

SAHUARITA PALMS PLAZA

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

CUSHMAN &
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FOR LEASE



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PROPERTY DETAILS

Availability	Suite 131: 1,200 SF*
	Suite 143: 1,200 SF*
	<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	25,964 VPD (2024)
I-19	42,707 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	6,581	\$66,746	1,060
3 Miles	26,497	\$89,980	3,839
5 Miles	43,694	\$101,088	7,326
10 Miles	67,496	\$104,990	10,516

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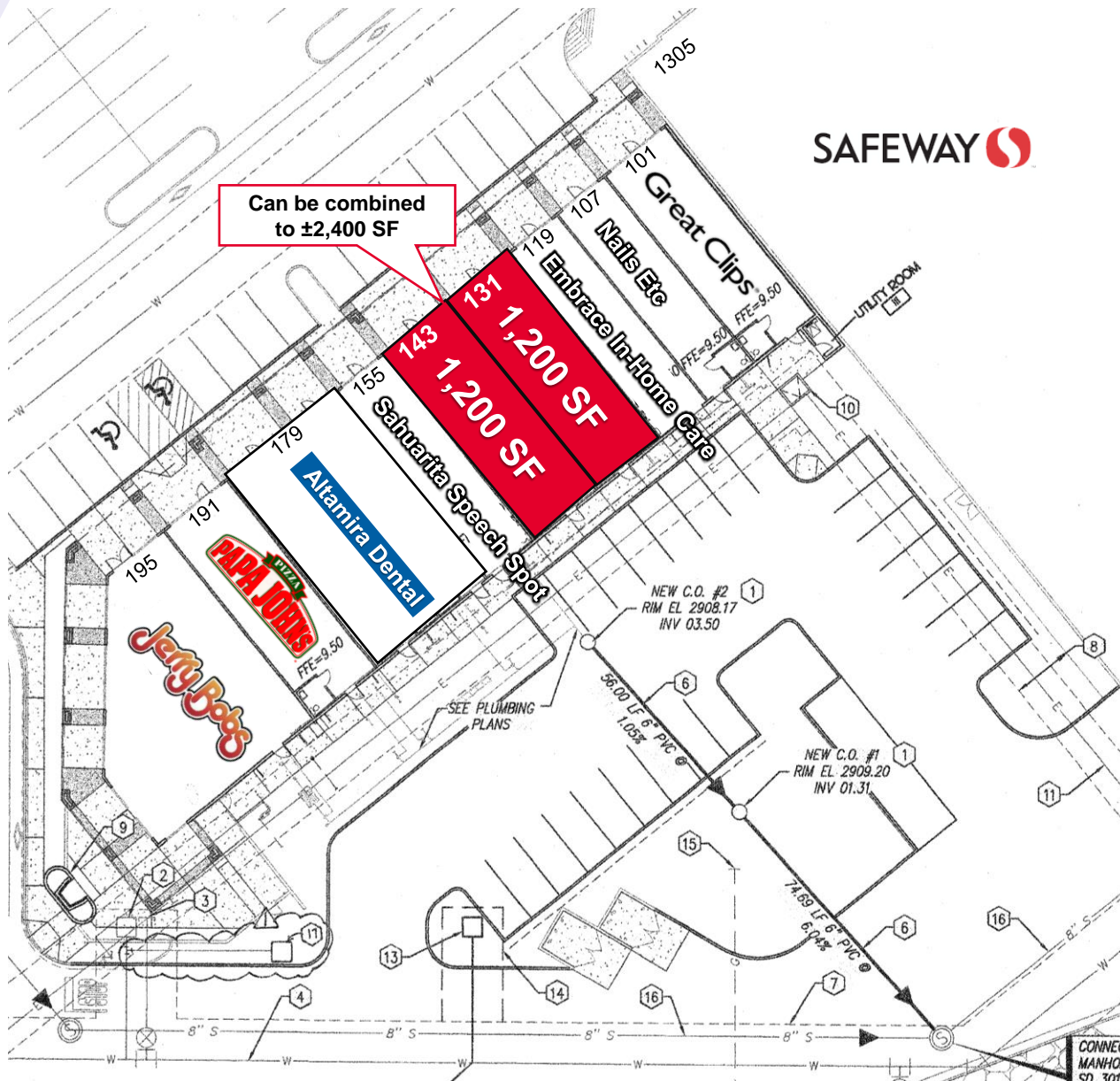
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SITE PLAN



ADDRESS / SUITE	TENANT	SF
1305	Safeway	$\pm 58,000$ SF
#101	Great Clips	$\pm 1,200$ SF
#107	Nails Etc Spa	± 900 SF
#119	Embrace In-Home Care	± 900 SF
#131	AVAILABLE	$\pm 1,200^*$ SF
#143	AVAILABLE	$\pm 1,200^*$ SF
#155	Sahuarita Speech Spot	± 900 SF
#179	Altamira Dental	$\pm 2,300$ SF
#191	Papa Johns	$\pm 1,200$ SF
#195	Jerry Bob's	$\pm 2,397$ SF
*Can be combined to $\pm 2,400$ SF		

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