

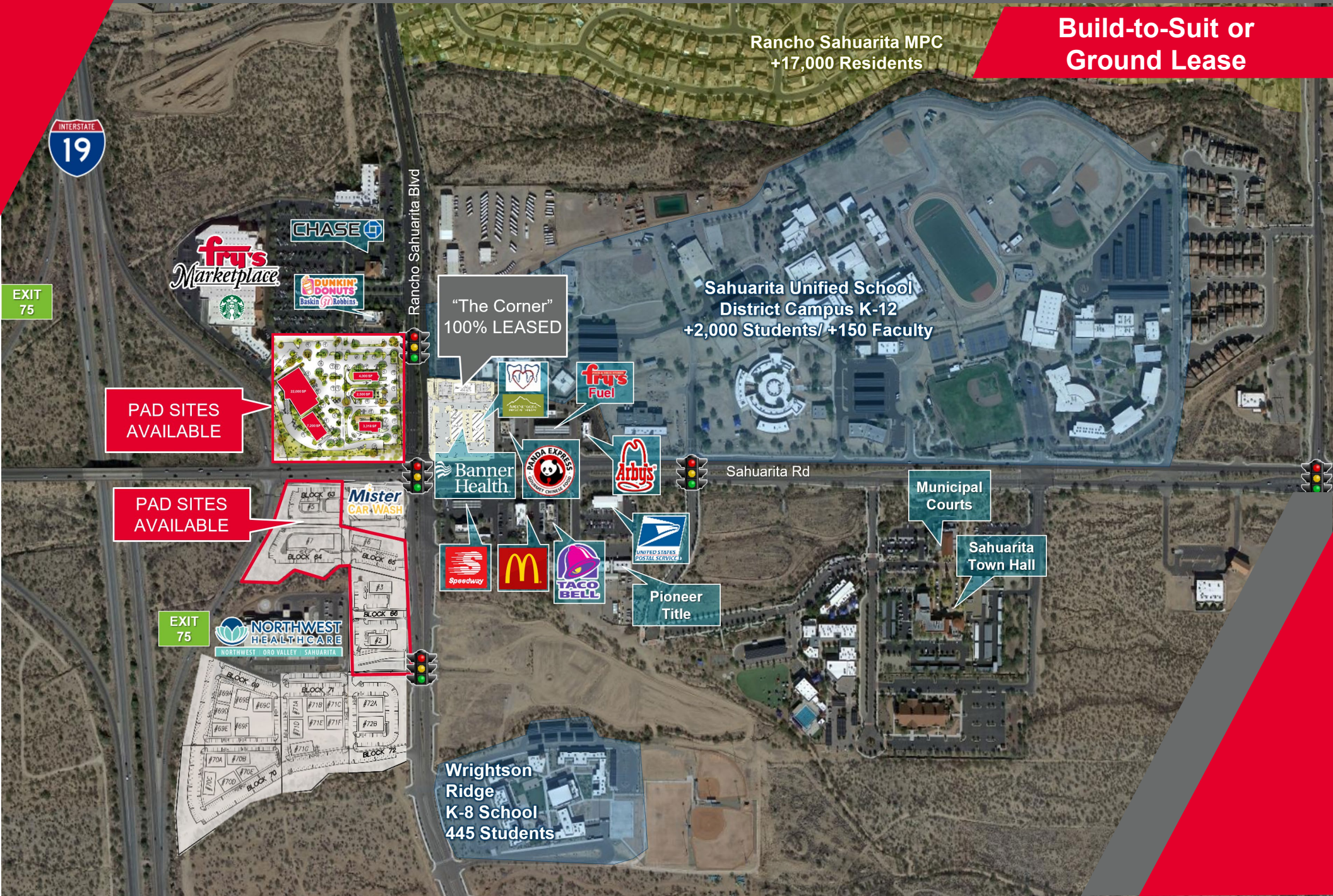
RANCHO SAHUARITA PADS

Retail, Restaurant, Medical | Sahuarita Road & I-19 Interchange

CUSHMAN & WAKEFIELD

PICOR

Build-to-Suit or
Ground Lease



INTERSTATE
19

EXIT
75

PAD SITES
AVAILABLE

PAD SITES
AVAILABLE

EXIT
75

NORTHWEST
HEALTHCARE
NORTHWEST GRO VALLEY SAHUARITA

Rancho Sahuarita Blvd

"The Corner"
100% LEASED

Rancho Sahuarita MPC
+17,000 Residents

Sahuarita Unified School
District Campus K-12
+2,000 Students/ +150 Faculty

Sahuarita Rd

Municipal
Courts

Sahuarita
Town Hall

Wrightson
Ridge
K-8 School
445 Students

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AREA AMENITIES

- Rancho Sahuarita is over 3,000 acres and is a top selling master planned community in Southern Arizona
- 5,400+ homes built since 2000
- 5,000+ additional homes planned
- Over 17,000 residents

HIGHLIGHTS

- Freeway interchange
- Main entry to major master planned community
- Adjacent to and across from Fry's Marketplace
- 65' freeway signage available
- Great access and visibility

TRAFFIC COUNTS

Interstate 19	43,445 VPD (2023)
Sahuarita Rd	13,862 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,833	\$107,785	800
3 Miles	22,566	\$125,696	1,612
5 Miles	32,872	\$106,816	4,689

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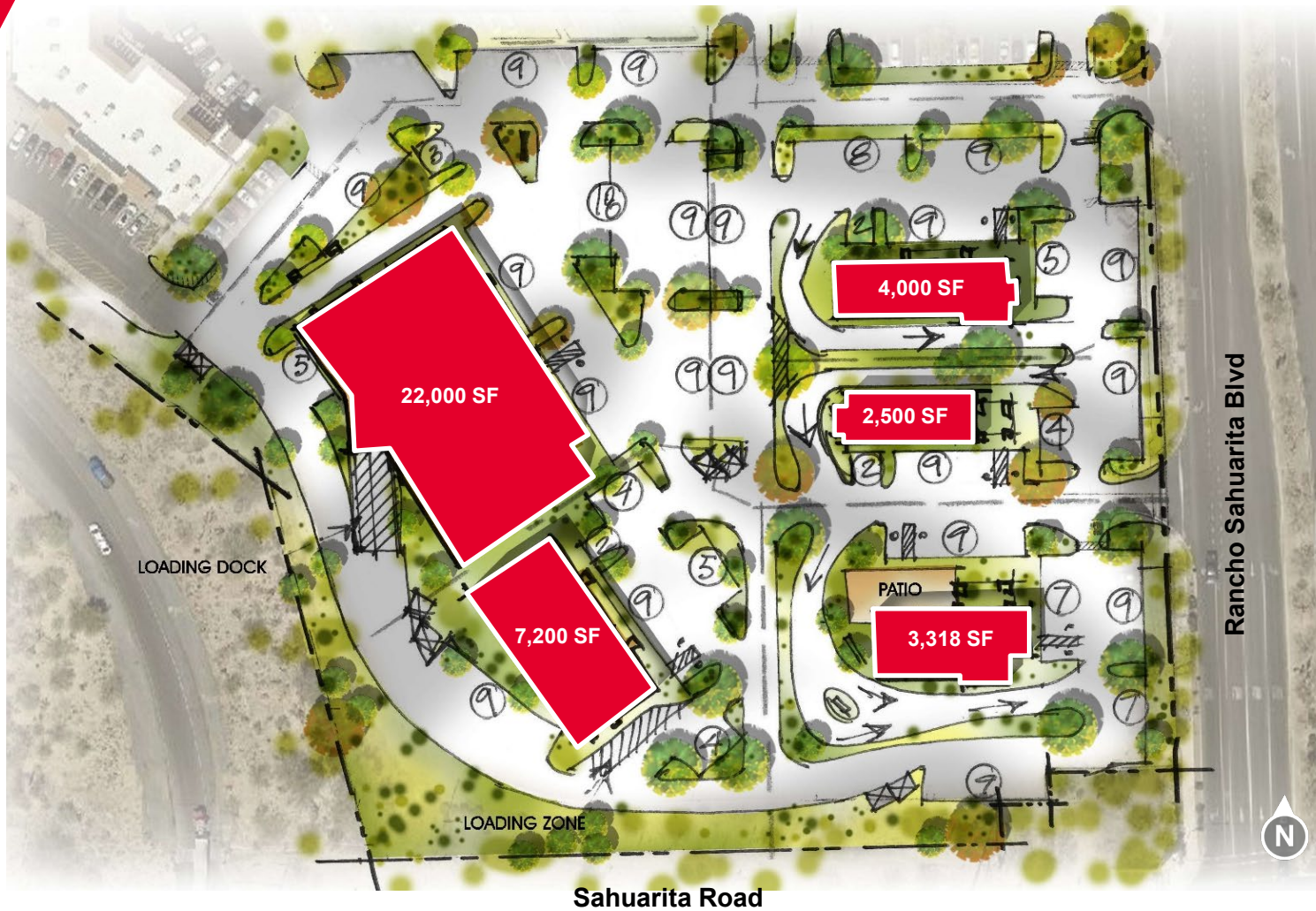
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CONCEPTUAL SITE PLAN NWC SAHUARITA RD & RANCHO SAHUARITA BLVD



SF	TYPE
22,000 SF	Retail Pad
7,200 SF	Retail Pad
4,000 SF	Fast Food / Retail Pad
3,318 SF	Fast Food / Retail Pad
2,500 SF	Fast Food / Retail Pad

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CONCEPTUAL SITE PLAN SWC SAHUARITA RD & RANCHO SAHUARITA BLVD



RETAIL / OFFICE PADS AVAILABLE				
Block	Acres	Bldg.	SF	Type
63	1.20	#5	2,710	Fast Food / Automotive
64	1.99	#7	13,150 13,150	Hotel / Retail
65	1.14	#6	5,000	Retail / Automotive
66	2.62	#2 #3	3,000 5,000	Fast Food



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