

CONTINENTAL PLAZA



NWC I-19 & CONTINENTAL RD, GREEN VALLEY, AZ

For Lease | Retail / Office / Medical

WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

Building 180:
Suite 150 – 1,185 SF

Building 190:
Suite 226 – 1,500-3,300 SF
(divisible)

Building 250:
Suite 528 – 1,570 SF
Suite 520 – 783 SF
Suite 502 – 987 SF

OFFICE SPACE

Building 210:
Suite 216 – 1,005 SF
Suite 220 – 800 SF

LEASE RATE

1st Floor – \$20/SF NNN
2nd Floor Office – \$20/SF MG

NNN CHARGES

Est. \$8.50/PSF

NEIGHBORING TENANTS

Safeway, CVS, True Value Hardware, McDonald's, Wells Fargo, Chase Bank, Harris BMO, Walgreens, KFC & More

COMMENTS

- Just off of Interstate 19 - the main corridor between Tucson and Mexico
- Newly remodeled common area restrooms
- Less than 5 minutes from the Green Valley Hospital
- Common Area Conference Room, 1,696 SF with 130-person capacity



NEIGHBORHOOD DEMOGRAPHICS

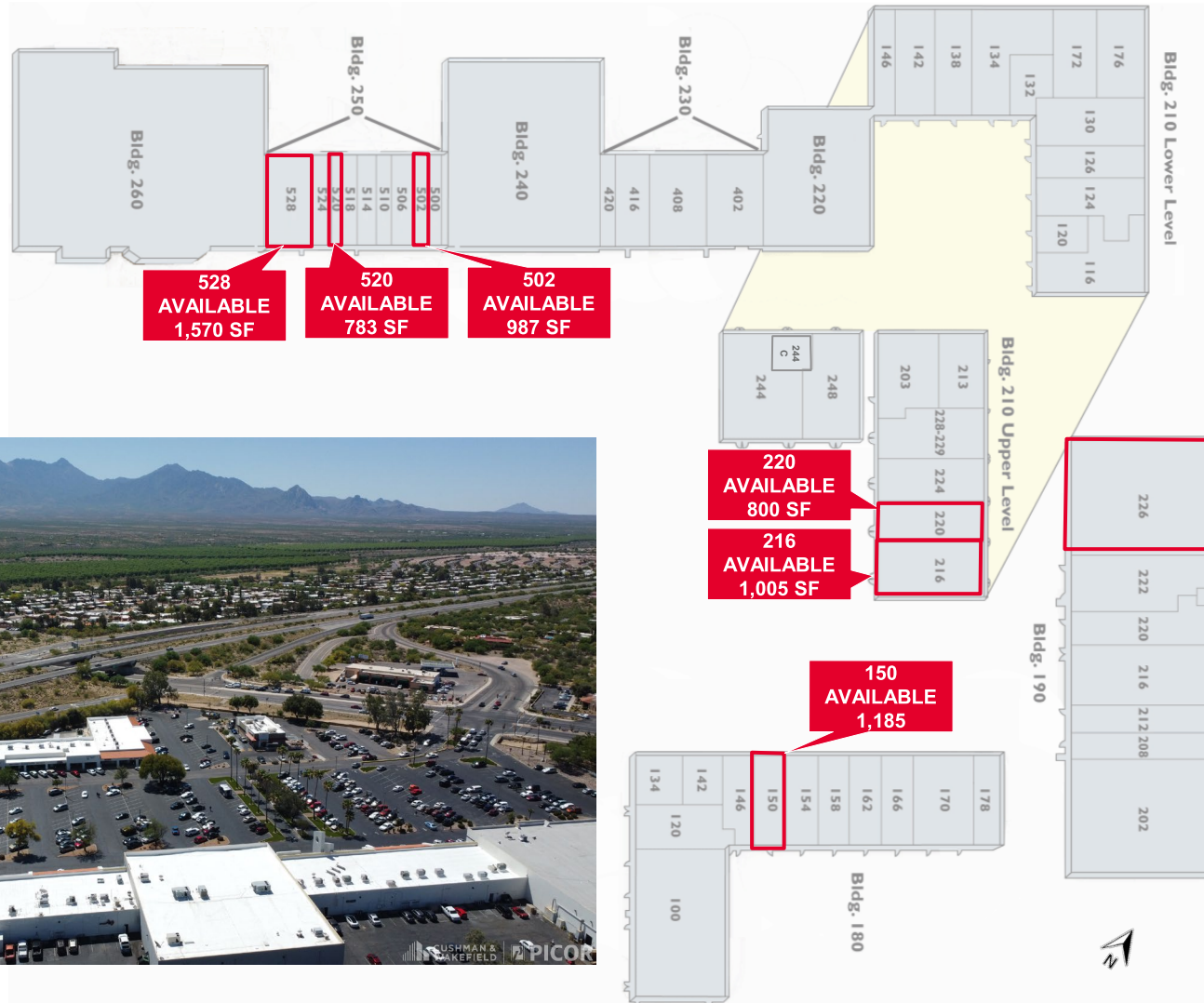
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	3,760	\$81,487	2,268	\$72.08 M
3 Miles	22,725	\$86,146	5,078	\$397.86 M
5 Miles	37,827	\$92,036	6,666	\$634.06 M

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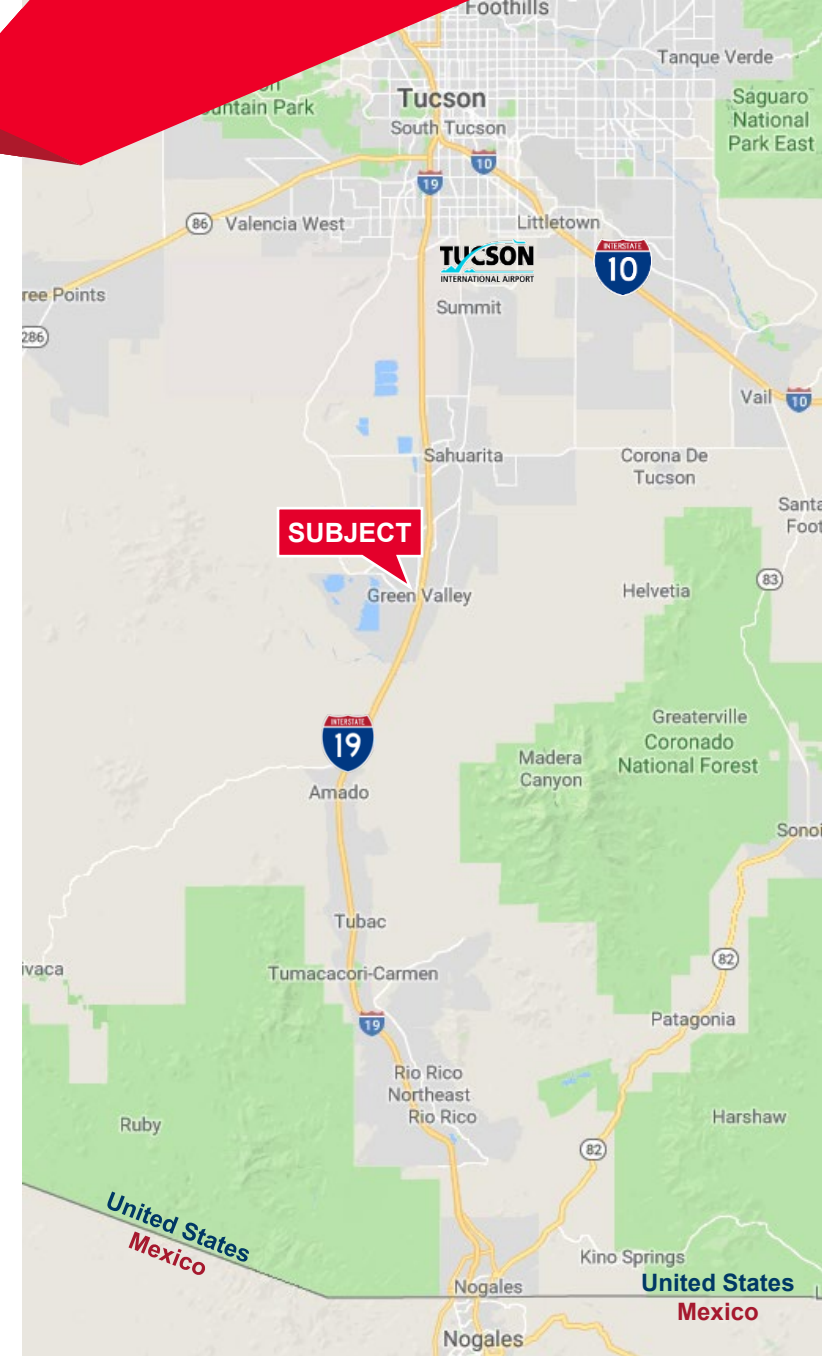
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MARKET AREA



The Green Valley/Sahuarita market area has an economically diverse population. Green Valley is an established and affluent retirement area. Sahuarita is a young and rapidly-growing town providing housing for Raytheon Missile Systems, Border Patrol, Davis-Monthan Air Force Base, and other area employers. As a composite population, Green Valley/Sahuarita offers a broad range of consumers from young families to senior citizens. The rapid growth of this area has caused a shortage of retail and office space. Continental Plaza is ideally located in the center of Green Valley to provide those services to local consumers.

Green Valley/Sahuarita is located in the historic Santa Cruz Valley, surrounded by early Spanish missions, frontier outposts and old mines. Tubac, to the south, the oldest Spanish settlement in the southwest, is now an active artist's colony. The San Xavier del Bac Mission and the Tumacacori National Monument are Spanish missions built by the Jesuits in the early 1700's. San Xavier del Bac Mission is located 14 miles to the north.



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 2/5/2024