

For Lease

CBRE

Walmart Jr Anchor

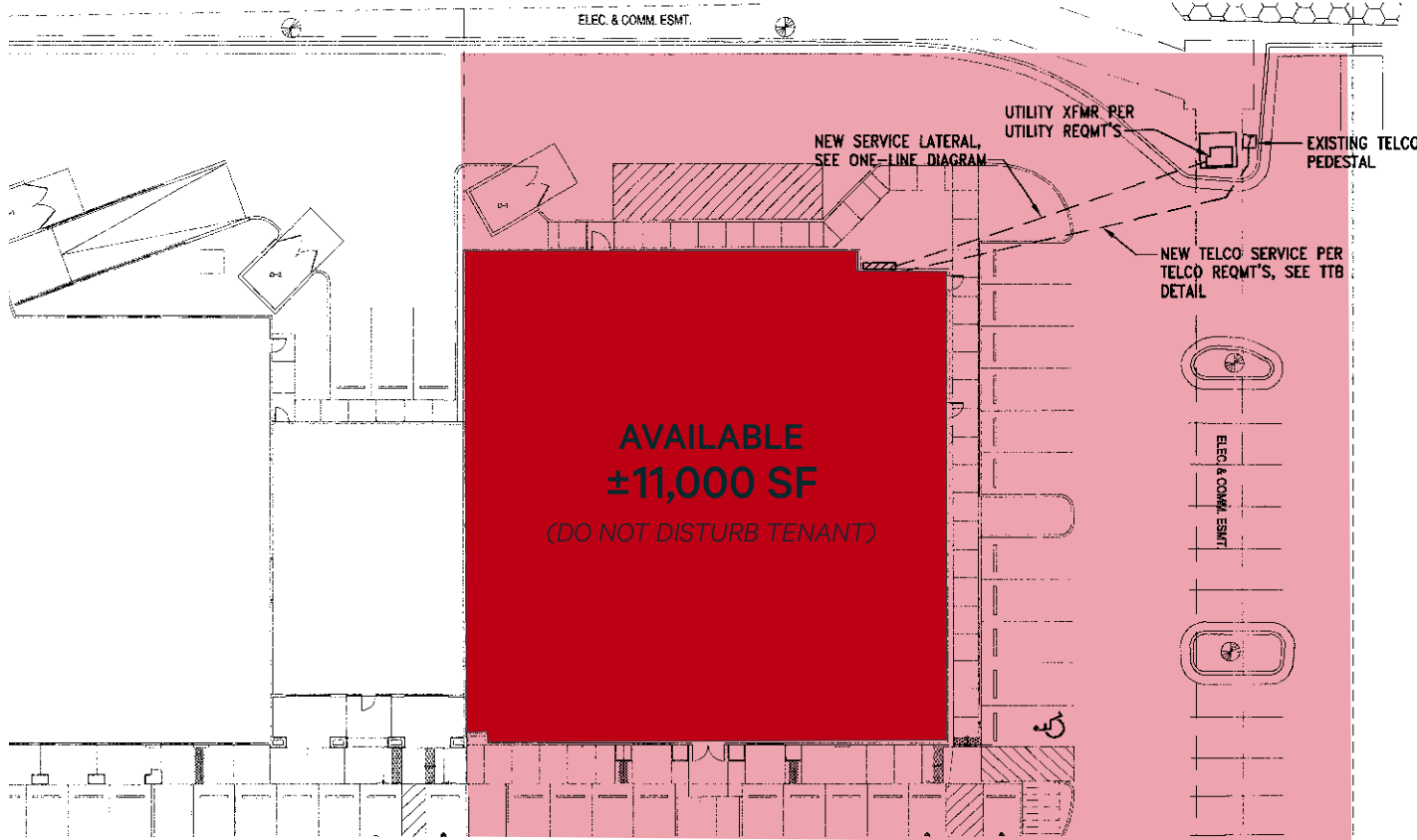
±11,000 SF

714 W Calle Arroyo Sur

Tucson MSA Sahuarita, AZ 85629



Retail



±11,000

Available SF

Contact
Agent

Lease Rate

Property Overview

- + Located in Sahuarita at the Madera Marketplace, a Walmart Supercenter anchored center that is easily accessed off I-19.
- + Strong demographics with an average household income of \$89,497 within a one-mile radius of the property.
- + Situated at the dominant retail intersection serving the Sahuarita/Green Valley submarket.
- + Nearby Retailers include Ross, Petco, Ace Hardware, Dollar Tree, Sprouts, TJ Maxx, Petsmart and Bealls Outlet.
- + Monument signage along Nogales Hwy.

Demographics

2024 Estimates	1-Mile	3-Mile	5-Miles
Population	5,916	21,496	46,360
Avg. Household Income	\$89,497	\$91,630	\$99,388
Daytime Population	4,754	19,146	40,580

Source: ESRI

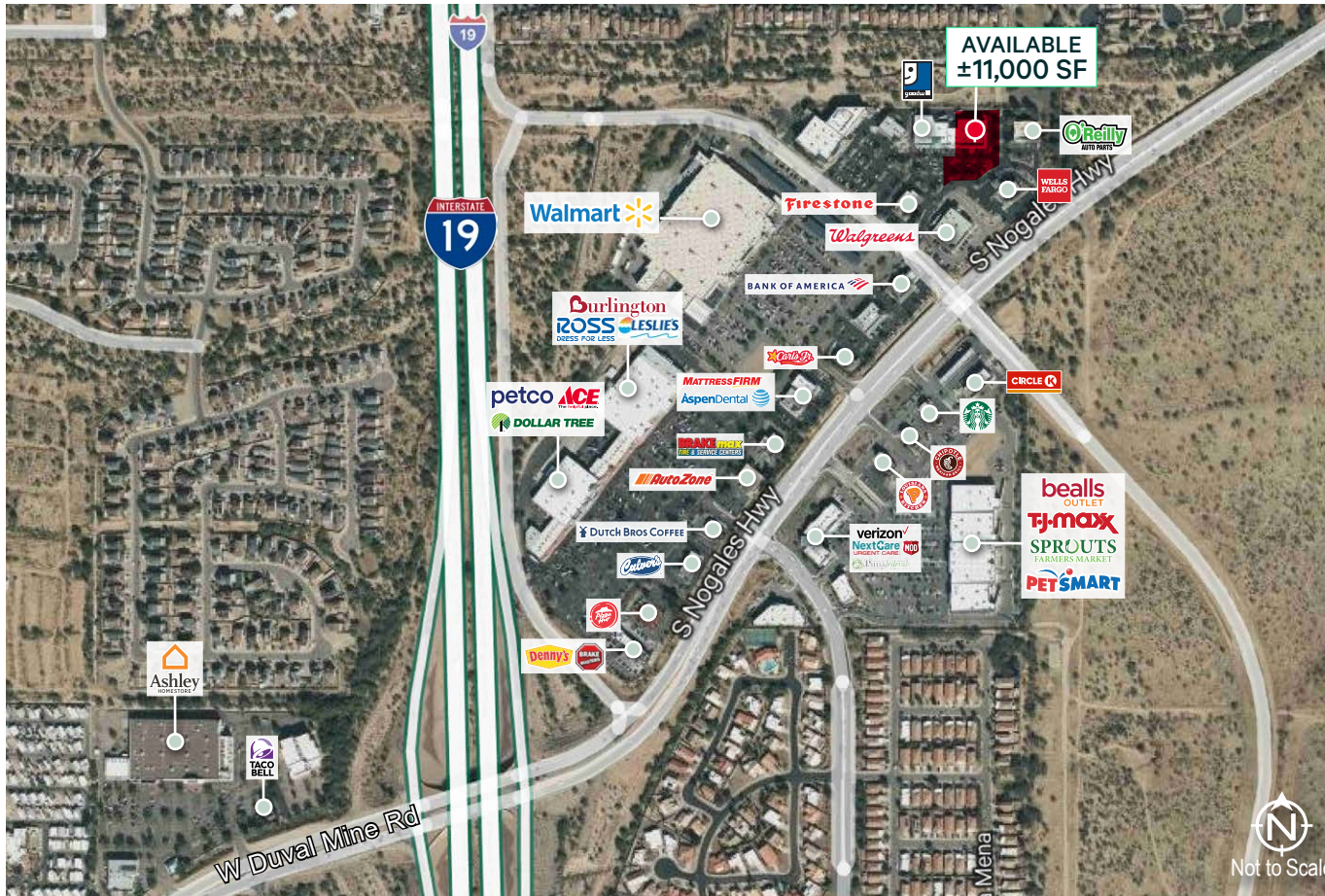
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Traffic Counts

Calle Arroyo Sur	15,407 AADT
Nogales Hwy	25,964 AADT
Interstate 19	38,673 AADT

Source: ADOT
(AADT-Average Annual Daily Traffic)



Contact Us

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