

# 151 W. ESPERANZA BLVD

SWC OF I-19 & ESPERANZA BLVD, GREEN VALLEY, AZ



For Sale | Former Bank Branch

WE ARE  
THE CENTER  
OF RETAIL



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CUSHMAN &  
WAKEFIELD



PICOR

# 151 W. ESPERANZA BLVD

SWC OF I-19 & ESPERANZA BLVD, GREEN VALLEY, AZ

## BUILDING SIZE

6,389 SF (per Pima County Assessor)

## SALE PRICE

\$1,050,000 (\$164.34/SF)

## LOT SIZE

36,405 SF (0.84 acres)

## ASSESSOR PARCEL NO.

304-21-1200

## ZONING

CB-2, General Business  
Pima County

## 2020 TAXES

\$22,103.51

## PARKING

±40 Spaces

## TRAFFIC COUNTS

Interstate 19: 30,582 VPD

La Canada Drive: 10,723 VPD

Esperanza Blvd: 8,782 VPD

## NEIGHBORING TENANTS

Sears, Ace Hardware, Best Western, Caremore, Walgreens,  
BBVA Commerce Bank & More

## COMMENTS

- Strategic and visible location on Interstate 19, the principal commercial corridor to Mexico and the State of Sonora
- Attractive retail and office campus in the center of Green Valley

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

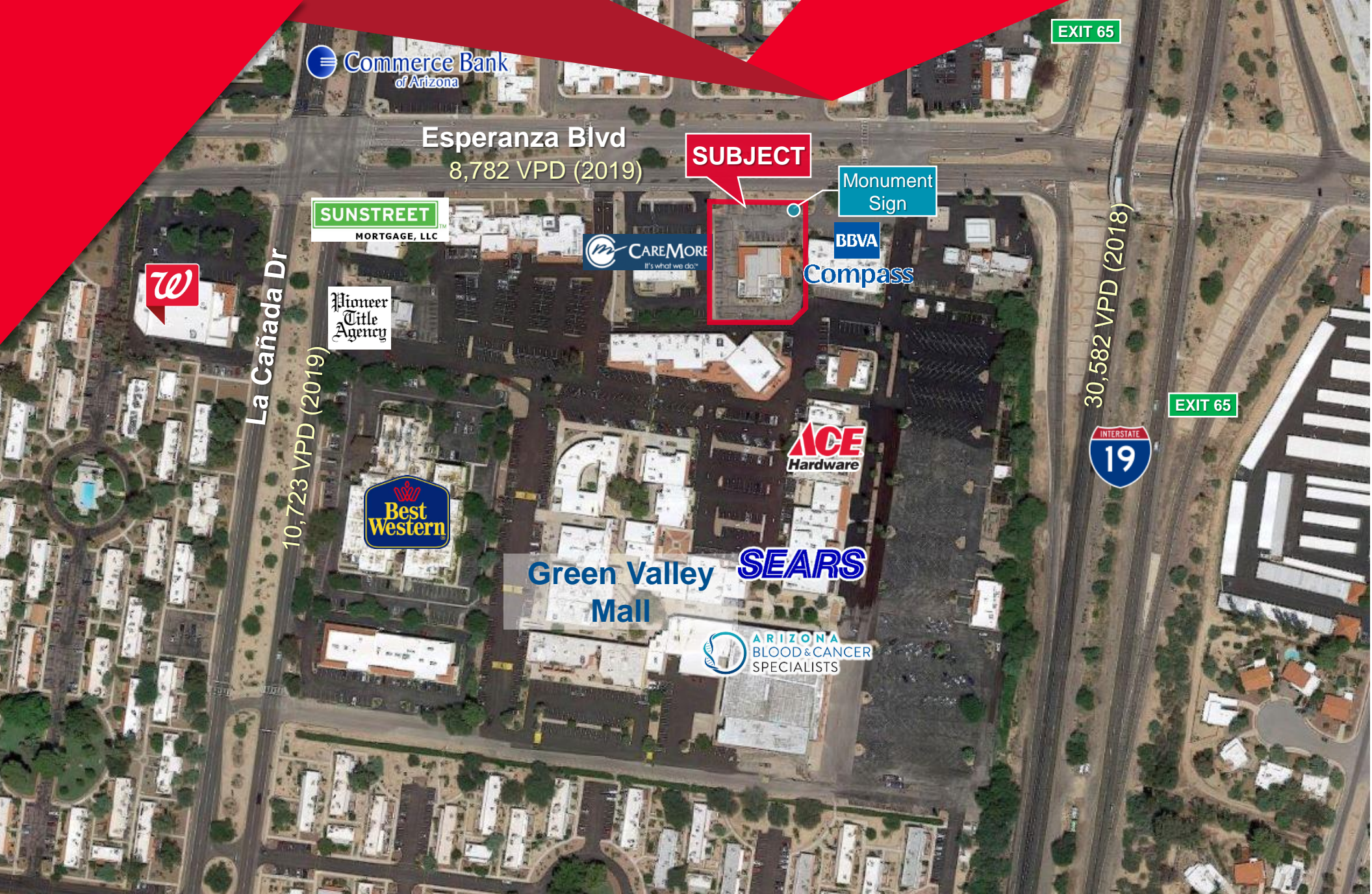
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	6,628	\$64,826	2,187	\$102.12 M
3 Miles	23,048	\$68,912	5,806	\$332.74 M
5 Miles	36,680	\$71,623	7,835	\$519.73 M



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

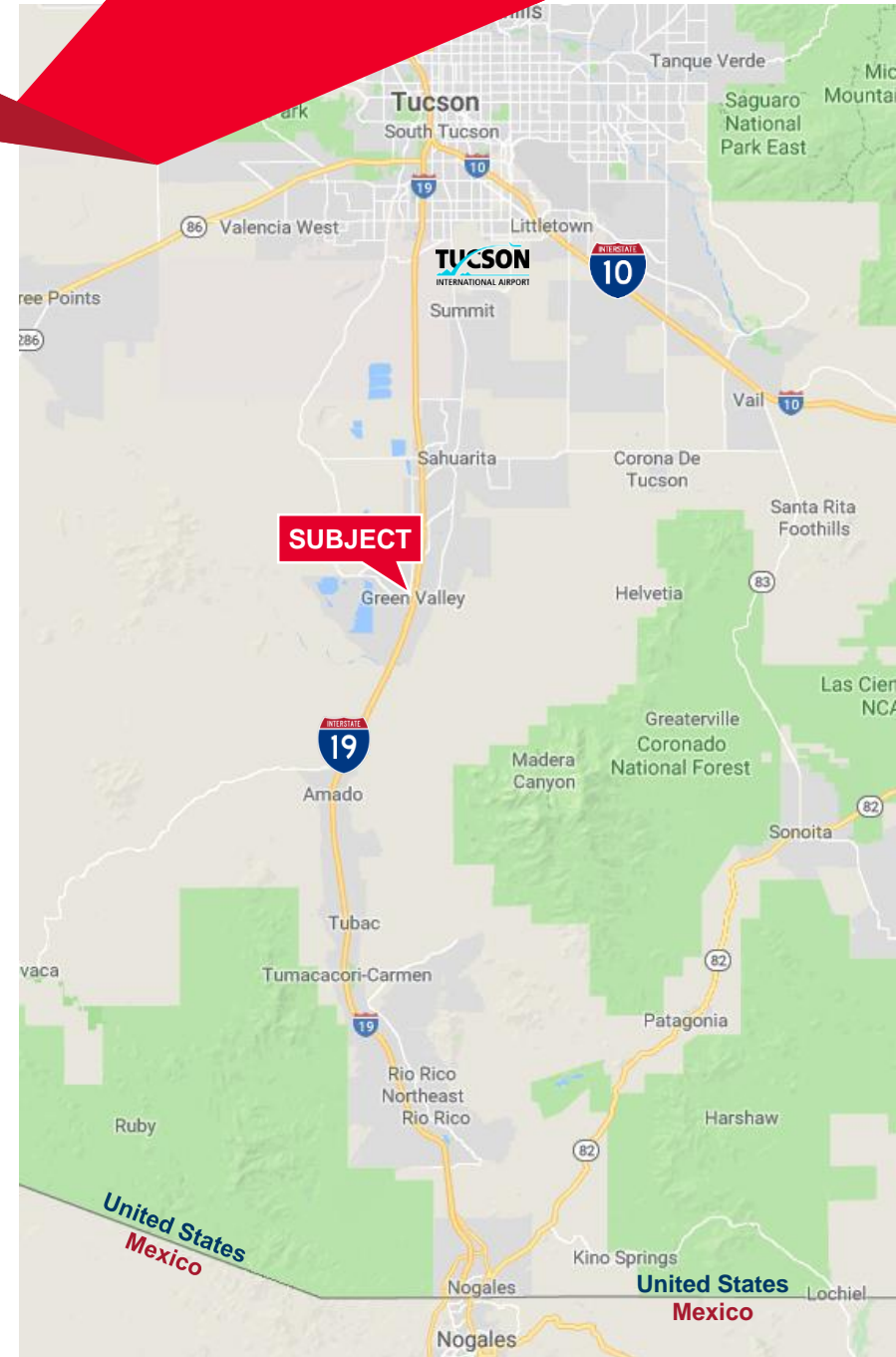
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## MARKET AREA

The Green Valley/Sahuarita market area has an economically diverse population. Green Valley is an established and affluent retirement area. Sahuarita is a young and rapidly-growing town providing housing for Raytheon Missile Systems, Border Patrol, Davis-Monthan Air Force Base, and other area employers. As a composite population, Green Valley/Sahuarita offers a broad range of consumers from young families to senior citizens. The rapid growth of this area has caused a shortage of retail and office space. The Green Valley Village is ideally located in the center of Green Valley to provide those services to local consumers.

Green Valley/Sahuarita is located in the historic Santa Cruz Valley, surrounded by early Spanish missions, frontier outposts and old mines. Tubac, to the south, the oldest Spanish settlement in the southwest, is now an active artist's colony. The San Xavier del Bac Mission and the Tumacacori National Monument are Spanish missions built by the Jesuits in the early 1700's. San Xavier del Bac Mission is located 14 miles to the north.



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