

# SAHUARITA PALMS PLAZA

SEC Duval Mine Rd & La Cañada Dr | Sahuarita, AZ

CUSHMAN &  
WAKEFIELD

PICOR

FOR LEASE



# SAHUARITA PALMS PLAZA

SEC Duval Mine Rd & La Cañada Dr | Sahuarita, AZ



## PROPERTY DETAILS

Availability	1,200 SF* (Available 6/1/2025, Please Do Not Disturb Tenant) 1,200 SF* (Available 6/1/2025, Please Do Not Disturb Tenant) <i>*Can be combined to 2,400 SF</i>
Lease Rate	Contact Agent
NNN Rate	±\$8.44 PSF
Year Built	2008
Zoning	CB-2
Address	1355 W Duval Mine Road Sahuarita, AZ 85614

## HIGHLIGHTS

- Located right off the I-19 Freeway on Duval Mine Road
- Safeway-Anchored shopping center in the Sahuarita Palms Plaza
- Retail destination for the surrounding Sahuarita & Green Valley trade area

## TRAFFIC COUNTS

Duval Mine Rd	23,000 (2023)
I-19	39,000 (2023)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	6,457	\$72,214	935
3 Miles	25,976	\$90,658	3,695
5 Miles	42,809	\$93,421	7,130
10 Miles	66,814	\$99,080	10,139

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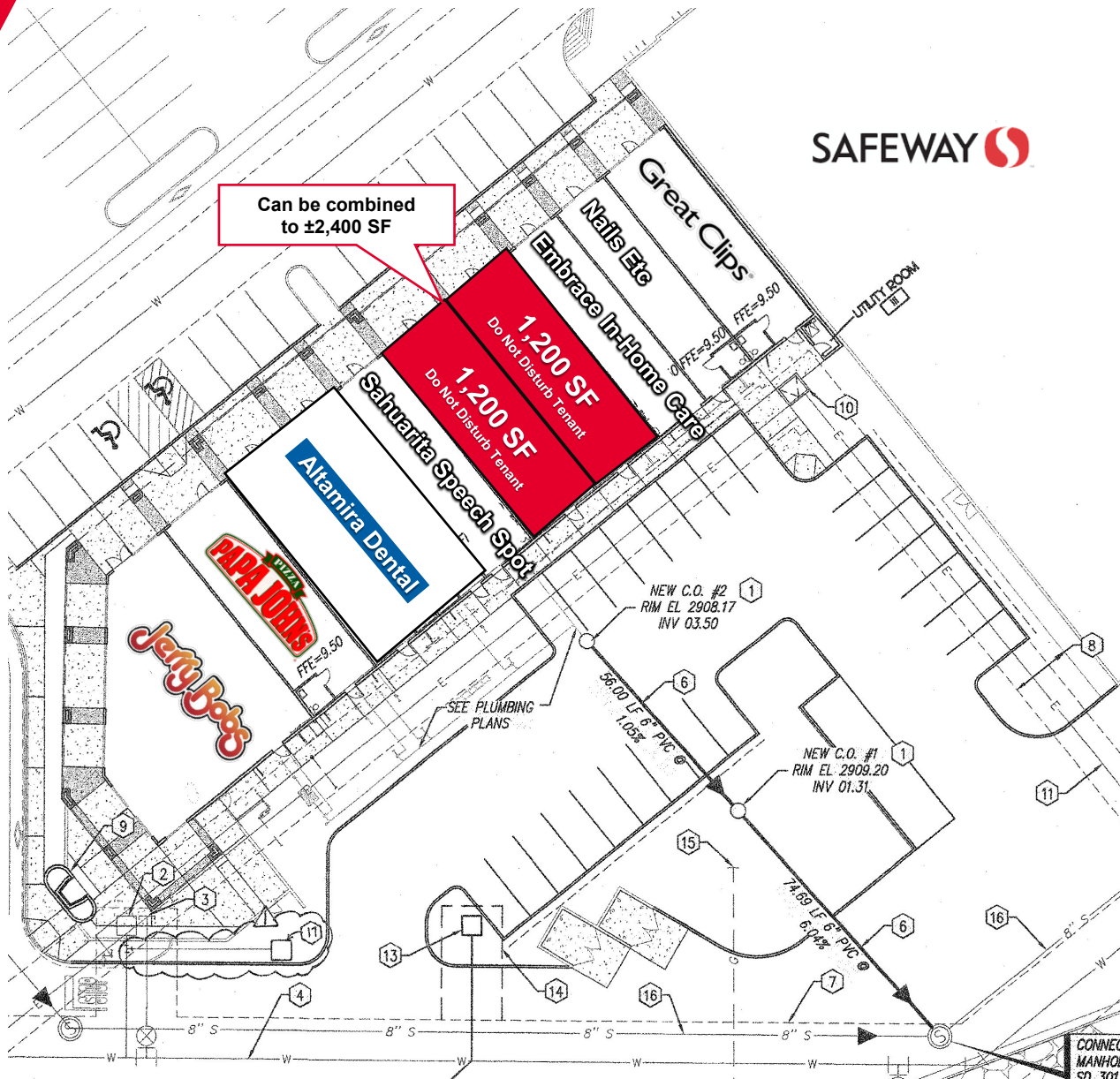
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3/11/2025*

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## SITE PLAN



ADDRESS / SUITE	TENANT	SF
1305	Safeway	±58,000 SF
#101	Great Clips	±1,200 SF
#107	Nails Etc Spa	±900 SF
#119	Embrace In-Home Care	±900 SF
#131	<b>AVAILABLE – Do Not Disturb Tenant</b>	<b>±1,200* SF</b>
#143	<b>AVAILABLE – Do Not Disturb Tenant</b>	<b>±1,200* SF</b>
#155	Sahuarita Speech Spot	±900 SF
#179	Altamira Dental	±2,300 SF
#191	Papa Johns	±1,200 SF
#195	Jerry Bob's	±2,397 SF
<i>*Can be combined to ±2,400 SF</i>		

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Walmart Supercenters, ROSS Dress for Less, petco, ACE Hardware, DOLLAR TREE, penny's, DUTCH BROS, Carib's, Outback

BURGER KING, DO, VAGABOND INN, JIM CLICK FORD GREEN VALLEY (SABAHAM), JIM CLICK HYUNDAI GREEN VALLEY, Domino's, Arby's

Sandstone Ridge ±148 Units

ASCU, Sushi Lin, Zaha Hair Salon & Day Spa

SAFeway, PAPA JOHN'S, Great Clips, Jerry Bobs

**SUBJECTS**

SAFeway Fuel Center

I-19 39,000 VPD (2023)

Duval Mine Rd 23,000 VPD (2023)

La Cañada Dr 7,042 VPD (2023)

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**SUBJECTS**

SAFEWAY  
 Great Clips  
 JENNY HOLTS  
 PAPA JOHN'S  
 EMBRACE  
 WATCHES AND WONDERS

JIM CLICK  
 HYUNDAI GREEN VALLEY

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