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VALLEY VERDE CENTER

100 W. Duval Mine. Rd. Sahuarita (Tucson), AZ

NORTHWEST CORNER OF I-19/ DUVAL MINE RD

Out Parcels

HIGHLIGHTS

VALLEY VERDE CENTER

Strategic Location

- Ideally situated on Duval Mine Road (23,000+ VPD), just off Interstate 19(38,900+ VPD)
- Directly across I-19 from Duval Commercial Center, anchored by Walmart Supercenter, Big Lots, and Ross Dress for Less; and The Crossing at Sahuarita Shopping Center, anchored by Sprouts Farmers Market, TJ Maxx and PetSmart
- 13 miles from downtown Tucson and the University of Arizona campus

Excellent Demographics In 5-Mile Trade Area | High-Growth Market

- 38,292 Population within a 5 mile radius
- \$77,209 Average Household income within a 5 mile radius
- Population has increased by over 18.71% since 2010
- This is the one of the fastest area of growth in the Tucson MSA .



PROPERTY PHOTO







ARIZONA
SELF STORAGE
RV STORAGE

fray's
DUNKIN'
Great Clips
IT'S GONNA BE GREAT
SUBWAY

DOWNTOWN
TUCSON



NORTHWEST
MEDICAL CENTER
SAHUARITA

SAHUARITA
MIDDLE SCHOOL

SAHUARITA
HIGH SCHOOL

SAHUARITA
TOWNHALL

35,200
VEHICLES PER DAY

INTERSTATE 19



ASHLEY

sky cinema



Mult-Tenant Outparcel

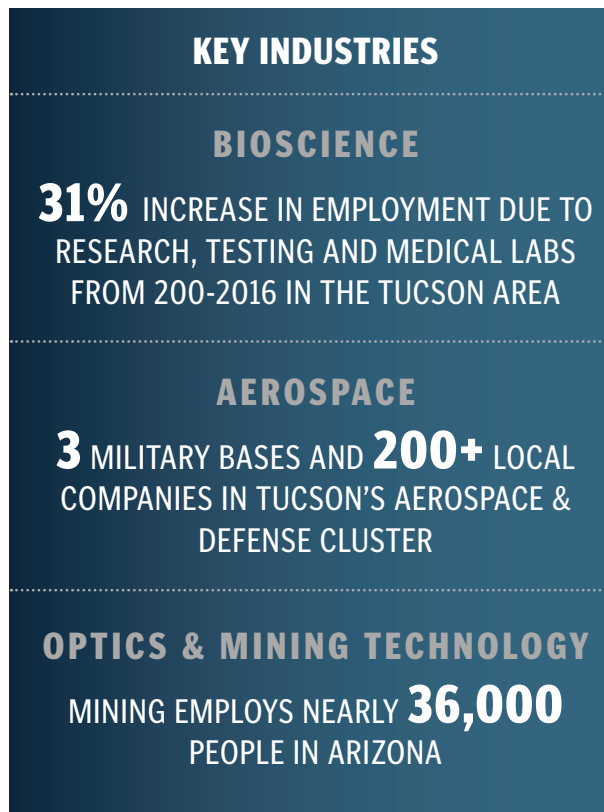
20,400
VEHICLES PER DAY

W. DUVAL MINE RD.









100 W Duval Mine Rd, Green Valley, Arizona, 85614

Drive time of 15 minutes

Total Population

55,691

With growth of 0.5%, the population is expected to reach 57,146 by 2030.

Total Households

24,631

An estimated 8.9% households live below the poverty line while 5.7% have \$200,000 or more in disposable income.

Median Age

57.6

16.9% are under 18, 42.0% 18-65 and 41.1% 65 or older.

Home Value

\$348,147

Home ownership rate is 86.6%, representing 21,337 homes while 12.9% are vacant.

Disposable Income

\$66,374

Household expenditure is \$89,280 per year, with \$3,444 spent eating out, \$9,632 on transport and \$29,127 on retail.

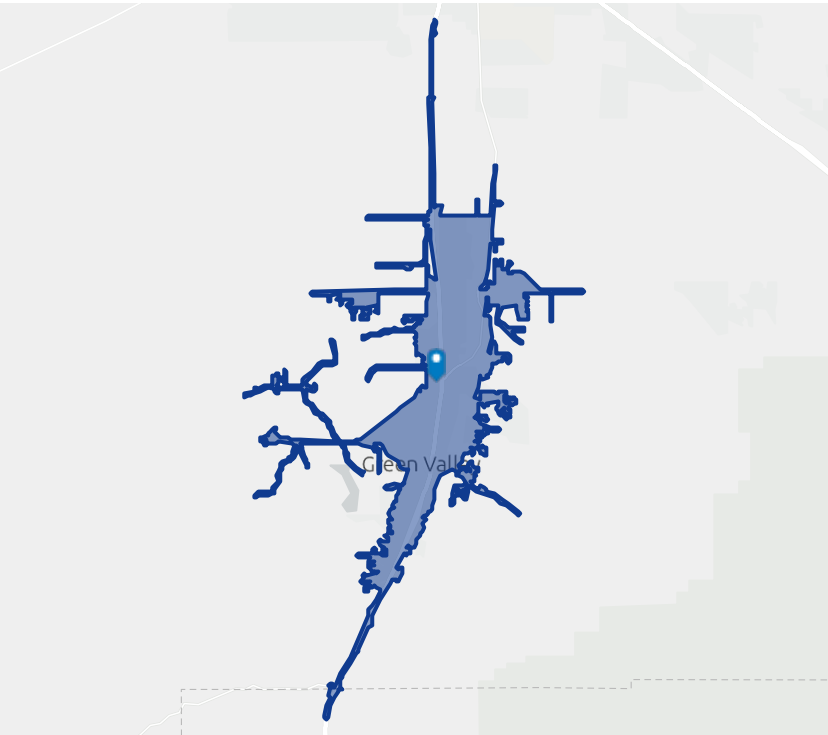
Household Income

\$79,828

With an average of 2.25 people per household, the per capita income is \$45,654.

Key Facts

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).

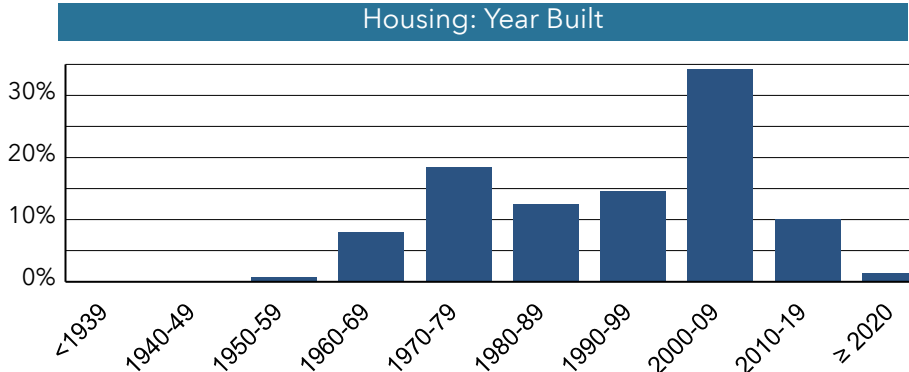
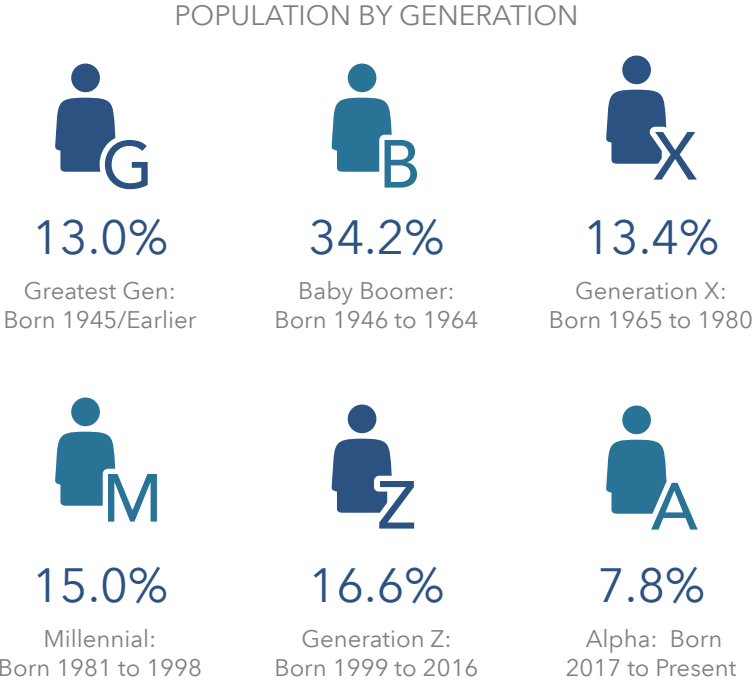
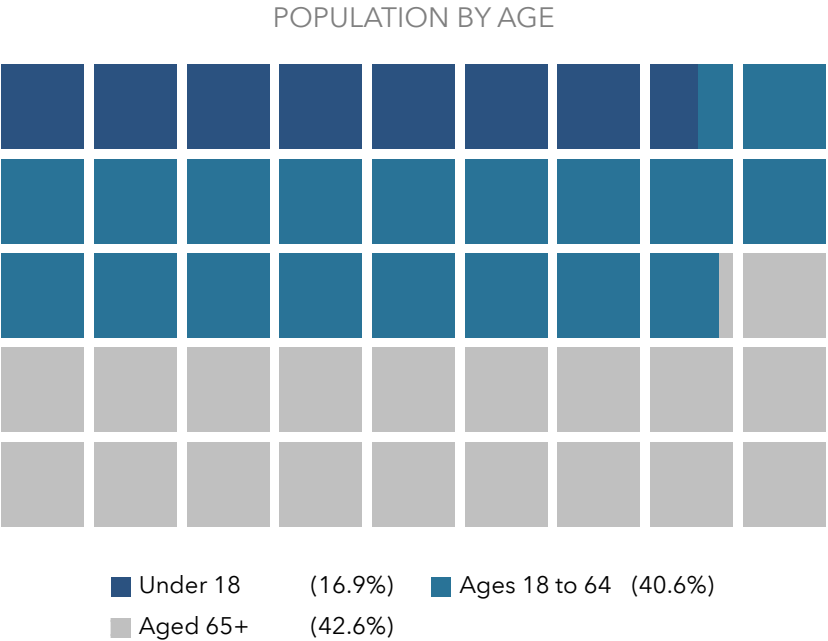
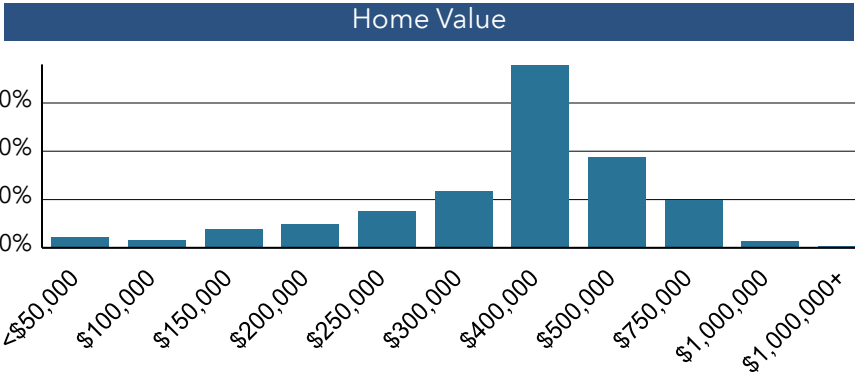
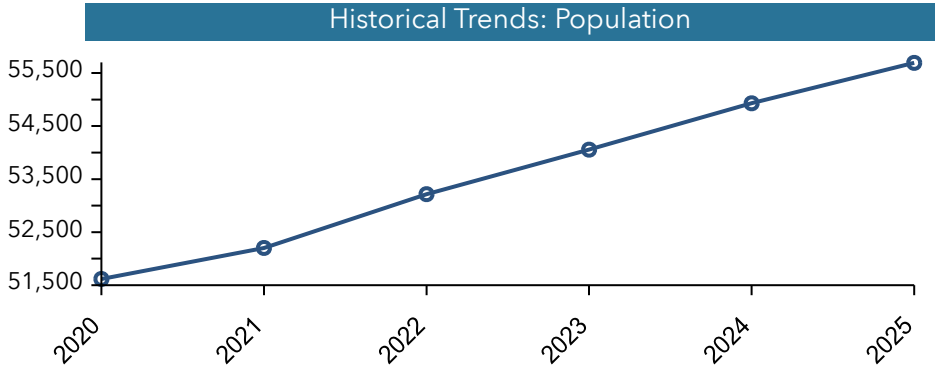


Population Trends and Key Indicators

100 W Duval Mine Rd, Green Valley, Arizona, 85614
Drive time of 15 minutes

55,691	24,631	2.25	57.6	\$79,828	\$348,147	111	88	69
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri