



WESTERN
RETAIL ADVISORS

LOT 6
±24,602 SF

SUBJECT

Quail Xing Blvd

Nogales Hwy
11,435 ADT



SUBJECT



LAND FOR LEASE OR SALE

THE CROSSING AT SAHUARITA

LOTS 2 & 6

18737 S Nogales Hwy Green Valley, AZ 85614

LOT 2
±56,959 SF/1.3 AC



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THE CROSSING AT SAHUARITA - LOTS 2 & 6

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LOCATION DESCRIPTION

The Crossing at Sahuarita

PROPERTY HIGHLIGHTS

- LOTS AVAILABLE IN SAHUARITA +/-56,959 SF & +/-24,602 SF
- FOR LEASE OR SALE
- LOCATED OFF I-19 & NOGALES HWY
- SURROUNDED BY GREAT RETAIL MIX

AREA CO-TENANTS



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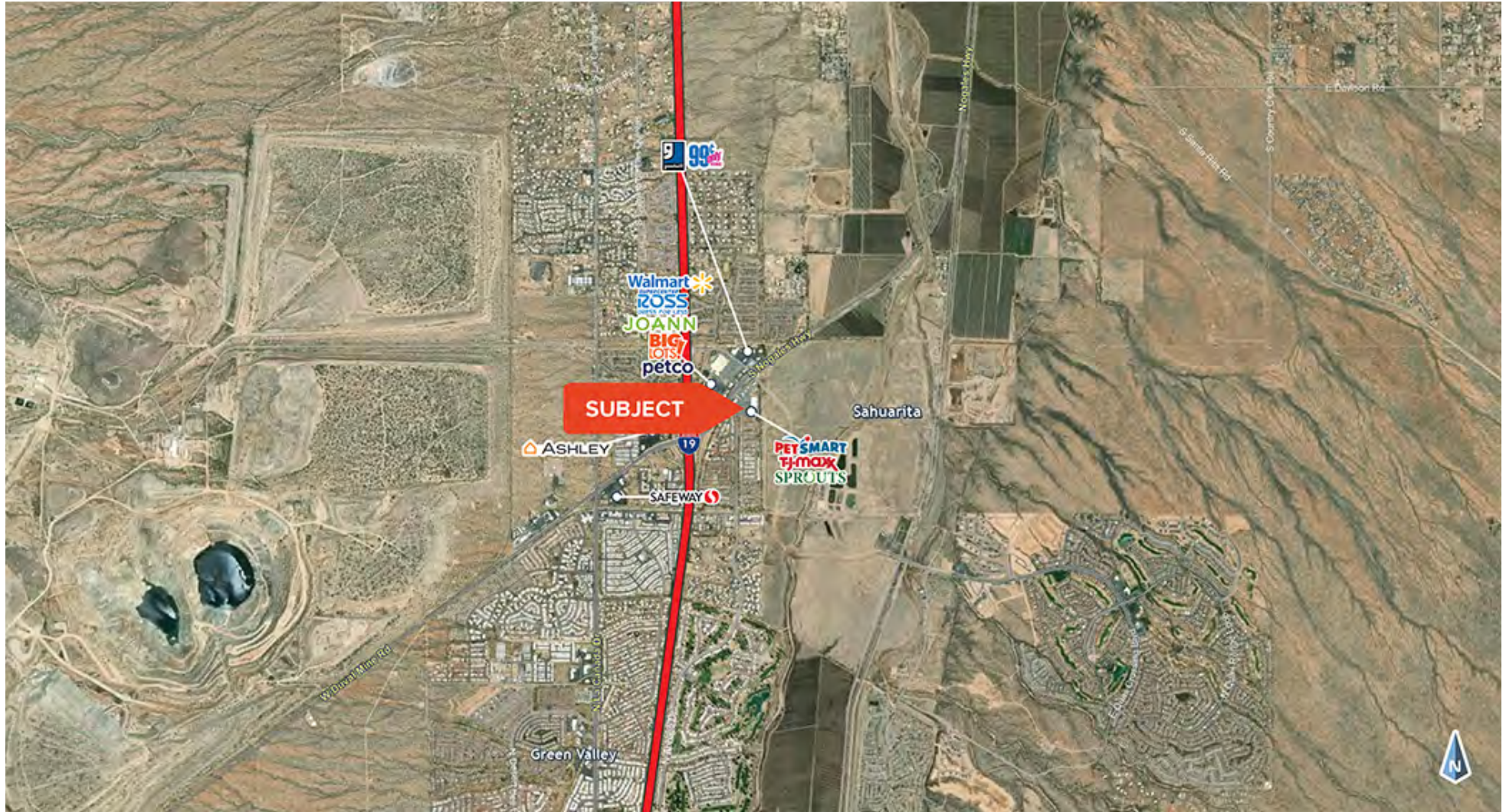
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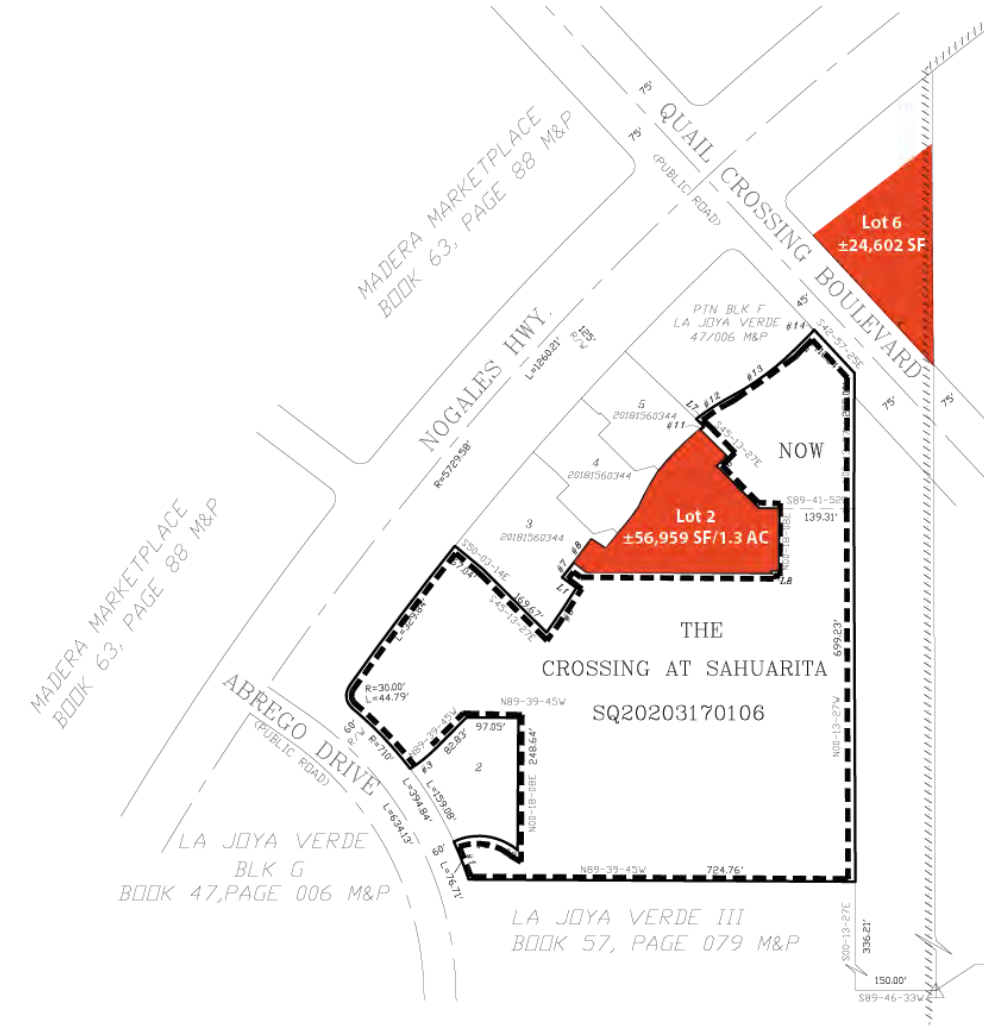
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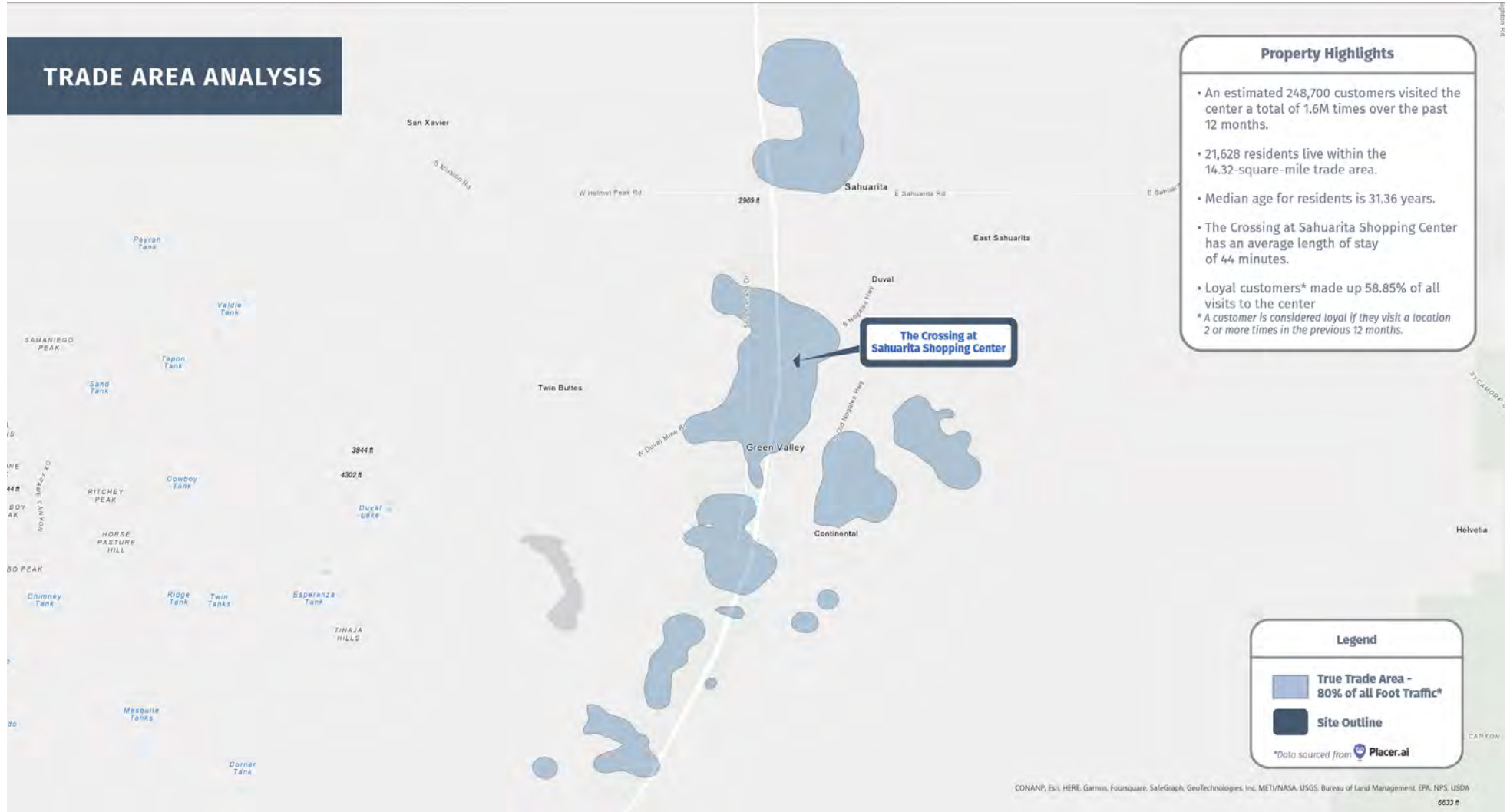
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	5,804	23,439	44,039
Median Age	35.5	64.3	60.8



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$62,570	\$65,054	\$70,866
Average	\$80,381	\$87,399	\$94,197



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	183	535	808
Employees	2,114	4,790	7,576
Daytime Population	5,166	20,471	37,311



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44.71%	50.61%	53.01%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	52.9%	61.6%	64.7%
Services	27.1%	22.7%	19.6%
Blue Collar	19.8%	15.7%	15.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,145	11,123	20,192
Median Home Value	\$254,430	\$281,732	\$291,626

* 2023 Demographic data derived from ESRI

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