

# MADERA MARKETPLACE JUNIOR ANCHOR AVAILABLE

750 W Calle Arroyo Sur | Sahuarita, AZ



**FOR LEASE**



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750 W Calle Arroyo Sur | Sahuarita, AZ



## PROPERTY DETAILS

Size	20,175 SF	<a href="#">CLICK TO VIEW VIRTUAL TOUR</a>
Lease Rate	Contact Agent	
NNN Rate	\$5.00/SF	
Lot Size	2.25 AC	
Year Built	2008	
Zoning	CB-2, General Business	
Address	750 W Calle Arroyo Sur Sahuarita, AZ 85614	

## HIGHLIGHTS

- Comes with monument sign panel on Duval Mine Road
- Located at major retail intersection within town of Sahuarita
- Modern construction and architecture
- Clear height: 16'
- Dock loading

## TRAFFIC COUNTS

Calle Arroyo Sur	15,270 VPD (2023)
Nogales Hwy	25,732 VPD (2023)
I-19	43,445 VPD (2022)

## DEMOGRAPHICS

	Population	Average Household Income
3 Mile	21,602	\$92,124
5 Miles	46,014	\$94,971
7 Miles	60,213	\$98,564

**Dave Hammack** / Principal / [dhammack@picor.com](mailto:dhammack@picor.com) / +1 520 546 2712  
**Aaron LaPrise** / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

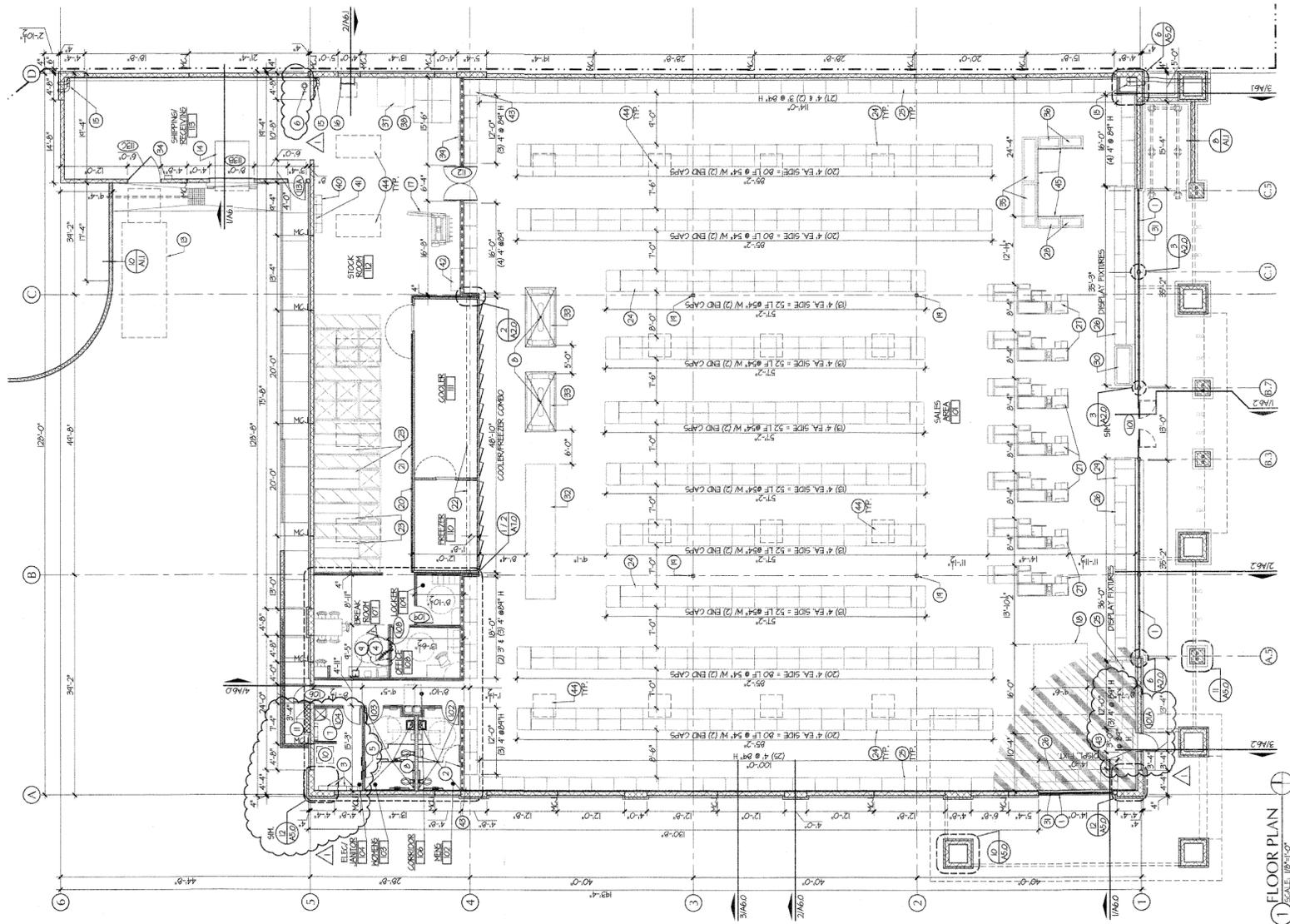
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## FLOOR PLAN - 20,175 SF



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## SITE PLAN



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PICOR

AERIAL



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