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 PAD



## Description

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

Space Available: Phase II  
PAD 3 - 34,332 SF

Price: \$500,000

Zoning C-2

## Sahuarita/Green Valley Trade Area

	Population	Households	Average HH Income
Sahuarita to Green Valley	48,451	13,719	\$80,715
Green Valley to Rio Rico	54,554	24,417	\$63,312

(Source: ESRI, CCIM Site To Do Business 2016, US Census Bureau 2010)

## Property Highlights

- ◆ Less than 1/8 mile from Interstate 19.
- ◆ Less than 2 miles from Rancho Sahuarita, the fastest growing city in Southern Arizona with an expected build-out of Rancho Sahuarita is approximately 11,000 homes by 2020.
- ◆ Anchored by the successful 55,267 sq. ft. Safeway Marketplace.
- ◆ Duval Mine Road is the commercial hub for the submarket.
- ◆ La Canada Drive is the major north/south arterial in

## Traffic Counts

I-19:	31,000 VPD (2012)
La Canada Dr:	11,000 VPD (2010)
Duval Mine Rd:	<u>18,000 VPD (2011)</u>
Total:	60,000 VPD

Source: Pima Association of Governments 2012

## For information contact owner/agent:

**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
cfinrock@cradvisorsllc.com



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# Sahuarita Palms Plaza PAD



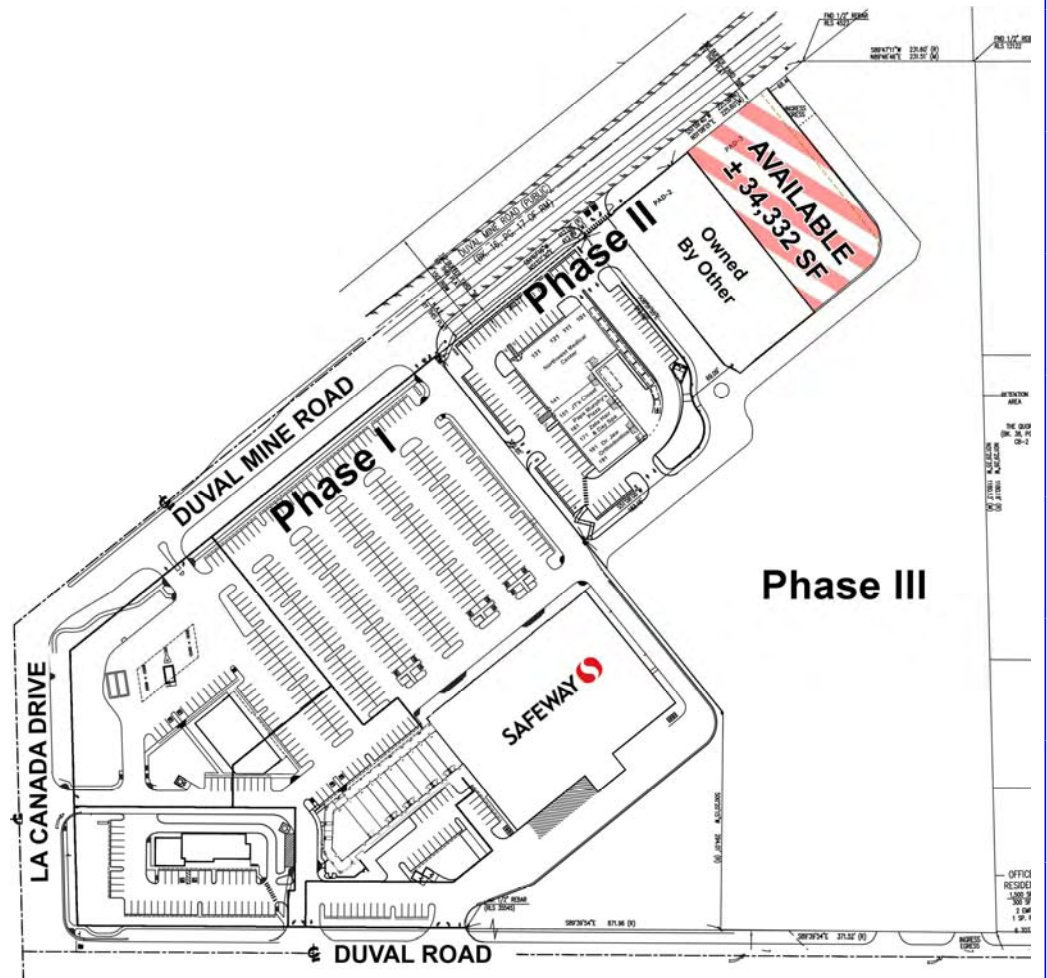
COMMERCIAL RETAIL ADVISORS, LLC

Sahuarita, Arizona

AERIAL



SITE PLAN



# Sahuarita Palms Plaza PAD



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Sahuarita, Arizona

TRADE AREA

