

# 1295 W. DUVAL MINE ROAD

Sahuarita Palms Plaza | Medical or Retail

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FOR LEASE



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## PROPERTY DETAILS

Available	1,306 SF
Lease Rate	\$32.00/SF, NNN
NNN Rate	\$7.20/SF
Zoning	CB-2, Town of Sahuarita
Address	1295 W. Duval Mine Road Sahuarita, AZ 85614

## HIGHLIGHTS

- Attractive Safeway (grocery anchored) shopping center strategically located on the border between Sahuarita and Green Valley
- This is the most significant retail hub in this market area and serves over 70,000 people
- High local income demos

## TRAFFIC COUNTS

Duval Mine Rd	3,447 VPD (2024)
I-19	38,673 VPD (2024)

## DEMOGRAPHICS

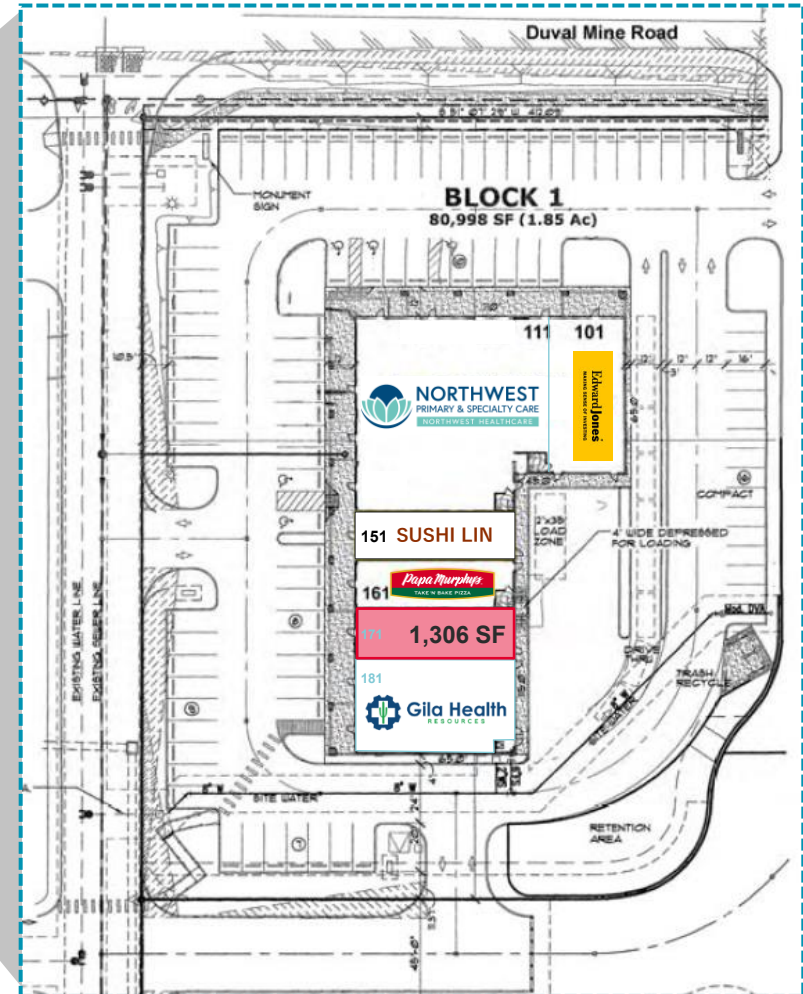
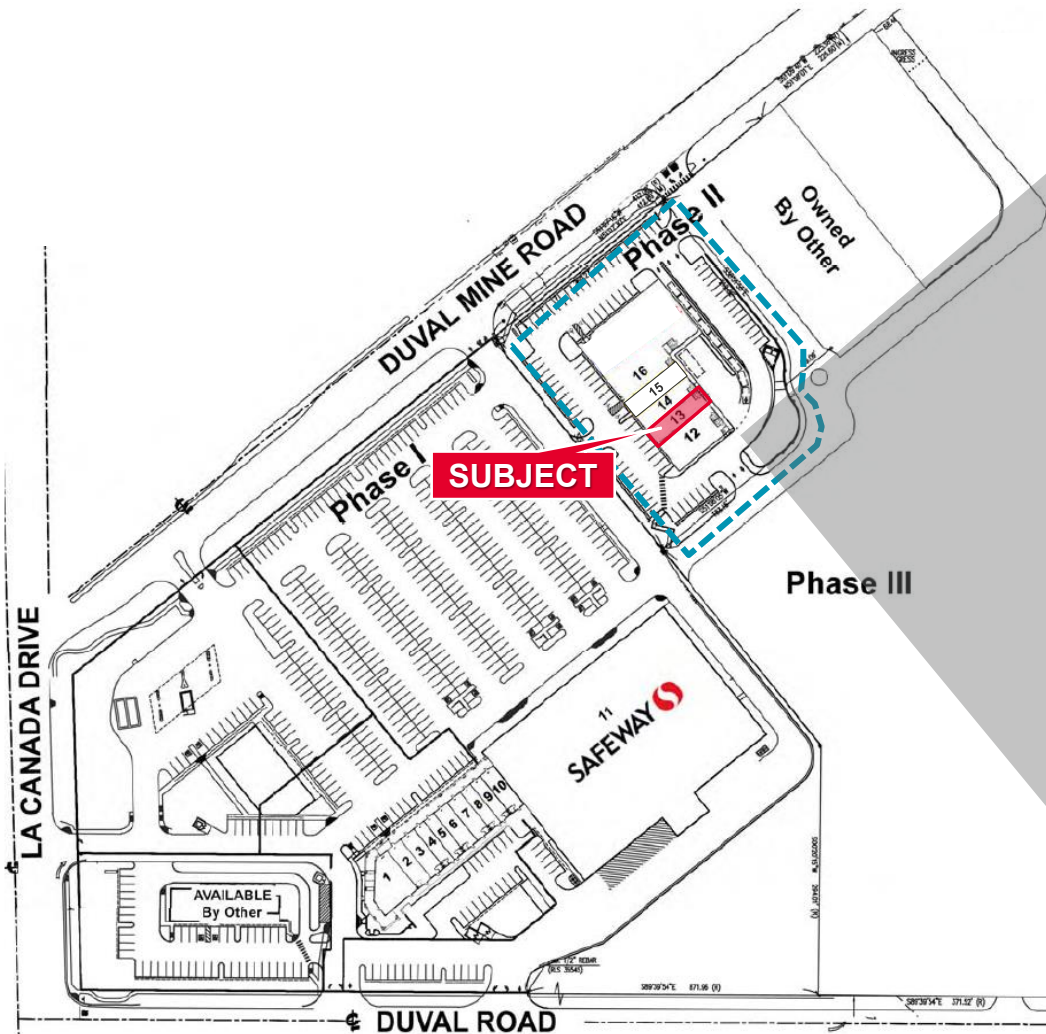
	Population	Average Household Income	Daytime Population
1 Mile	6,424	\$66,981	1,136
3 Miles	26,034	\$89,786	3,818
5 Miles	43,456	\$101,254	7,405



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## SITE PLAN



**Rob Tomlinson** / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 240 4299

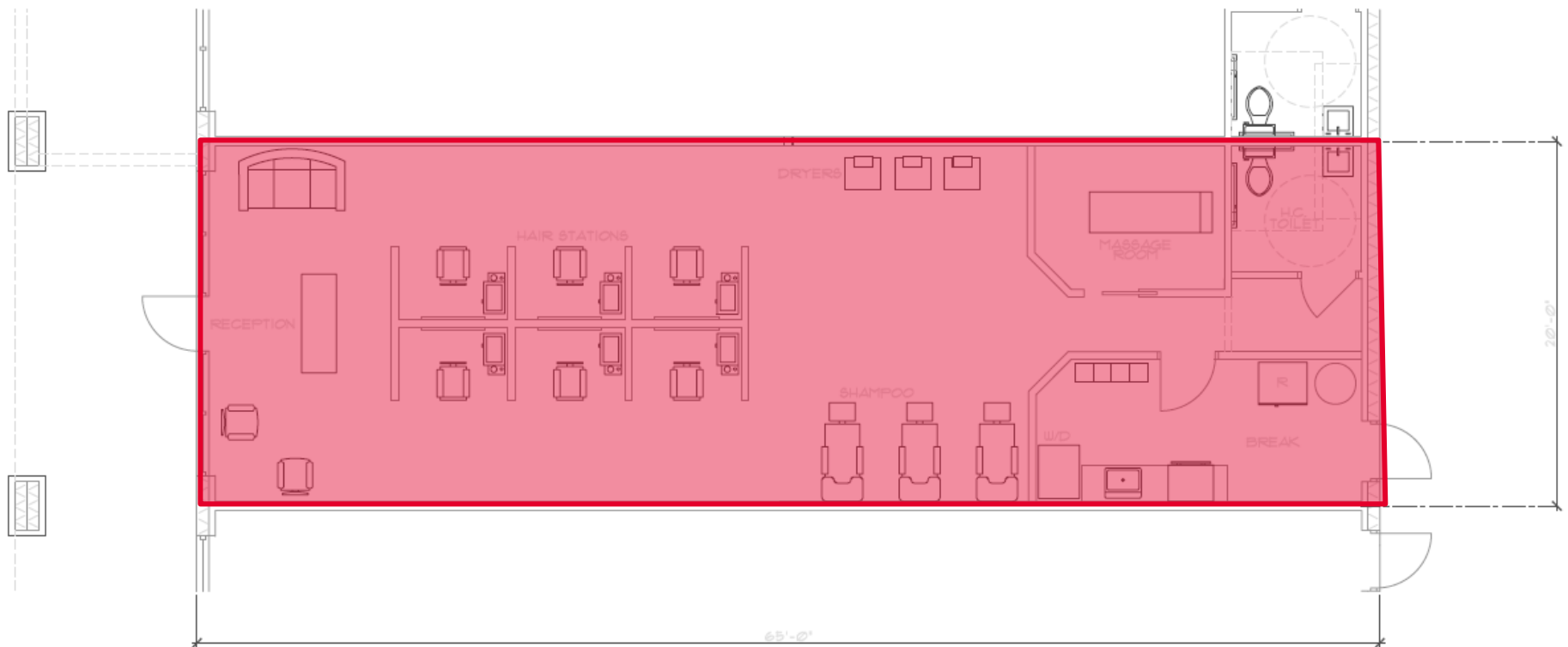
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## SUITE 171 FLOOR PLAN - 1,306 SF



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