

SAHUARITA PLAZA

4,500 SF End Cap Available for Lease

18705 -18805 S I-19 Frontage Road, Sahuarita, AZ



Exclusively represented by

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SITE PLAN



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AVAILABLE

BUILDING SIZE	±4,500 SF (per owner)
LEASE RATE	±\$18.00 / SF NNN
NNN	\$5.40 / PSF (per owner)

HIGHLIGHTS

- Prime Interstate 19 Frontage - Exceptional visibility along Interstate 19, the primary corridor connecting Tucson to Green Valley and Nogales.
- Strong Regional Retail Presence – Positioned within Sahuarita’s dominant retail corridor with national co-tenancy nearby.
- 4,500 SF End Cap Opportunity - High-exposure end cap ideal for retail, medical, fitness, or service users.
- Growing Residential Base – Serves the expanding Rancho Sahuarita master-planned community and surrounding neighborhoods.

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
<i>(2025 Estimates)</i>			
Population	14,506	45,964	80,718
Avg Household Income	\$77,869	\$101,003	\$99,232
Total Employees	2,528	7,538	14,005

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

TRAFFIC COUNTS

INTERSTATE I-19	42,707 AADT 2023
S. NOGALES HWY	26,379 AADT 2025

SOURCE: Arizona Departement of Transportation and Pima Association of Governments

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AERIAL



Rancho Sahuarita Marketplace

- STATE FARM INSURANCE
- CHASE
- VCA
- fr's Marketplace
- LOTUS
- WAGSWATERS PET SALON
- SUBWAY
- DUNKIN' DONUTS

Sahuarita Plaza | Medera Marketplace
The Crossing at Sahuarita

- Bank of America
- ROSS DRESS FOR LESS
- PETCO
- Walmart
- SPROUTS FARMERS MARKET
- Firestone
- STARBUCKS COFFEE
- Burlington ACE Hardware
- BRAKEmax TIRE & SERVICE CENTERS
- BRAKE MASTERS
- five BELOW hot stuff. cool prices.
- DOLLAR TREE
- CHIPOTLE MEXICAN GRILL
- Auto Zone
- Denny's
- Calver's
- DUTCH BROS
- PIZZA HUT

Continental Shopping Plaza

- BMO
- CVS pharmacy
- McDonald's
- SAFEWAY
- H&R BLOCK
- True Value
- KFC

SUBJECT