

GREEN VALLEY VILLAGE

SWC I-19 & ESPERANZA BLVD, GREEN VALLEY, AZ



VENTURE WEST

FOR LEASE | MIXED USE | MEDICAL - OFFICE - RETAIL

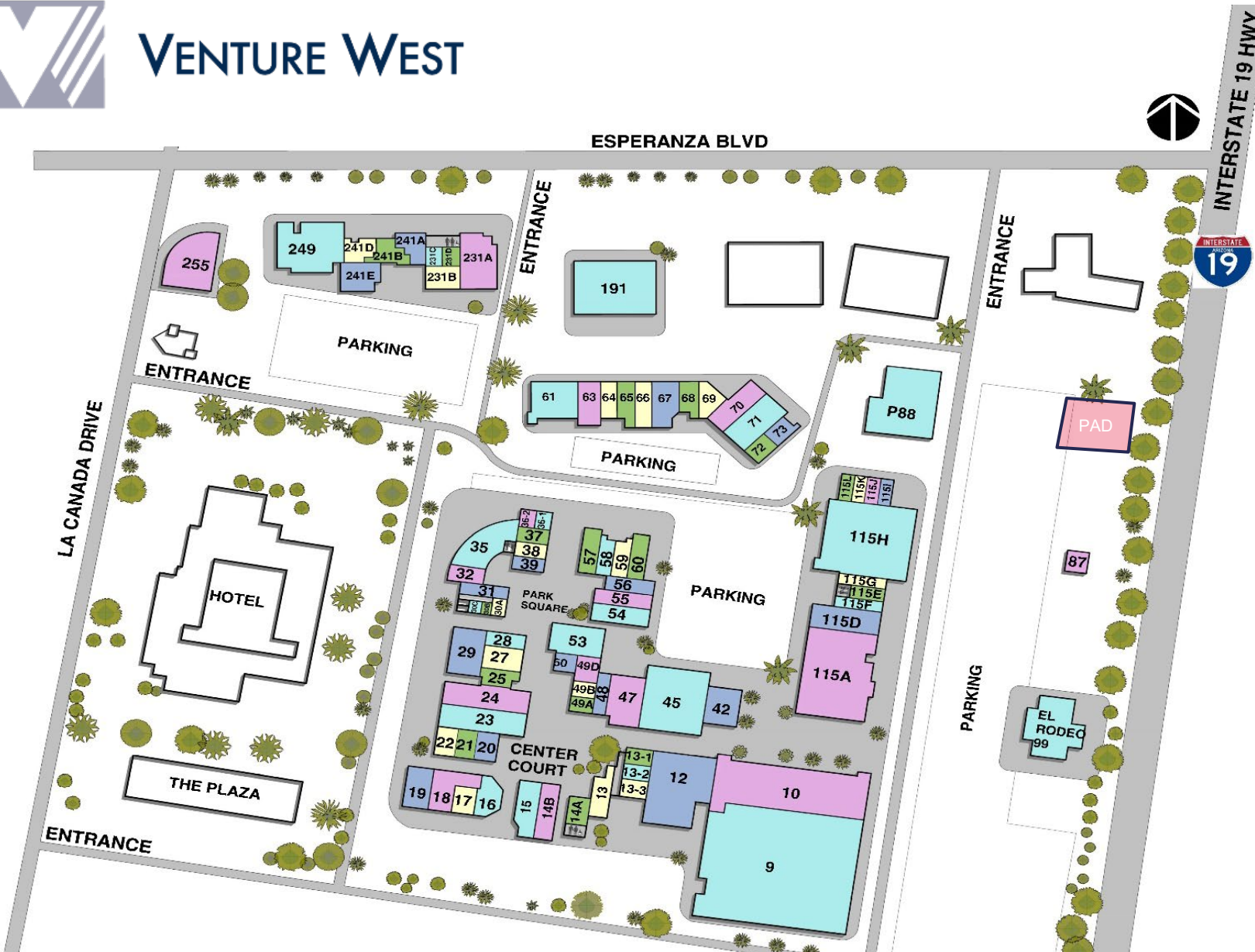


Contact:
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Venture West Broker: Neil R. Simon



VENTURE WEST



SUITES AVAILABLE	SF
9	17,233
231A	2,403
49B	300
49C	297
PAD	To be determined

Contact:

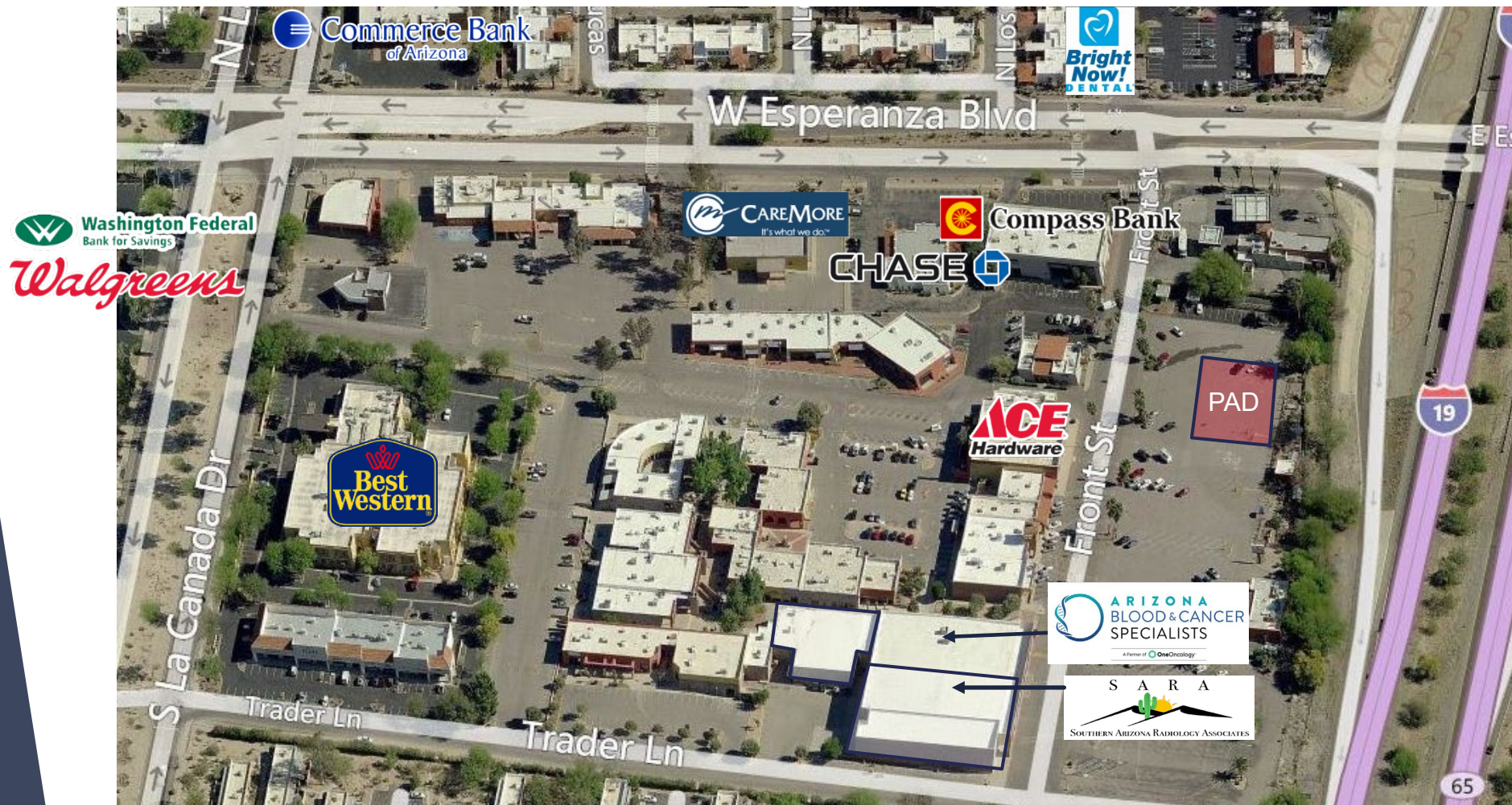
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NEIGHBORING TENANTS

Ace Hardware, Chase Bank, Best Western, CareMore, Walgreens, Compass Bank, Washington Federal Savings, Commerce Bank and more.

COMMENTS

- Strategic and visible location on Interstate 19, the principal commercial corridor to Mexico and the State of Sonora
- Attractive retail and office campus in the center of Green Valley
- Competitive lease rates and easy deal terms

RETAIL SPACE

25,884 SF Anchor
Jr. Anchor 8,200 SF
Shops 400 SF - 5,487 SF

LEASE RATE




\$5.00-\$18.00/SF NNN

TRAFFIC COUNTS

Interstate 19: 31,000 VPD
La Canada Drive: 11,000 VPD
Esperanza Blvd: 10,000 VPD



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 TOTAL RETAIL EXPENDITURE
5 Min Drive Time	25,931	\$62,516	\$357 M
10 Min Drive Time	39,796	\$69,527	\$545 M
15 Min Drive Time	56,582	\$74,124	\$739 M



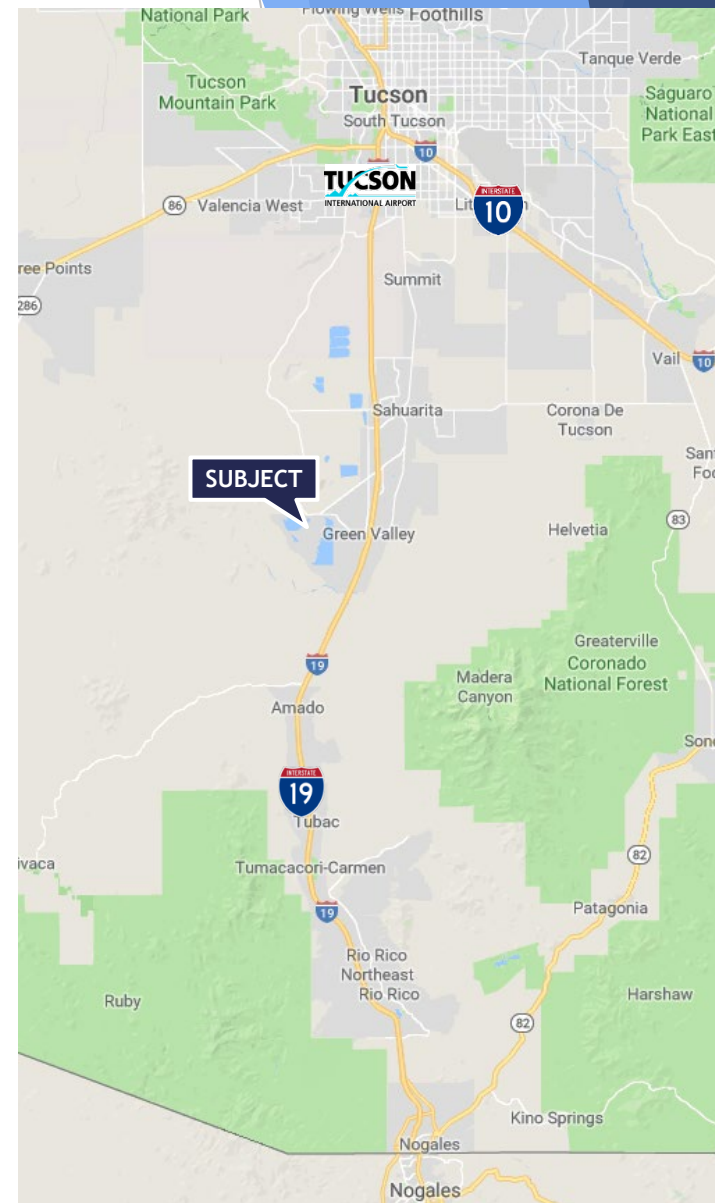
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MARKET AREA

The Green Valley/Sahuarita market area has an economically diverse population. Green Valley is an established and affluent retirement area. Sahuarita is a young and rapidly-growing town providing housing for Raytheon Missile Systems, Border Patrol, Davis-Monthan Air Force Base, and other area employers. As a composite population, Green Valley/Sahuarita offers a broad range of consumers from young families to senior citizens. The rapid growth of this area has caused a shortage of retail and office space. Green Valley Village is ideally located in the center of Green Valley to provide those services to local consumers.

Green Valley/Sahuarita is located in the historic Santa Cruz Valley, surrounded by early Spanish missions, frontier outposts and old mines. Tubac, to the south, the oldest Spanish settlement in the southwest, is now an active artist's colony. The San Xavier del Bac Mission and the Tumacacori National Monument are Spanish missions built by the Jesuits in the early 1700's. San Xavier del Bac Mission is located 14 miles to the north.



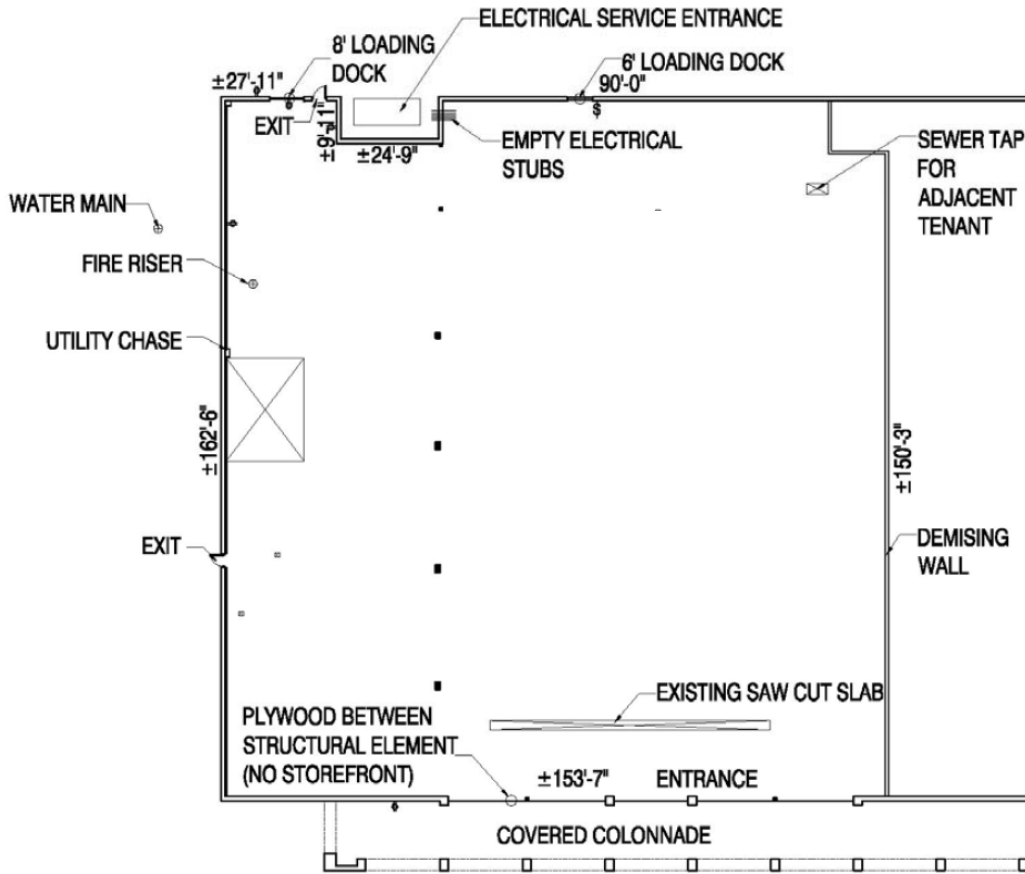
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Your Space Could be Here!



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FLOOR PLAN – 17,233 SF ANCHOR SPACE LEFT

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