

FOR LEASE

Retail

SAHUARITA PLAZA

18705—18805 S. I-19 Frontage Rd.
Sahuarita, Arizona 85718



LEASE TYPE: SUBMIT

SIZES AVAILABLE: 1,307, 2,287 & 4,225 sq ft

COMMENTS:

- Located in the heart of an explosive growth corridor. Approximately 28,000 new homes are planned in the area.
- Immediately East of full diamond interchange at Interstate 19. Conveniently connecting trade area with Tucson and Nogales.
- The premier retail center in Sahuarita, Green Valley and surrounding communities.

LEASE RATE: SUBMIT

TRADE AREA DEMOGRAPHICS (2010 est.)

Population	47,382
Households	18,925
Average Household Income	\$69,203
Daytime Population	6,921

TRAFFIC COUNTS (24 hr., 2-way average weekday traffic volume) PAG

Interstate 19	33,000 cars per weekday (2011)
Nogales highway	10,000 cars per weekday (2011)

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PICOR.com



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TENANTS INCLUDE:

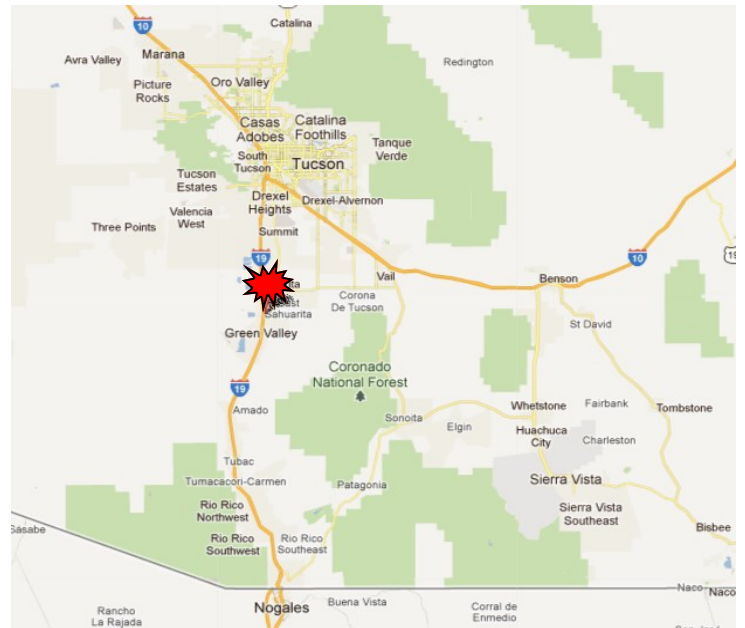
JoAnn Fabrics & Crafts, Ross, Petco, Big Lots!, Leslie's Pools, Ace Hardware, Denny's, Bedmart, GoWireless/ Verizon, State Farm, Auto Zone, Subway, Pizza Hut & more.

AREA TENANTS INCLUDE:

Wal-Mart, Walgreens, 99¢ Only, Wells Fargo, Carl's Jr., Bank of America West of I-19— Ashley Furniture, Safeway, Northwest Urgent Care.

SURROUNDING COMMUNITY:

Rancho Sahuarita, located 2 miles north, is the fastest growing community in Southern Arizona with an expected build-out of approximately 11,000 homes by 2020.



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SPACE	TENANT	SF	SPACE	TENANT	SF
105	Leslies Pool	4,500	A-115	Little Caesars Pizza	1,307
125	Green Valley News	7,670	A-117 - 119	Go Wireless	2,278
155	Big Lots!	26,856	A-121	Saigon Flavor	980
175	Ross	28,874	A-123	American Family Hair Cutters	1,307
A-103	Panda House	980	BA-100	Petco	16,098
A-105	AVAILABLE- former Keller Williams	1,307	B- ANCHOR	Ace Hardware	10,836
A-107	Subway	980	B-ANCHOR	JoAnn Fabric	12,800
A-109	State Farm	980	B-101, 103, 105	Bedmart	4,247
A-111	Robins Nest Styling Salon	1,307	B-107	AVAILABLE - former Blockbuster	4,225
A-113	AZ Smart Cash	980	B-115	AVAILABLE - former Radio Shack	2,287

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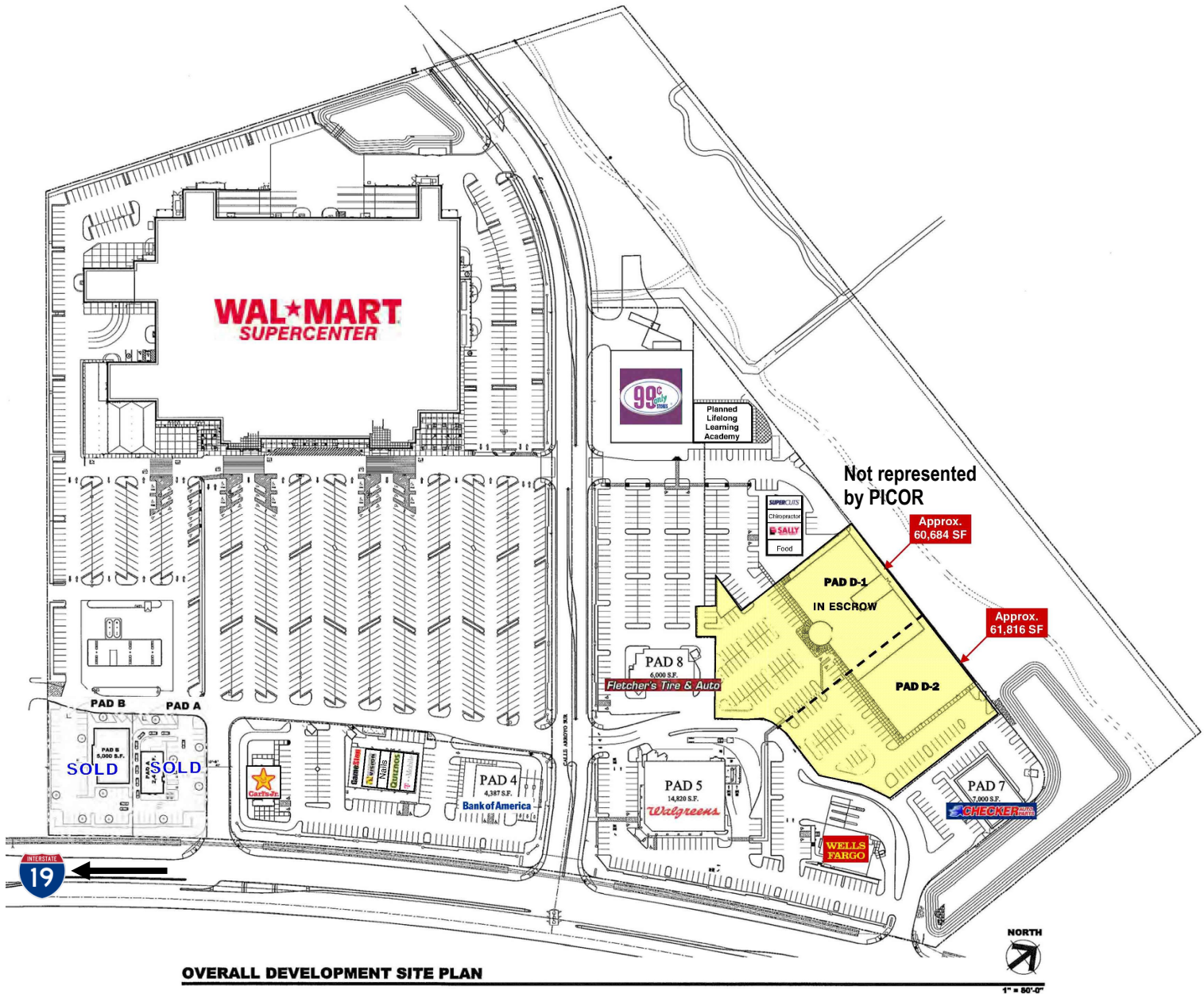


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