

The Crossing at Sahuarita



SEC I-19 & Old Nogales Highway
Tucson, Arizona 85614

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The Crossing at Sahuarita

Property & Location Highlights

- Sprouts anchored neighborhood center
- Solid co-tenancy
- Limited opportunity in overall market
- Across the street from Walmart Supercenter, Ross, Big Lots
- Strong demographics
- 70,400 population; 10 minute drive time



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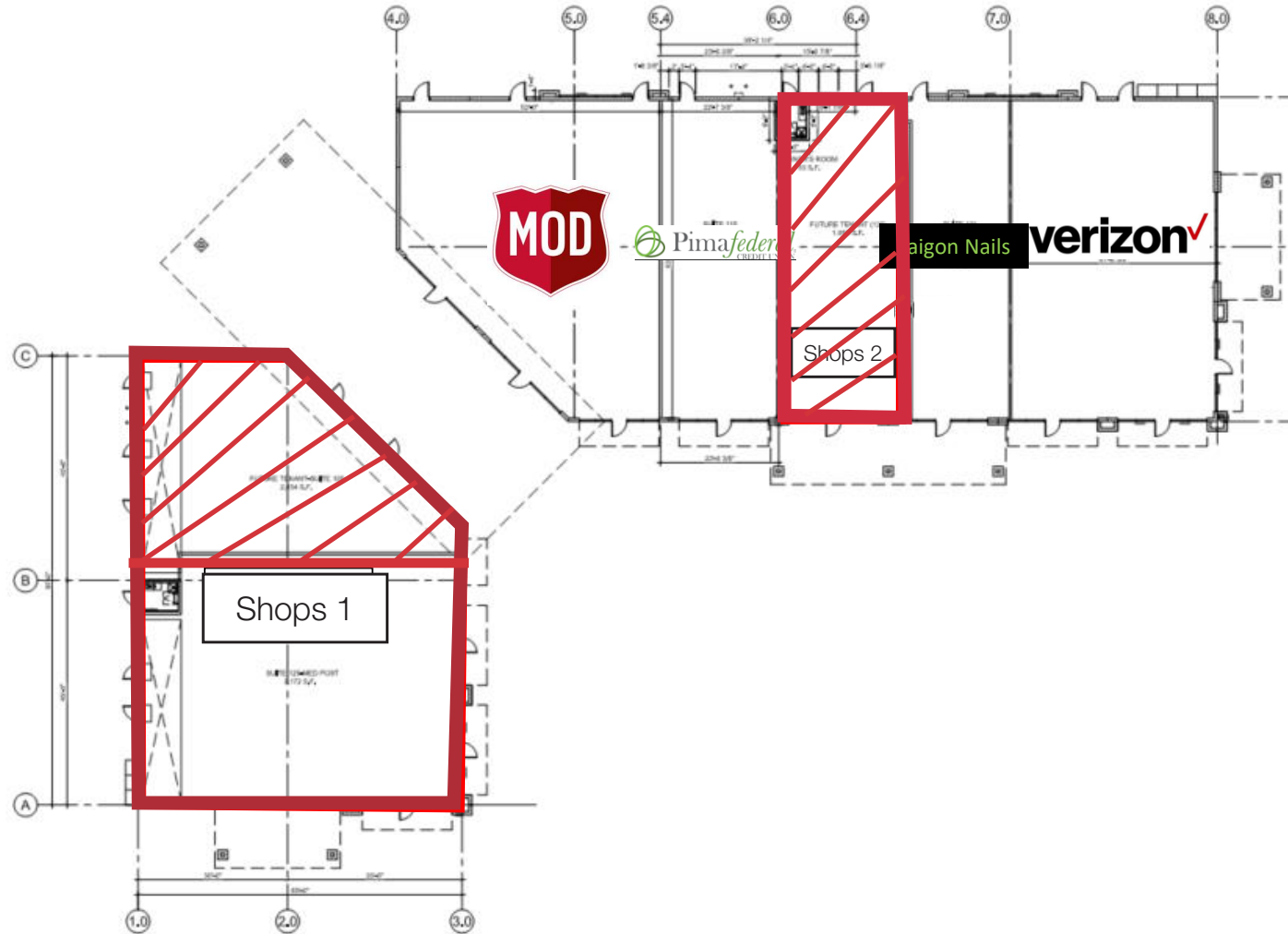
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Shop Space Availabilities

Suite	Square Foot	Price
Shops 1 (Endcap)	2,000	Call Agent for Pricing
*Shops 1	5,260	Call Agent for Pricing
Shops 2	1,666	Call Agent for Pricing



*Only available with the 2,000 SF Space



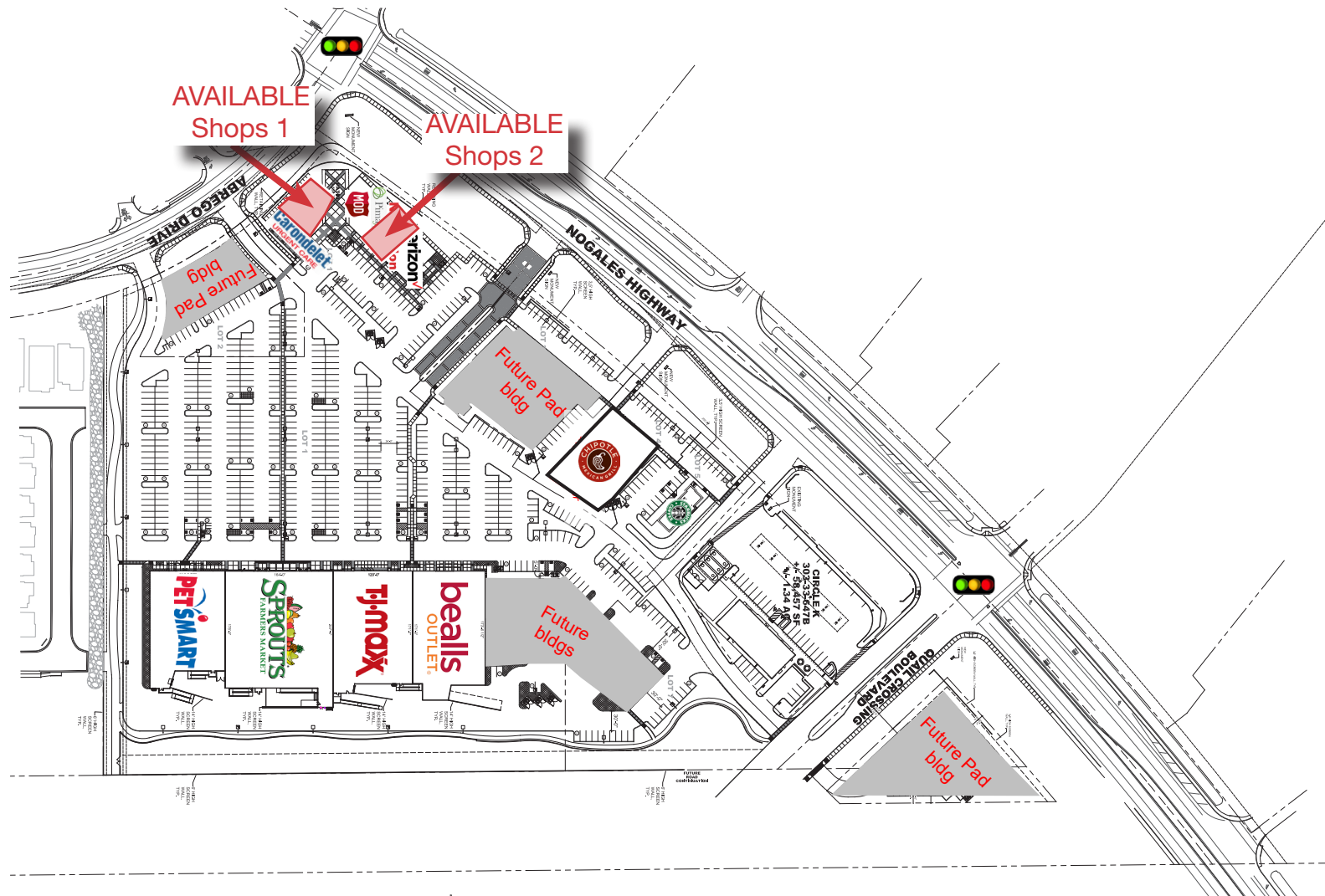
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Site Plan



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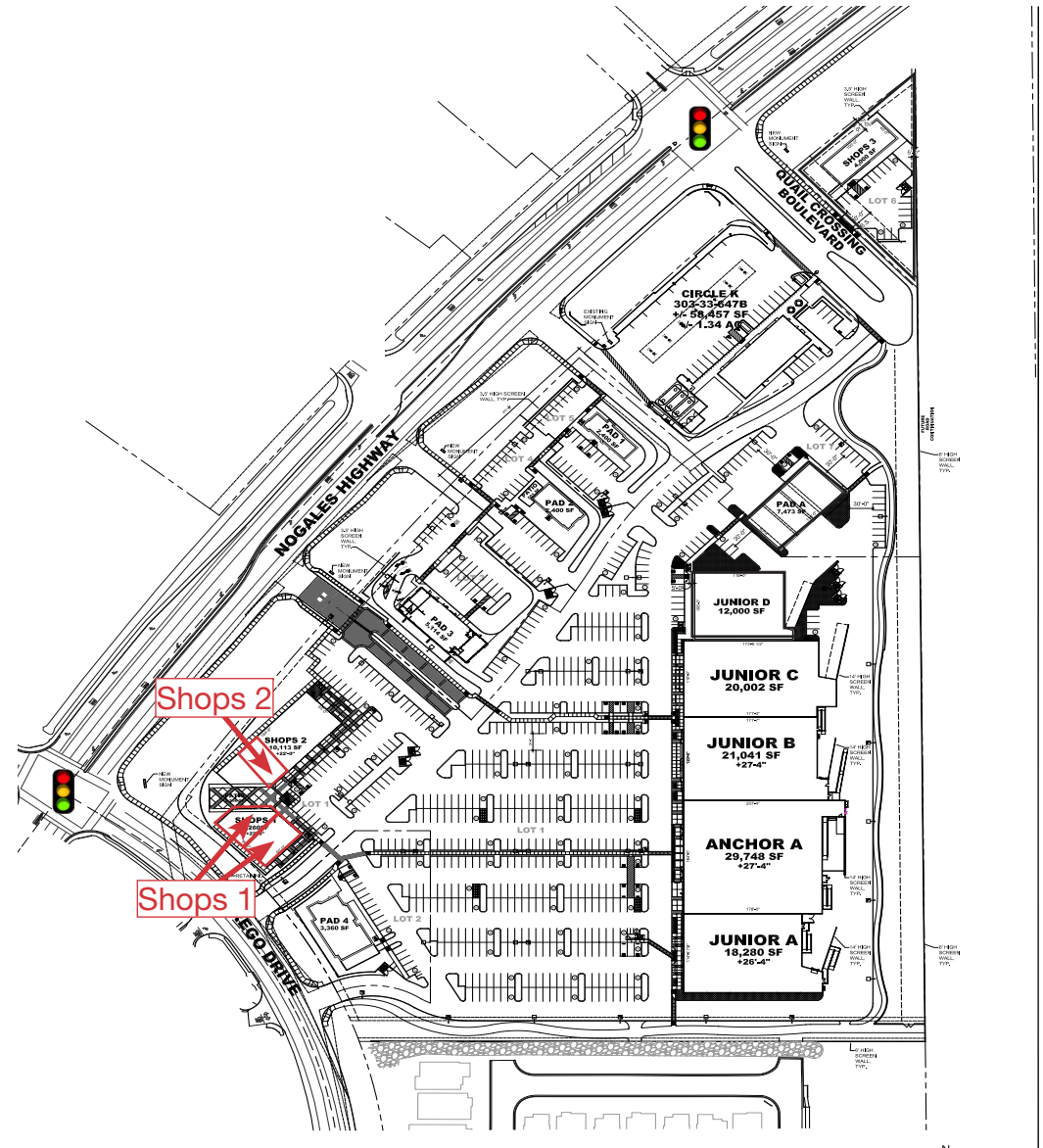
Site Plan

Site Area

LOT 1	554,537 SF (12.73 AC)
LOT 2	35,150 SF (.80 AC)
LOT 3	46,249 (1.06 AC)
LOT 4	28,818 (.66 AC)
LOT 5	25,026 (.58 AC)
LOT 6	24,740 (.56 AC)
LOT 7	62,306 (1.43 AC)

Building Area

ANCHOR 'A'	139,426 G.S.F.
JUNIOR 'B'	29,748 S.F.
JUNIOR 'C'	18,280 S.F.
JUNIOR 'D'	20,002 S.F.
SHOPS '1'	12,000 S.F.
SHOPS '2'	2,000 - 5,260 S.F.
SHOPS '3'	1,666 S.F.
PAD 'A'	4,000 S.F.
PAD '1'	7,473 S.F.
PAD '2'	2,400 S.F.
PAD '3'	2,400 S.F.
PAD '4'	5,114 S.F.
PATIOS	3,360 S.F.
PATIOS	3,635 S.F.
LOT COVERAGE	16%
PARKING REQUIRED	552 SPA (3.83/1,000)
PARKING PROVIDED	723 spaces (4.99/1,000)
ACCESSIBLE PARKING REQUIRED	17 spaces (2% of total)
ACCESSIBLE PARKING PROVIDED	30 spaces
PARKING REQUIRED LOTS 6:	13 spaces (3/1,000)
PARKING PROVIDED LOTS 6:	15 spaces (3.7/1,000)



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Property Photos



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Retailer Aerial



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Location Map



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Property Demographics

	3 Mile	5 Miles	10 Miles
Population			
2024 Population	21,548	41,123	62,659
2019 Population	20,223	38,571	58,573
2010 Population	17,983	34,190	51,996
Race & Ethnicity (2019)			
% White	92.91%	92.66%	87.1%
% Black	1.78%	1.91%	1.9%
% Asian	1.59%	1.67%	1.7%
% Other	1.87%	2.11%	2.93%
% Hispanic Origin	22.89%	23.25%	21.5%
Income & Education			
Median HH Income	\$55,441	\$58,852	\$60,880
Avg HH Income	\$68,403	\$73,161	\$78,363
Age			
Median Age	62.8	59.5	58.9
Households & Housing			
Households (2019)	10,142	19,195	26,580
Average Household Size	2.00	2.10	2.30
Average Housing Value	\$243,506	\$261,932	\$234,561
Growth 2019 - 2024	6.07%	6.47%	6.58%
Workplace & Workers			
Number of Businesses	451	791	947
Total Number of Employees (FTE)	4,189	7,533	9,262



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