

714 W CALLE ARROYO SUR

SAHUARITA, AZ 85629



WE ARE
THE CENTER
OF RETAIL

For Lease | Large Retail Space in Dense Retail Area

YOUR SIGN HERE

Greg Furrier / gfurrier@picor.com / +1 520 606 9111
PICOR.COM

714 W CALLE ARROYO SUR

SAHUARITA, AZ 85629

RETAIL SPACE

±11,000 SF

LEASE RATE

Contact Agent

NEIGHBORING TENANTS

Walmart, Subway, Ross, Jo-Ann Fabrics, O'Reilly, Walgreens, GameStop, Big Lots & more

COMMENTS

- Located in dense retail area off I-19
- Newly constructed building
- Strong demographics with a growth rate of 133.35% within a one-mile radius of the property
- Traffic counts on I-19: 33,000 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	5,625	\$88,362	681	\$61.34 M
3 Miles	21,640	\$88,818	2,776	\$305.02 M
5 Miles	43,718	\$93,073	7,339	\$630.99 M

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SITE PLAN



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fry's Marketplace
DUNKIN' DONUTS
NORTHWEST MEDICAL

Denny's **BIG LOTS!** **Walmart***
JO-ANN **Walgreens**
fabric and craft stores
DUTCH BROS
ROSS **ACE** **goodwill**
DRESS FOR LESS Hardware petco

ASHLEY FURNITURE HomeStore **TAGO BELL**
Desert Sky Cinema

SUBJECT

SAFeway
STARBUCKS COFFEE **PAPA JOHN'S** **Jimmy Bob's**

SPROUTS FARMERS MARKET **bealls OUTLET** **STARBUCKS**
PETSMART **CHIPOTLE MEXICAN GRILL**
T.J. MAXX **verizon** **MOD**

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