

For more information, please contact:
STEPHANIE DAVIS
 D - 602.682.6054 | M 602.377.2740
 stephanie.davis@srsre.com

± 9.23 ACRES LAND AVAILABLE
SEC LA CANADA DR & DUVAL MINE RD
SAHUARITA, ARIZONA 85614



PROPERTY FEATURES

FOR SALE

- COMMERCIAL LAND - ± 402,261 SF (9.23 AC)

DESCRIPTION

- Located adjacent to Safeway shopping center
- 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 LAND - FOR SALE

±9.23 AC / ± 402,261 SF

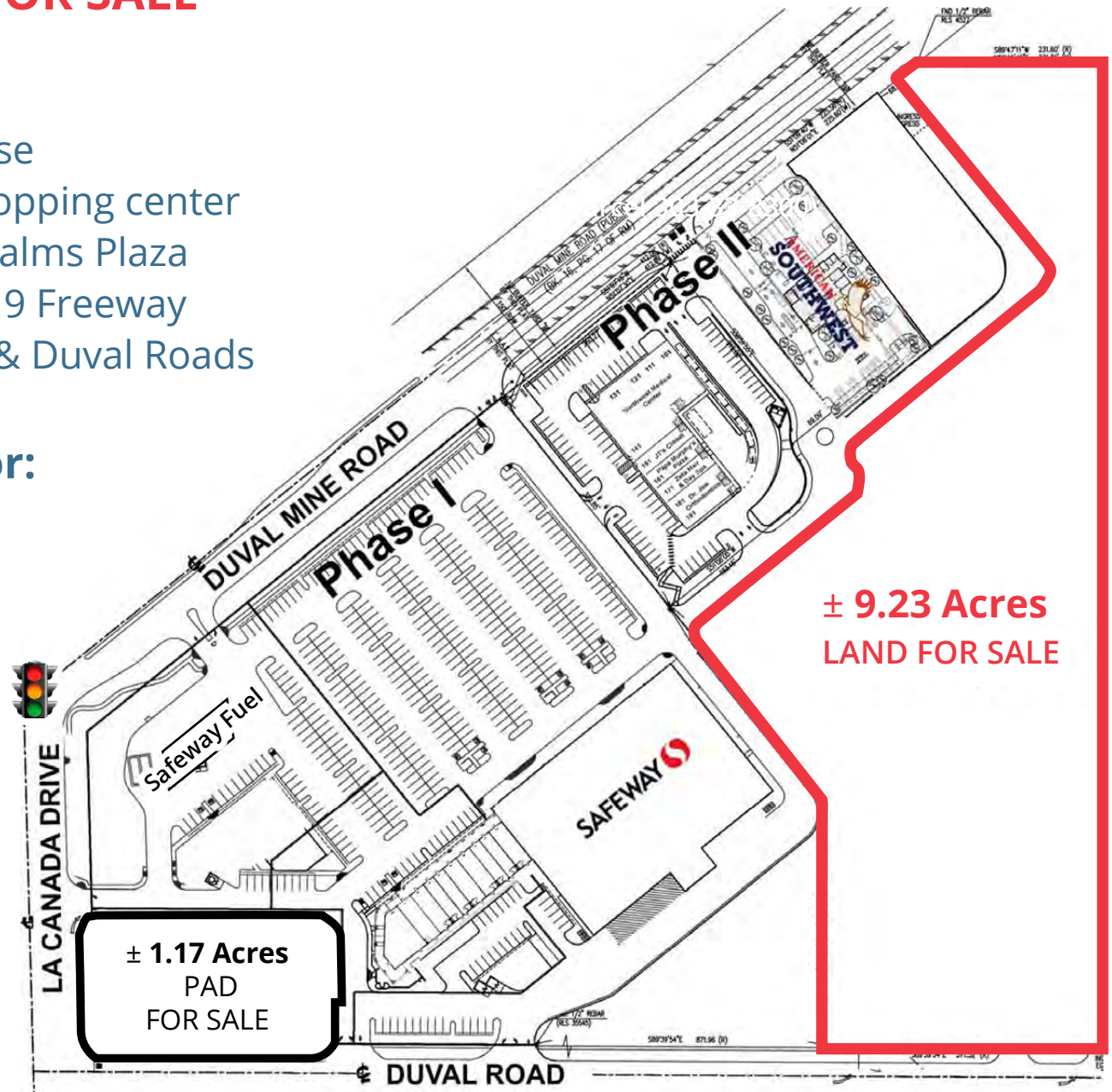
- Mixed Use - General plan use
- Neighboring to Safeway shopping center
- Cross access to Sahuarita Palms Plaza
- Close vicinity to Interstate 19 Freeway
- Access to both Duval Mine & Duval Roads

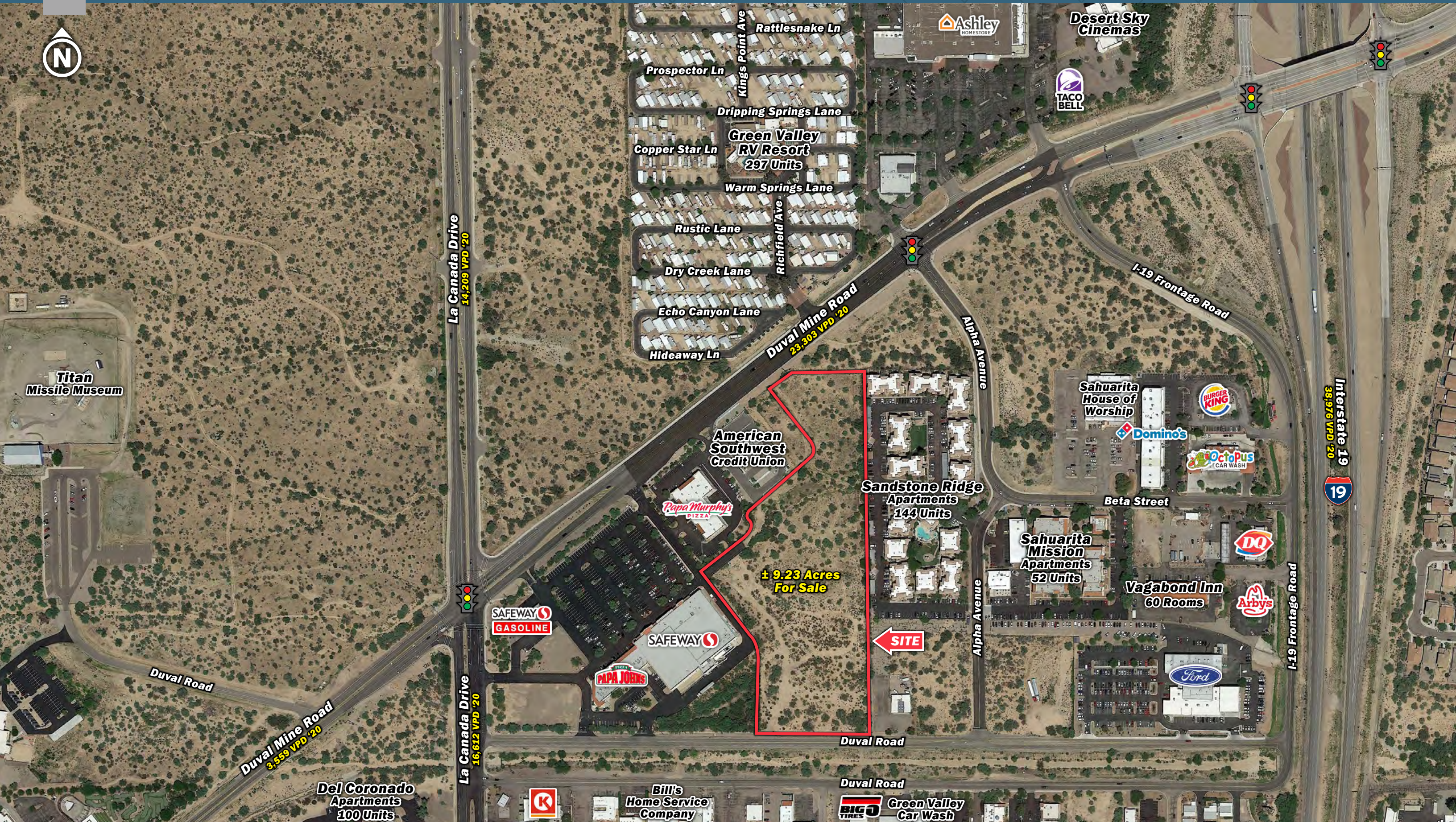
Excellent Opportunity For:

- Retail
- Office
- Medical
- Multifamily
- Automotive

Zoning: B2, Town of Sahuarita
(General Business)

Parcel: 303-33-8400





Titan Missile Museum

La Canada Drive
14,209 VPD '20

Duval Mine Road
3,559 VPD '20

Duval Mine Road
23,303 VPD '20

Interstate 19
38,976 VPD '20

± 9.23 Acres
For Sale

SITE

Del Coronado
Apartments
100 Units

American
Southwest
Credit Union

Sandstone Ridge
Apartments
144 Units

Sahuarita
Mission
Apartments
52 Units

Vagabond Inn
60 Rooms

Green Valley
RV Resort
297 Units

Ashley
HOMESTORE

Desert Sky
Cinemas

TACO
BELL

Sahuarita
House of
Worship

Domino's

BURGER
KING

Octopus
CAR WASH

DO

Arbys

Ford

SAFEWAY
GASOLINE

SAFEWAY

PAPA JOHN'S

Bill's
Home Service
Company

BIG O
TIRES

Green Valley
Car Wash



**± 9.23 Acres
For Sale**

SITE

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RV Resort
297 Units**

**Sandstone
Ridge
Apartments
144 Units**

**Sahuarita
Mission
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52 Units**

**Del Coronado
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**Titan
Missile Museum**