

STANDALONE RETAIL BLDG ADJACENT TO I-19 IN VALLE VERDE SHOPPING CENTER

70 W DUVAL MINE RD | SAHUARITA, AZ 85614



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18.1K SF RETAIL BUILDING IN NEIGHBORHOOD RETAIL DEVELOPMENT

70 WEST DUVAL MINE ROAD, SAHUARITA, AZ 85614

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,800,000
Price / SF:	\$99.09
Building Size:	18,166 SF
Lot Size:	1.8 Acres
Zoning:	B-1

PROPERTY OVERVIEW

The property is conveniently located adjacent to a full-diamond interchange along the I-19 (39,000 VPD) in Green Valley / Sahuarita, just south of Tucson. The improvements consist of an 18,166 SF stand-alone retail building, currently used as a movie-theater. The parcel is +/- 1.8 AC's (zoned B-1), and is a part of a neighborhood center / retail development with Ashley Furniture (anchor), Taco Bell (pad site), and a freestanding multi-tenant building (outparcel). The development has several curb cuts providing access to east / west traffic along Duval Mine Rd (18,000 VPD), providing a great opportunity for theater users, retail developers, backfill for medium box single tenant retailers, or redevelopment for QSR Pad Site and Medium Inline Strip Center.

PROPERTY HIGHLIGHTS

- Adjacent to high traffic full-diamond interchange
- Standalone Medium Box Retail Bldg. in fully occupied retail development
- Retail Developers Take Advantage of the A+ Location

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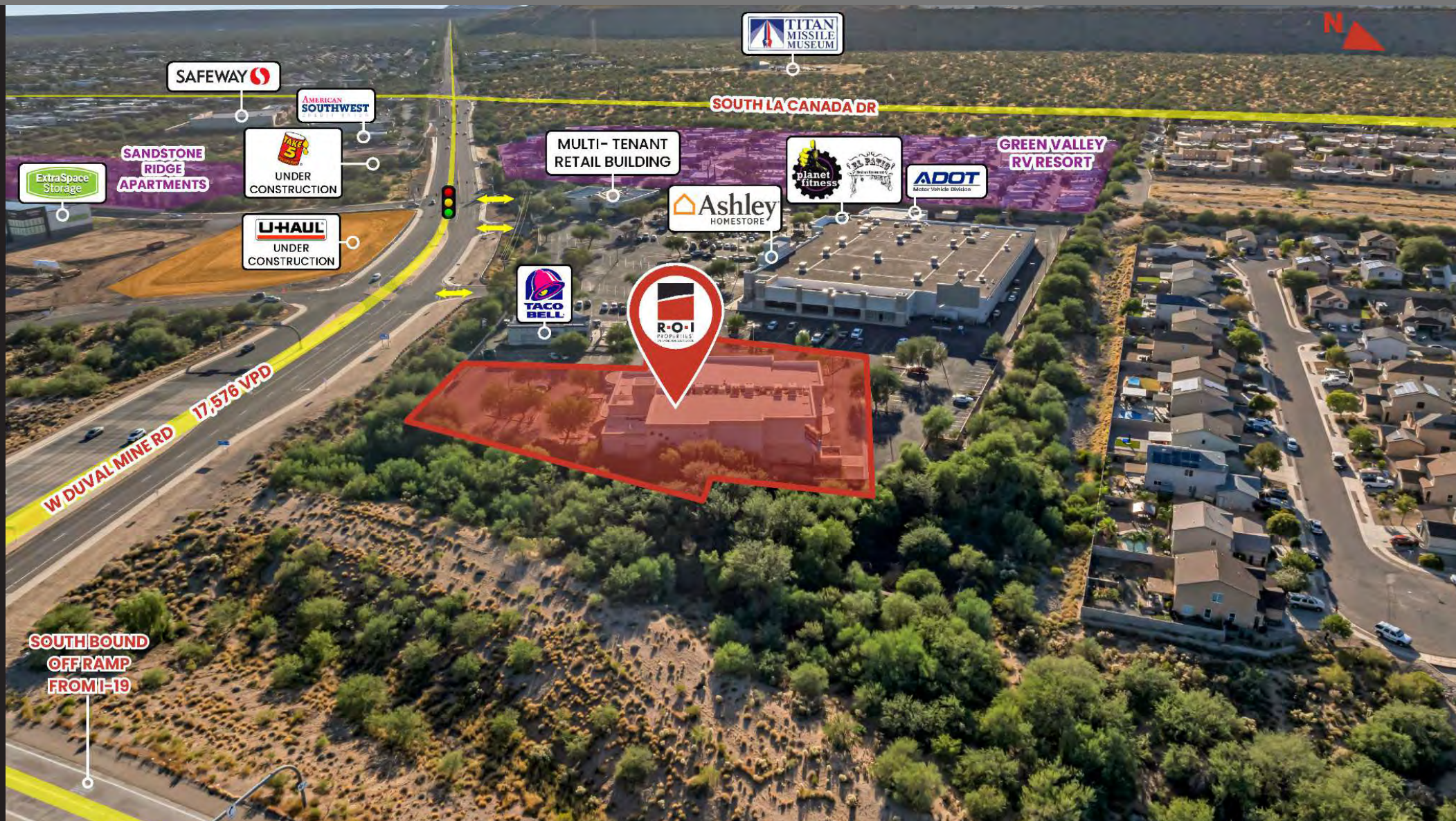
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STANDALONE RETAIL BLDG WITH EASY ACCESS TO FREEWAY

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WELL-LOCATED RETAIL PROPERTY ADJACENT TO INTERSTATE-19

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STANDALONE RETAIL BLDG ALONG MAIN DRAG ADJACENT TO 1-19

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DEMOGRAPHICS EQUIPPED FOR RETAIL DEMAND

70 WEST DUVAL MINE ROAD, SAHUARITA, AZ 85614

FOR SALE



POPULATION

	5 MILES	15 MILES	45 MILES
Total Population	39,384	129,998	1,122,202
Average Age	57	46	43
Average Age (Male)	56	45	42
Average Age (Female)	57	46	44

HOUSEHOLDS & INCOME

	5 MILES	15 MILES	45 MILES
Total Households	18,845	48,721	462,135
# of Persons per HH	2.1	2.7	2.4
Average HH Income	\$95,445	\$89,398	\$92,088
Average House Value	\$342,123	\$294,274	\$339,103

Demographics data derived from AlphaMap

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