

SUBJECT
SHOPS & PADS
AVAILABLE

Sahuarita K-12
+6,000 Students

7,976 ADT

Planned
Industrial Park

RETAIL PROPERTY FOR LEASE

NWC I-19 & SAHUARITA RD

NWC I-19 & Sahuarita Rd Sahuarita, AZ 85629



46,392 ADT

20,880 ADT

13,906 ADT



NW Medical Center

Town Hall

Wrightson Ridge K-8, 795 Students

Copper View Pk-5 616 Students

Entrada Del Pueblo 768 DUs

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NWC I-19 & SAHUARITA RD

Sahuarita, AZ 85629



LOCATION DESCRIPTION

NWC I-19 & Sahuarita Rd

PROPERTY HIGHLIGHTS

- Anchored by a national general merchandise retailer driving consistent traffic and brand synergy
- Shops A: ±9,000 SF of divisible retail space—perfect for restaurants, specialty retail, or daily needs services
- Pad A: ±2,690 SF drive-thru opportunity with premier frontage and easy ingress/egress
- Shops B: ±10,400 SF of divisible retail space—perfect for restaurants, specialty retail, or daily needs services
- Prime NWC of I-19 & Sahuarita Rd location—gateway to a thriving, high-growth community with strong residential density and commuter flow

AREA CO-TENANTS



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NWC I-19 & SAHUARITA RD

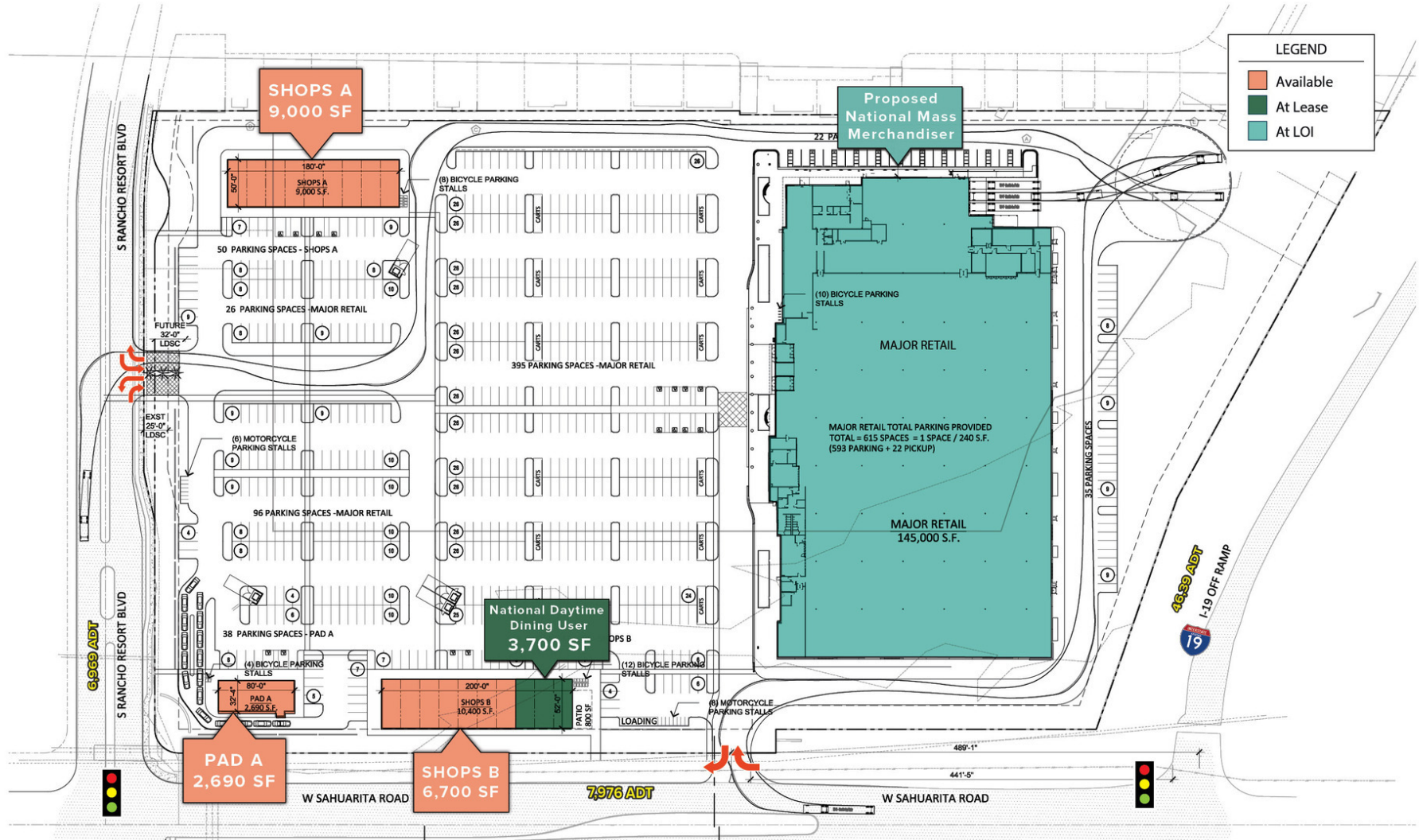
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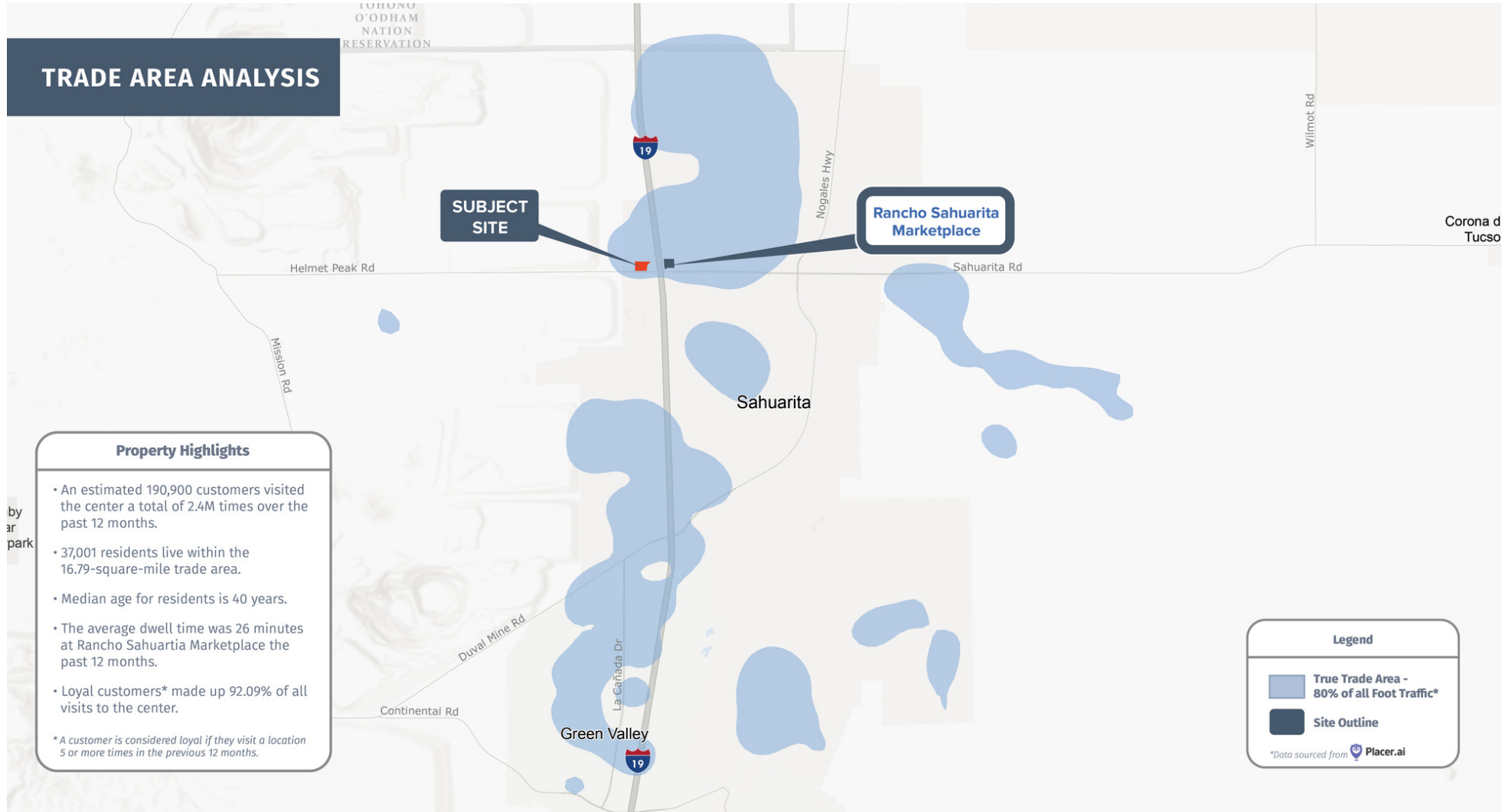
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POPULATION

	3 MILES	5 MILES	7 MILES
Area Total	24,548	34,901	54,686
Median Age	36.3	40.7	52.6



HOUSEHOLD INCOME

	3 MILES	5 MILES	7 MILES
Median	\$112,477	\$92,059	\$84,945
Average	\$133,774	\$112,678	\$107,917



DAYTIME WORKFORCE

	3 MILES	5 MILES	7 MILES
Total Businesses	206	544	773
Employees	2,844	6,415	8,658
Daytime Population	16,803	27,655	45,146



EDUCATION

	3 MILES	5 MILES	7 MILES
Percentage with Degrees	53.2%	50.6%	53.4%



EMPLOYMENT

	3 MILES	5 MILES	7 MILES
White Collar	65.3%	64.3%	64.9%
Services	19.7%	19.9%	19.5%
Blue Collar	15.0%	15.8%	15.6%



HOUSEHOLD STATISTICS

	3 MILES	5 MILES	7 MILES
Households	7,902	12,844	23,143
Median Home Value	\$366,082	\$348,995	\$355,346

* 2025 Demographic data derived from ESRI

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