

1295 W. DUVAL MINE ROAD

Sahuarita, AZ 85614

Sahuarita Palms Plaza | Medical or Retail

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



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Current Build-Out Pictures:



PROPERTY DETAILS

Available	1,306 SF
Lease Rate	\$32.00/SF, NNN
NNN Rate	\$7.20/SF
Zoning	CB-2, Town of Sahuarita

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	3,416 VPD (2023)
I-19	20,320 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	25,620	\$94,347	3,716
3 Miles	41,279	\$105,920	7,320
8 Miles	62,421	\$109,631	10,231

Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

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12/3/2024*

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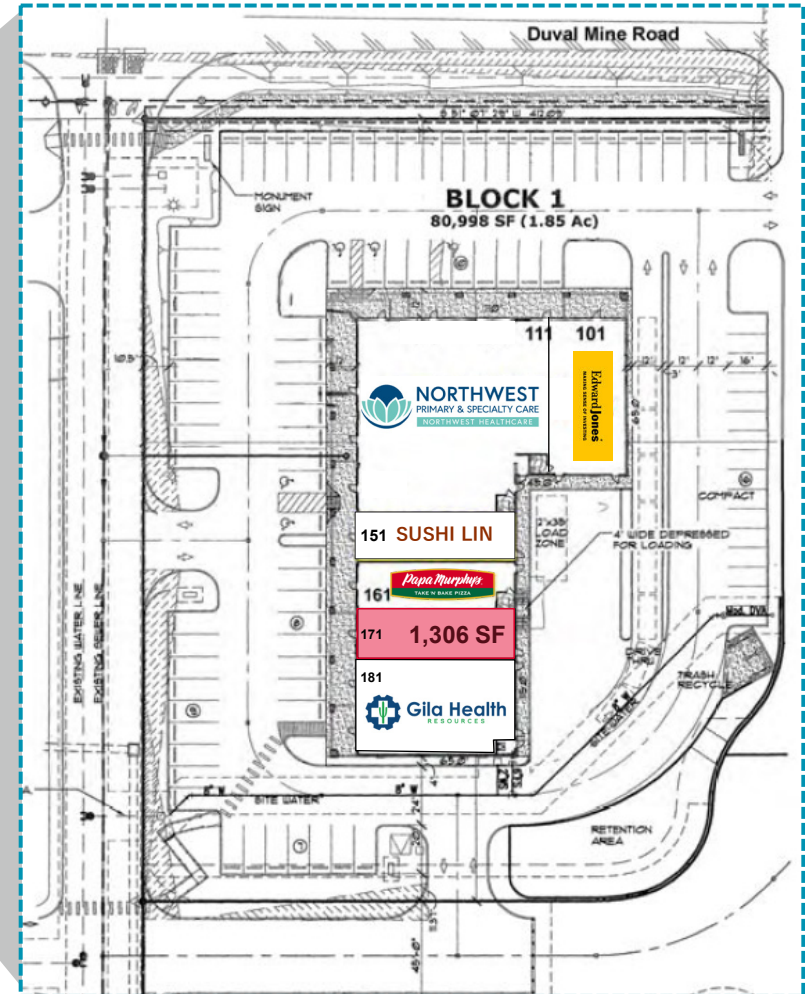
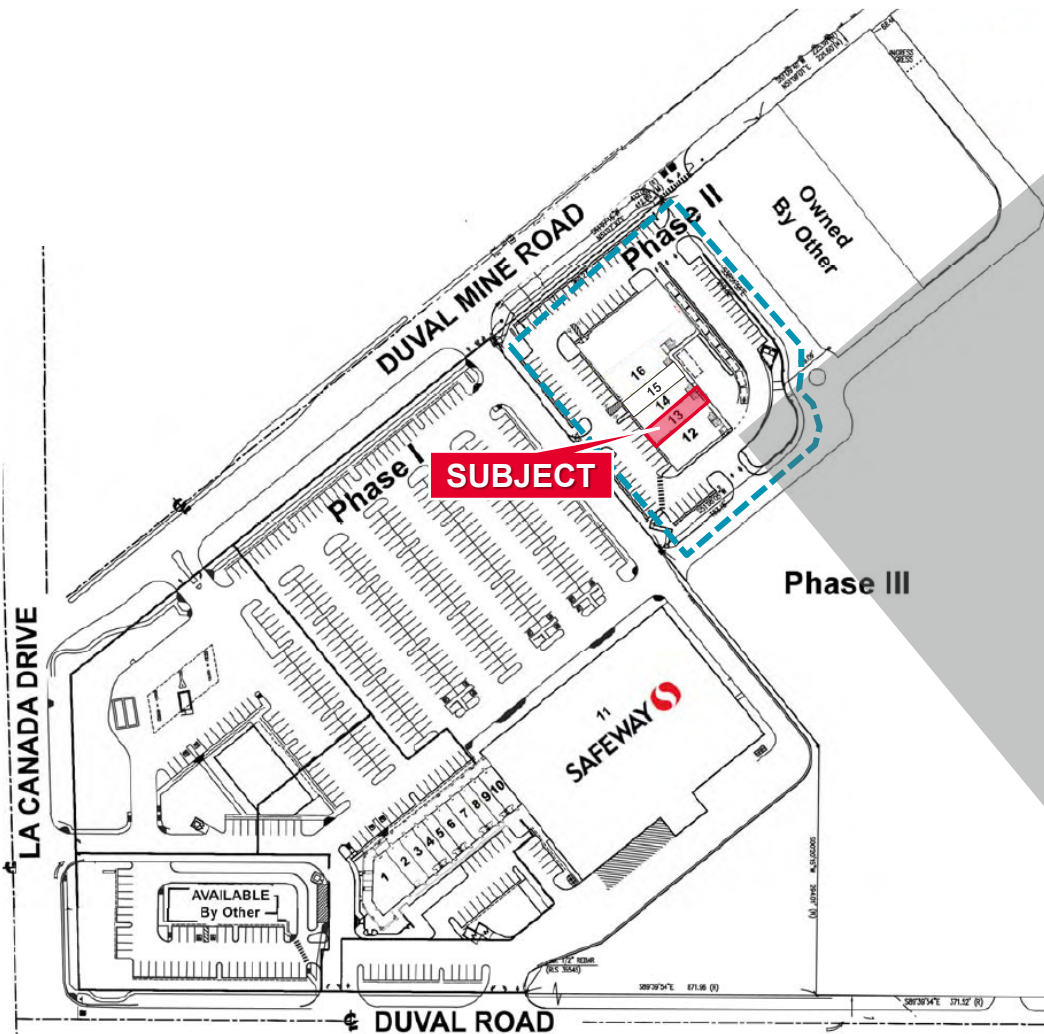
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SITE PLAN



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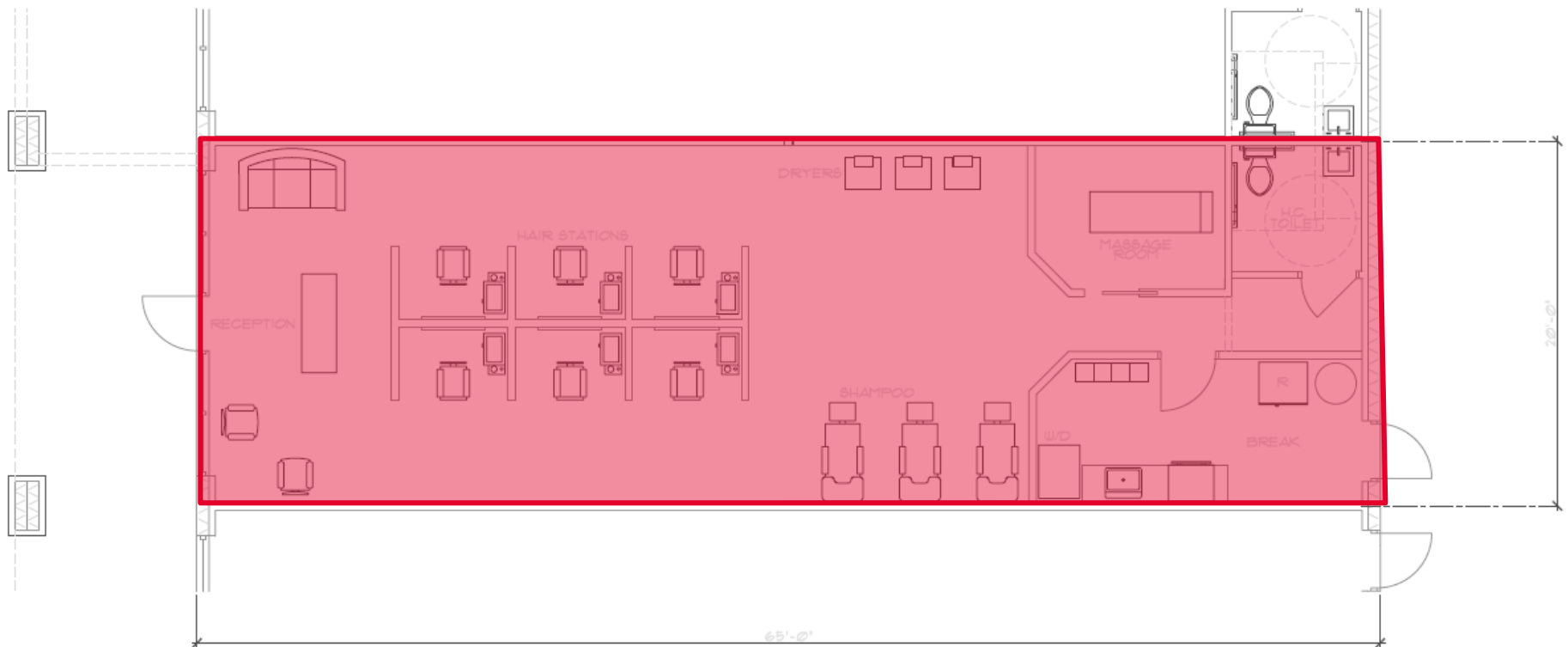
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SUITE 171 FLOOR PLAN - 1,306 SF



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Callout box containing logos for: Fry's Marketplace, Northwest Medical, Dunkin' Donuts, Chase, Panda Express, and Arby's.

Callout box containing logos for: Petco, Walmart, Dollar Tree, ACE Hardware, Walgreens, Ross Dress for Less, Big Lots, Denny's, and AutoZone.

Callout box containing logos for: Ashley Furniture HomeStore, Togo Bell, and Desert Sky Cinema.

Sahuarita Palms Plaza

Callout box containing logos for: Safeway, Starbucks Coffee, Papa John's, and Jimmy John's.

Callout box containing logos for: Sprouts Farmers Market, Bealls Outlet, Starbucks, PetSmart, Chipotle Mexican Grill, T.J. Maxx, Verizon, and Mod.

