



PROPERTY RENDERING

NOW PRE-LEASING

# SEC BLUE DIAMOND ROAD & TENAYA WAY

SITUATED IN DOMINANT RETAIL CORRIDOR

Listed By:



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Malan + Marcello Investment Team



## SEC BLUE DIAMOND ROAD & TENAYA WAY



### PROPERTY HIGHLIGHTS

- Flexible leasing options with inline spaces from ±1,200 SF – ±8,220 SF, freestanding drive-thru pads, and a tavern opportunity
- Excellent frontage and visibility along Blue Diamond Rd. with ±50,500 VPD, positioned between Rainbow Blvd. and Buffalo Dr.
- Ideal for restaurants and retail users seeking high-traffic exposure
- Situated within a dominant retail corridor surrounded by national brands, power centers, and top-performing businesses that drive consistent customer traffic
- Services a dense and rapidly growing residential trade area with ±277,105 residents within a 5-mile radius and an average household income of \$135,589 within 3 miles

Brand-new retail development at the SEC of Blue Diamond Rd. & Tenaya Way



## SEC BLUE DIAMOND ROAD & TENAYA WAY



TENANT	SIZE
PAD A	Up to ±2,185 SF
PAD B	Up to ±5,380 SF
PAD C	Up to ±4,230 SF
PAD D	Up to ±2,185 SF
BUILDING 1	Up to ±5,500 SF
BUILDING 2	Up to ±8,220 SF
BUILDING 3	Up to ±5,500 SF Potential Tavern

## SITE PLAN

■ = Subject

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# VICINITY MAP

The trade area consists of ±271,718 residents with an average household income of ±\$136,076 within a 5-mile radius.



Daytime Population

249,371



Median Home Value

\$502,931



Median Age

37.8

## Nearby Amenities ±10-Mile Radius

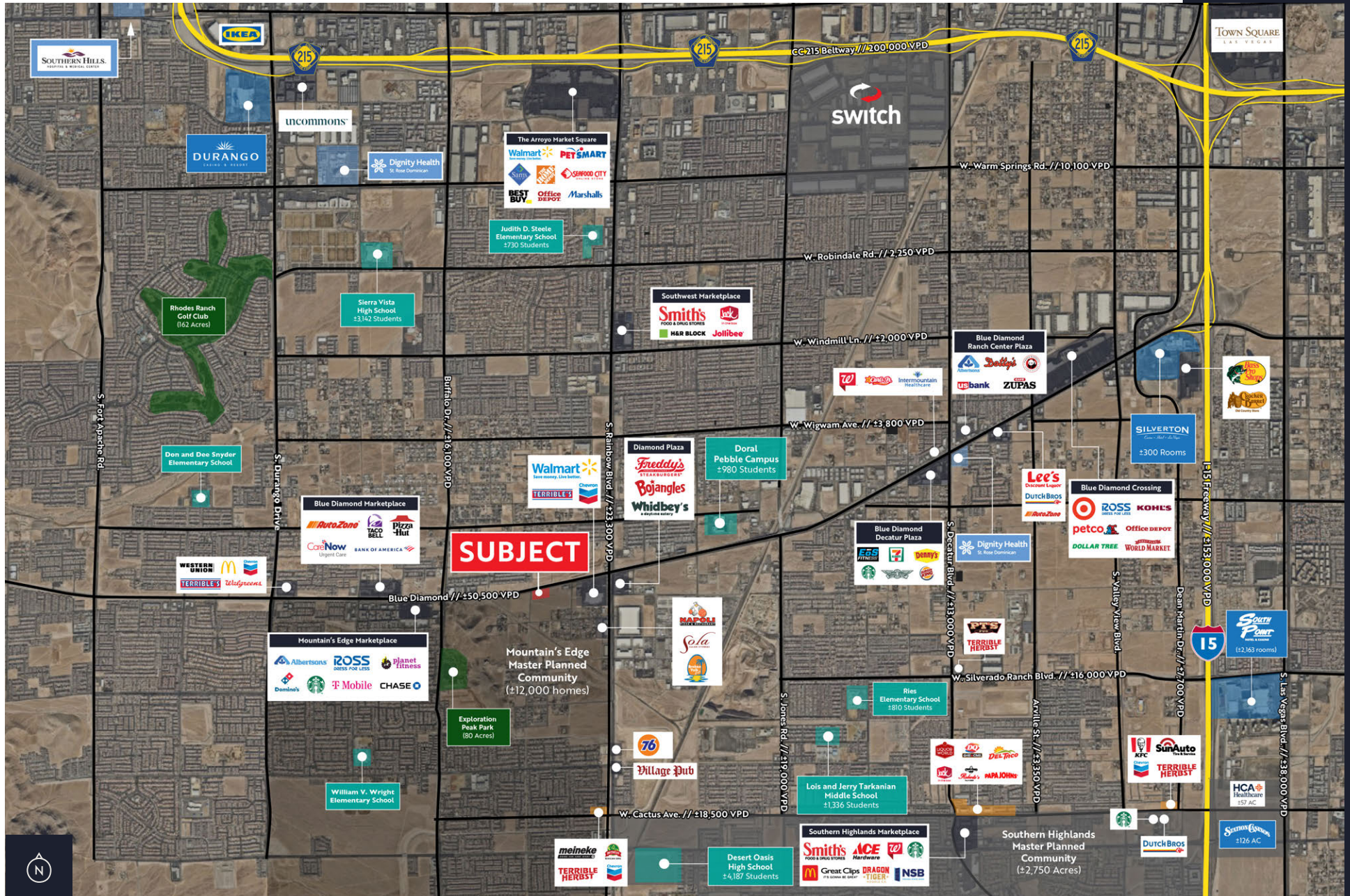
- 1 St. Rose Dignity – San Martin Hospital (±3,700 employees)  
- 3.4 miles
- 2 Southern Hills Hospital (±2,400 employees)  
- 5 miles
- 3 Sierra Vista High School (±3,142 students)  
- 2.7 miles
- 4 Exploration Peak Park (±80 Acres)  
- 0.5 mile
- 5 Mountain's Edge Master Planned Community (±12,000 homes)  
- 0.5 mile
- 6 Southern Highlands Master Planned Community (±2,750 Acres)  
- 5.0 miles
- 7 Rhodes Ranch Golf Club (±162 Acres)  
- 4.0 miles
- 8 South Point Hotel & Casino (±2,163 rooms)  
- 6.0 miles
- 9 Silverton Casino Hotel (±300 rooms)  
- 5.4 miles
- 10 M Resort Spa & Casino (±390 rooms + future expansion)  
- 9.0 miles
- 11 Henderson Executive Airport  
- 10 miles
- 12 Spring Mountain Ranch (±520 Acres)  
- 10 miles



SITE =



# TRADE AREA MAP





# SEC BLUE DIAMOND ROAD & TENAYA WAY

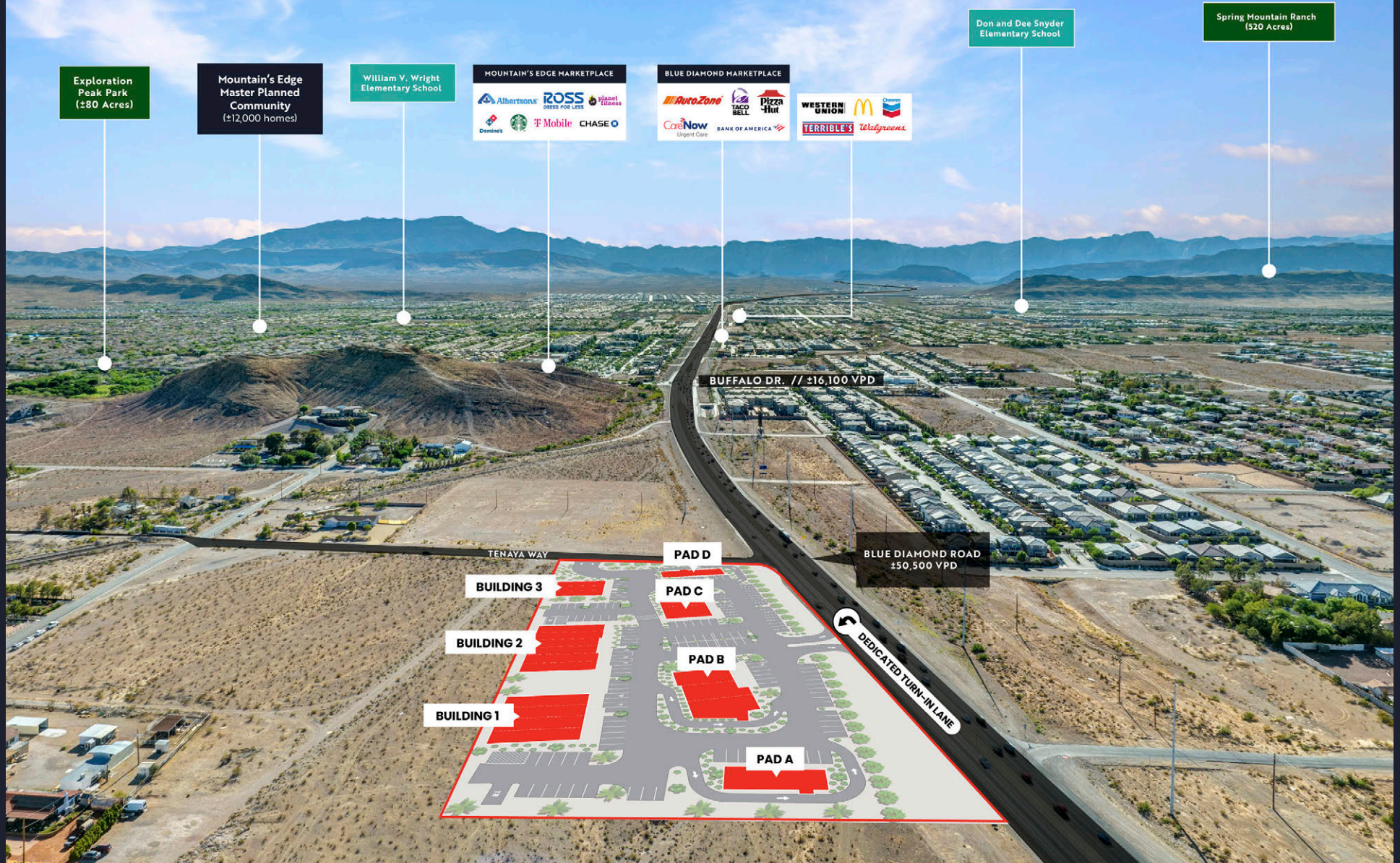
SOUTH EAST FACING AERIAL VIEW





# SEC BLUE DIAMOND ROAD & TENAYA WAY

WEST FACING AERIAL VIEW





# SEC BLUE DIAMOND ROAD & TENAYA WAY

## BUILDING RENDERINGS





# SEC BLUE DIAMOND ROAD & TENAYA WAY

PAD RENDERINGS





NOW PRE-LEASING

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SITUATED IN DOMINANT RETAIL CORRIDOR



Situated in Dominant Retail Corridor

## LEASING EXPERTS

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