

# RANCHO SAHUARITA PADS

## SAHUARITA ROAD & I-19 INTERCHANGE



WE ARE  
THE CENTER  
OF RETAIL

For Sale, Build-to-Suit or Ground Lease | Retail, Restaurant, Medical



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### AREA AMENITIES

- Rancho Sahuarita is over 3,000 acres
- and is a top selling master planned community in southern Arizona
- 5,400+ homes build since 2000
- 5,000+ additional homes planned
- Over 17,000 residents

### TRAFFIC COUNTS

Interstate 19: 33,466 VPD (2017)  
Sahuarita Rd: 8,000 VPD (2017)

### NEIGHBORING TENANTS

Fry's Marketplace, Baskin Robbins, Dunkin Donuts, Chase Bank, Panda Express, and more

### COMMENTS

- Freeway interchange
- Main entry to major master planned community
- Adjacent to and across from Fry's Marketplace
- 65' freeway signage available
- Great access and visibility!



### NEIGHBORHOOD DEMOGRAPHICS



POPULATION

AVERAGE  
HOUSEHOLD INCOMEDAYTIME  
POPULATIONTOTAL RETAIL  
EXPENDITURE

1 Mile	3,304	\$92,521	472	\$36.1 M
3 Miles	20,117	\$89,501	2,335	\$221 M
5 Miles	29,434	\$78,480	4,510	\$327 M

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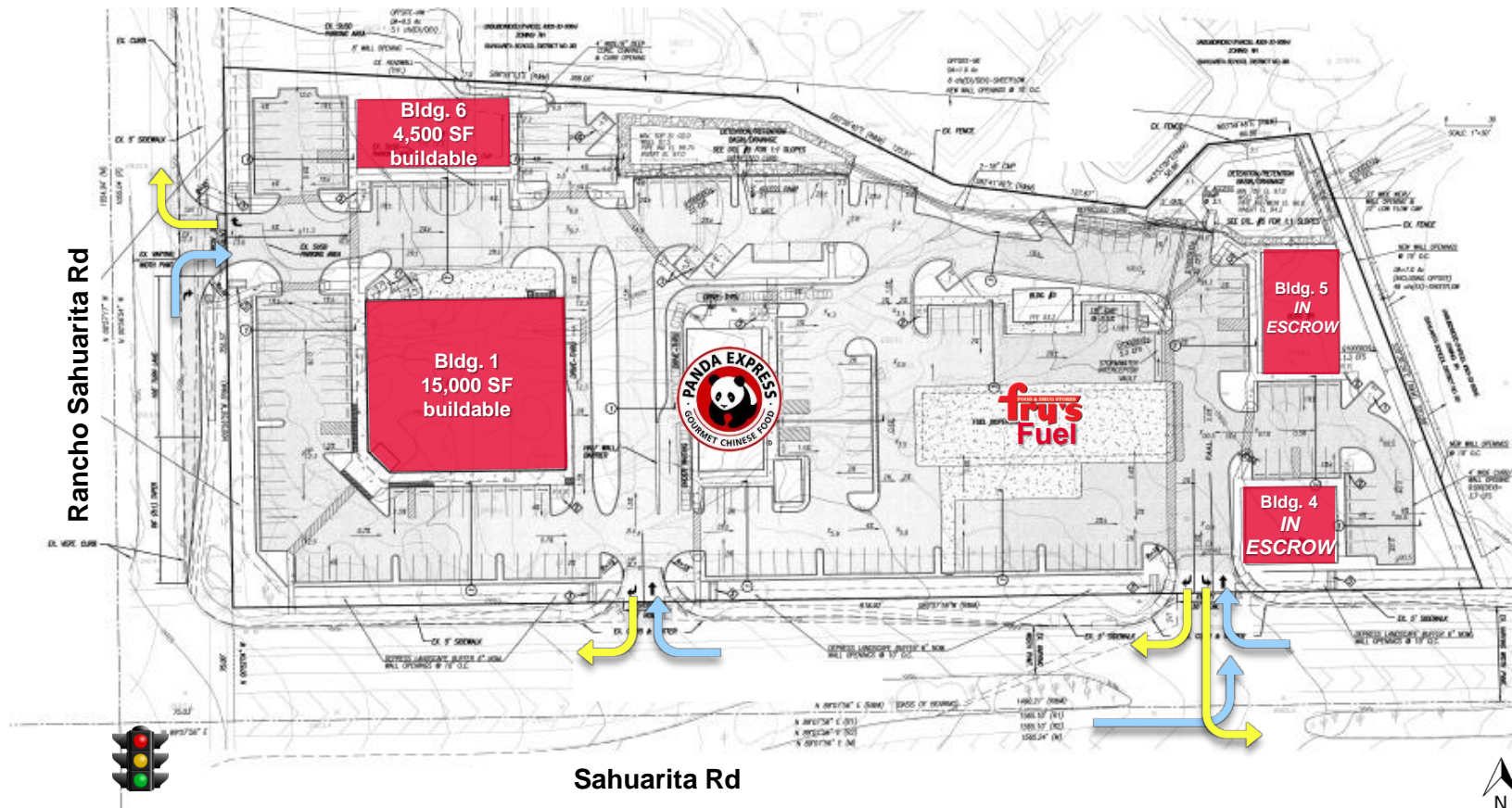
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# RANCHO SAHUARITA PADS

SAHUARITA ROAD & I-19 INTERCHANGE

CONCEPTUAL SITE PLAN

NEC SAHUARITA RD & RANCHO SAHUARITA BLVD



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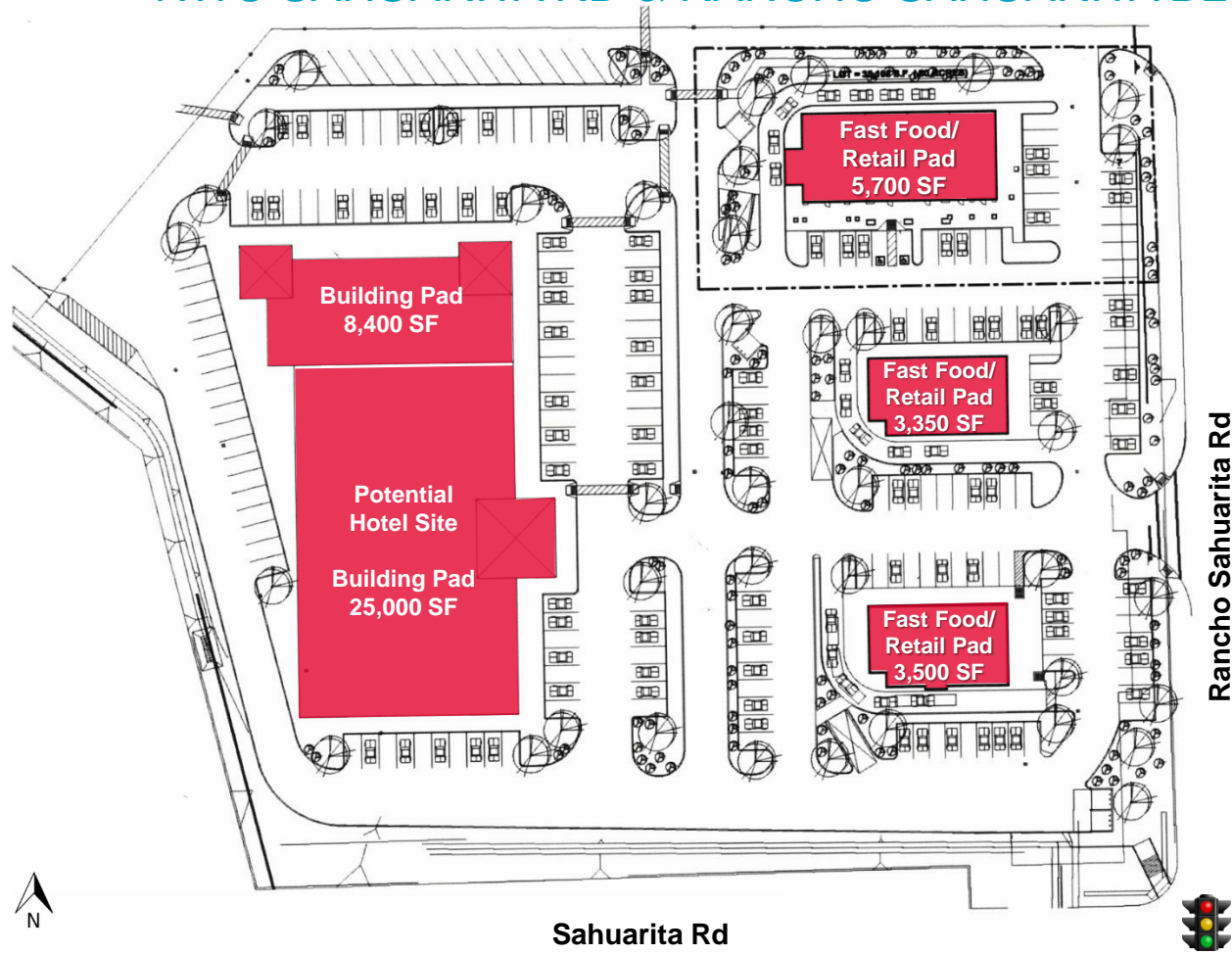
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CONCEPTUAL SITE PLAN

SWC SAHUARITA RD & RANCHO SAHUARITA BLVD



## RETAIL / OFFICE PADS AVAILABLE

Block	Acres	Bldg	SF	Type
62	1.54	#4	10,170	Medical
63	1.20	#5	2,710	Fast Food
64	1.99	#7	13,150 13,150	Hotel
65	1.14	#6	5,000	Retail
66	2.62	#2 #3	3,000 5,000	Fast Food Retail

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