

SUBJECT
SHOPS & PADS
AVAILABLE

Sahuarita Rd
7,960 ADT

RETAIL PROPERTY FOR LEASE

NWC I-19 & SAHUARITA RD

NWC I-19 & Sahuarita Rd Sahuarita, AZ 85629

Planned
Industrial Park

5,467 ADT

43,999 ADT

fru's
Marketplace
State Farm
Great Clips

CHASE

DUNKIN'
SUBWAY

Sahuarita K-12
+6,000 Students



Public
Library

Sahuarita Rd

15,301 ADT

Mister



UNITED STATES
POSTAL SERVICE

Fire
Station



NW Medical
Center

Rancho Sahuarita Blvd

Copper View Pk-5
616 Students

Wrightson Ridge
K-8, 795 Students

NEIL BOARD

602.778.3781
nboard@w-retail.com

MEGAN ADAMIC

440.867.6440
madamic@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

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: ±10,800 SF of divisible retail space—perfect for restaurants, specialty retail, or daily needs services
- Pad A: Two ±2,800 SF drive-thru opportunities with premier frontage and easy ingress/egress
- Shops B: ±10,800 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



AREA CO-TENANTS



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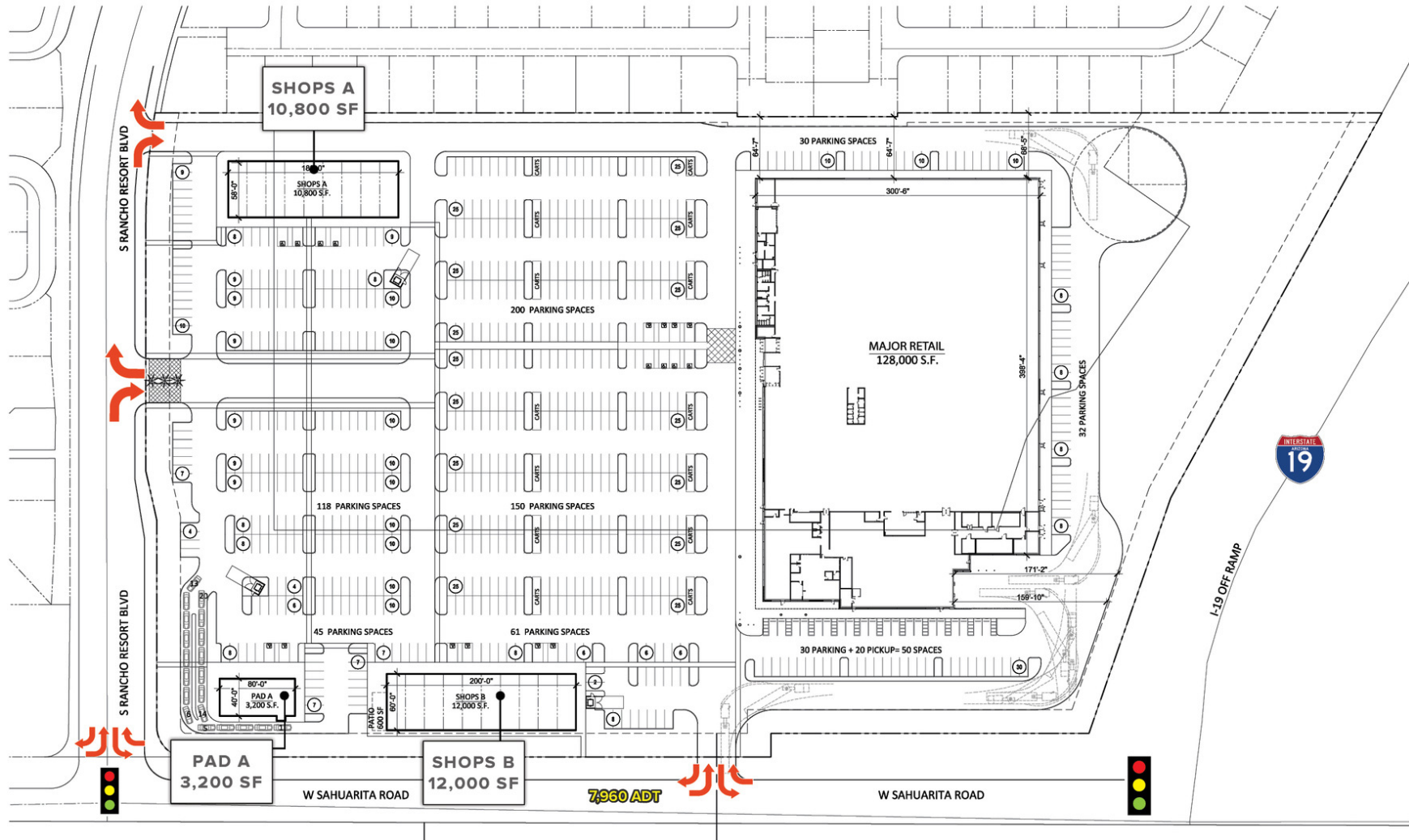
Sahuarita, AZ 85629



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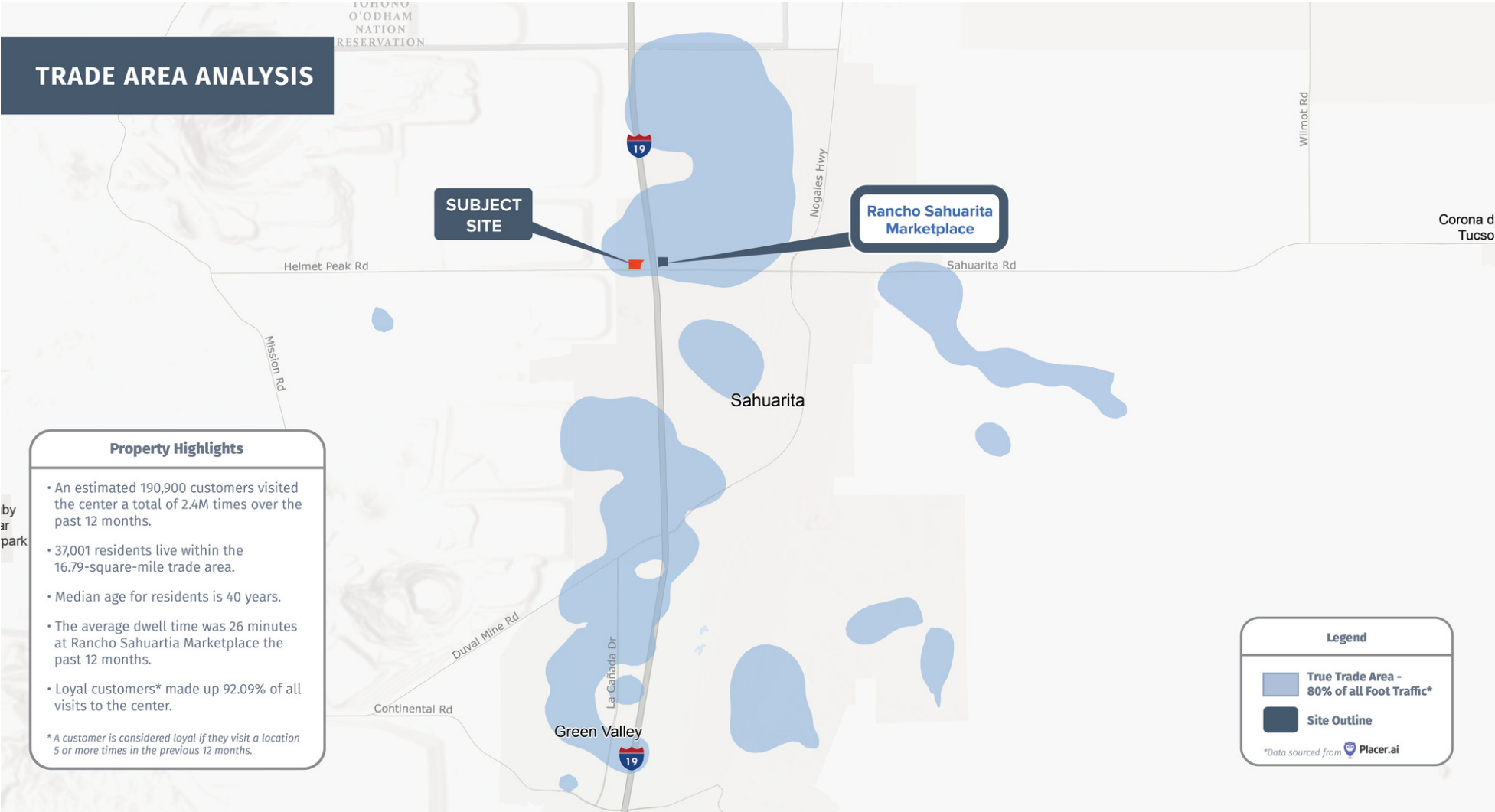
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**POPULATION**

	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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