

For more information, please contact:  
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**± 1.17 ACRES PAD AVAILABLE**  
**SEC LA CANADA DR & DUVAL MINE RD**  
**SAHUARITA, ARIZONA 85614**



# PROPERTY FEATURES

FOR SALE

- COMMERCIAL PAD - ± 50,995 SF (1.17 AC)

## DESCRIPTION

- Safeway anchored lot in the Sahuarita Palms Plaza
- Located on hard corner with excellent visibility
- Commercial hub for surrounding Sahuarita & Green Valley trade area
- Conveniently less than 1 mile West of Interstate 19 Freeway, full diamond interchange
- Zoning B-2, Town of Sahuarita (General Business)
- The Town of Sahuarita is Arizona's second fastest growing communities located 35 miles south of Tucson



### POPULATION 2020

3 Mile	5 Mile	7 Mile
24,167	34,791	54,830



### POPULATION 2025

3 Mile	5 Mile	7 Mile
26,606	38,860	60,125



### AVG. HOUSEHOLD INCOME

3 Mile	5 Mile	7 Mile
\$70,390	\$74,873	\$80,027



### DAYTIME POPULATION

3 Mile	5 Mile	7 Mile
23,820	33,752	50,941

SEC LA CANADA DR & DUVAL MINE RD  
SAHUARITA, ARIZONA 85614



**COMMERCIAL PAD - FOR SALE**

**±1.17 AC / ± 50,995 SF**

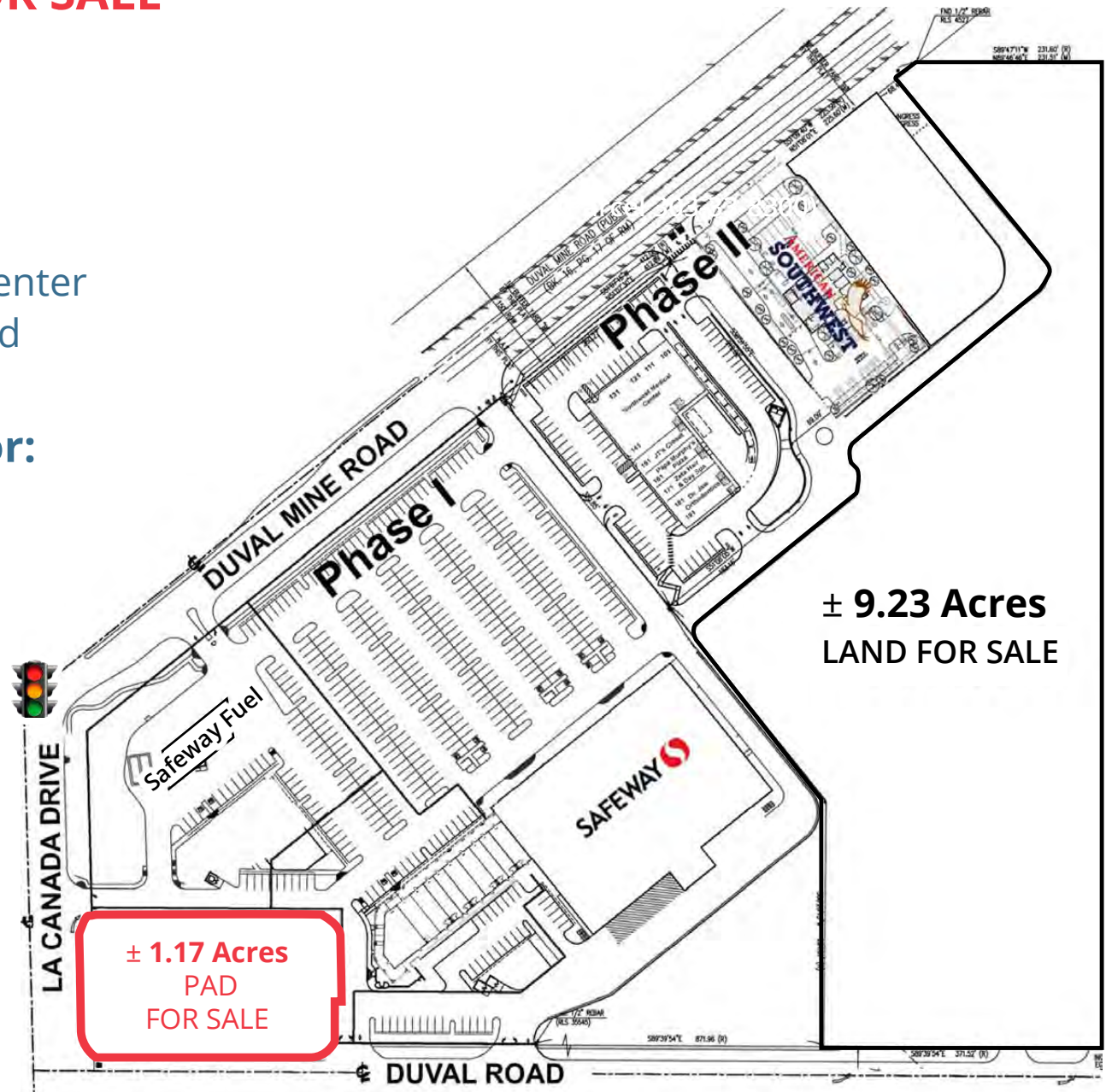
- Fully Improved PAD
- Shovel Ready
- Safeway Anchored
- Adjacent to Safeway Fuel Center
- Signage on Duval Mine Road

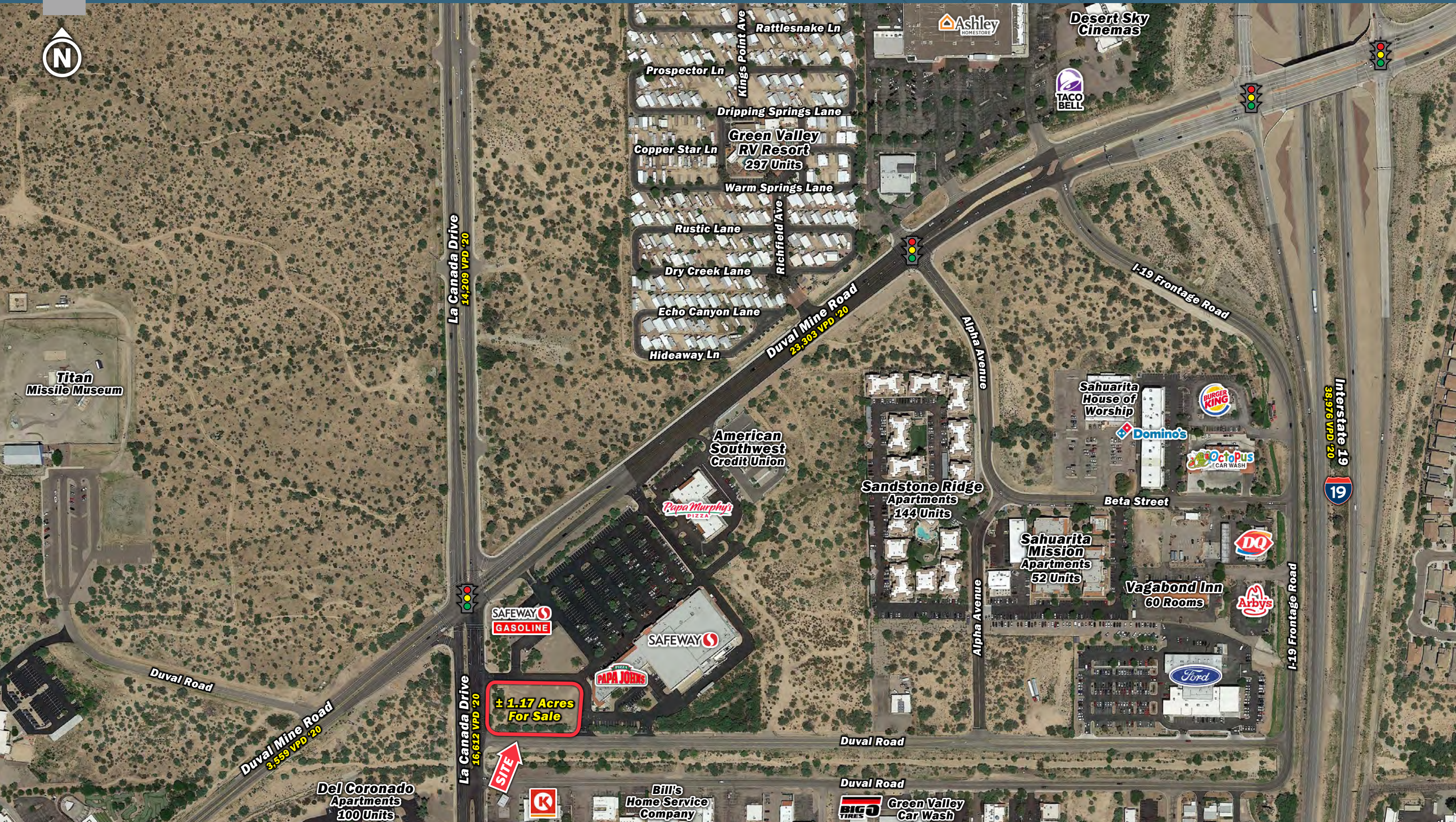
**Excellent Opportunity For:**

- Retail
- Restaurant w/ Drive-Thru
- Automotive
- Medical
- Office

Zoning: B2, Town of Sahuarita  
(General Business)

Parcel: 303-33-8300





Titan Missile Museum

La Canada Drive  
14,209 VPD '20

Duval Mine Road  
3,559 VPD '20

± 1.17 Acres  
For Sale



La Canada Drive  
16,612 VPD '20

Rattlesnake Ln  
Prospector Ln  
Dripping Springs Lane  
Copper Star Ln  
Warm Springs Lane  
Rustic Lane  
Dry Creek Lane  
Echo Canyon Lane  
Hideaway Ln  
Kings Point Ave  
Richfield Ave

Duval Mine Road  
23,303 VPD '20

Alpha Avenue

I-19 Frontage Road

Interstate 19  
38,976 VPD '20

I-19 Frontage Road

Del Coronado Apartments  
100 Units

American Southwest Credit Union

Sandstone Ridge Apartments  
144 Units

Sahuarita Mission Apartments  
52 Units

Vagabond Inn  
60 Rooms

Bill's Home Service Company

Green Valley Car Wash

Sahuarita House of Worship

Beta Street

Arbys

Octopus Car Wash

DO

Burger King

Dominos

Ashley Homestore

Desert Sky Cinemas

TACO BELL

SAFeway GASOLINE

SAFeway

PAPA JOHN'S

Papa Murphy's PIZZA

Ford

BIG O TIRES

# SEC Duval Mine Road & La Canada Drive

Sahuarita, Arizona 85614



Titan  
Missile Museum

Green Valley  
RV Resort  
297 Units

Sandstone  
Ridge  
Apartments  
144 Units

Sahuarita  
Mission  
Apartments  
52 Units

Del Coronado  
Apartments  
100 Units

SAFWAY  
GASOLINE  
PAPA JOHN'S  
± 1.17 Acres  
For Sale  
SITE