

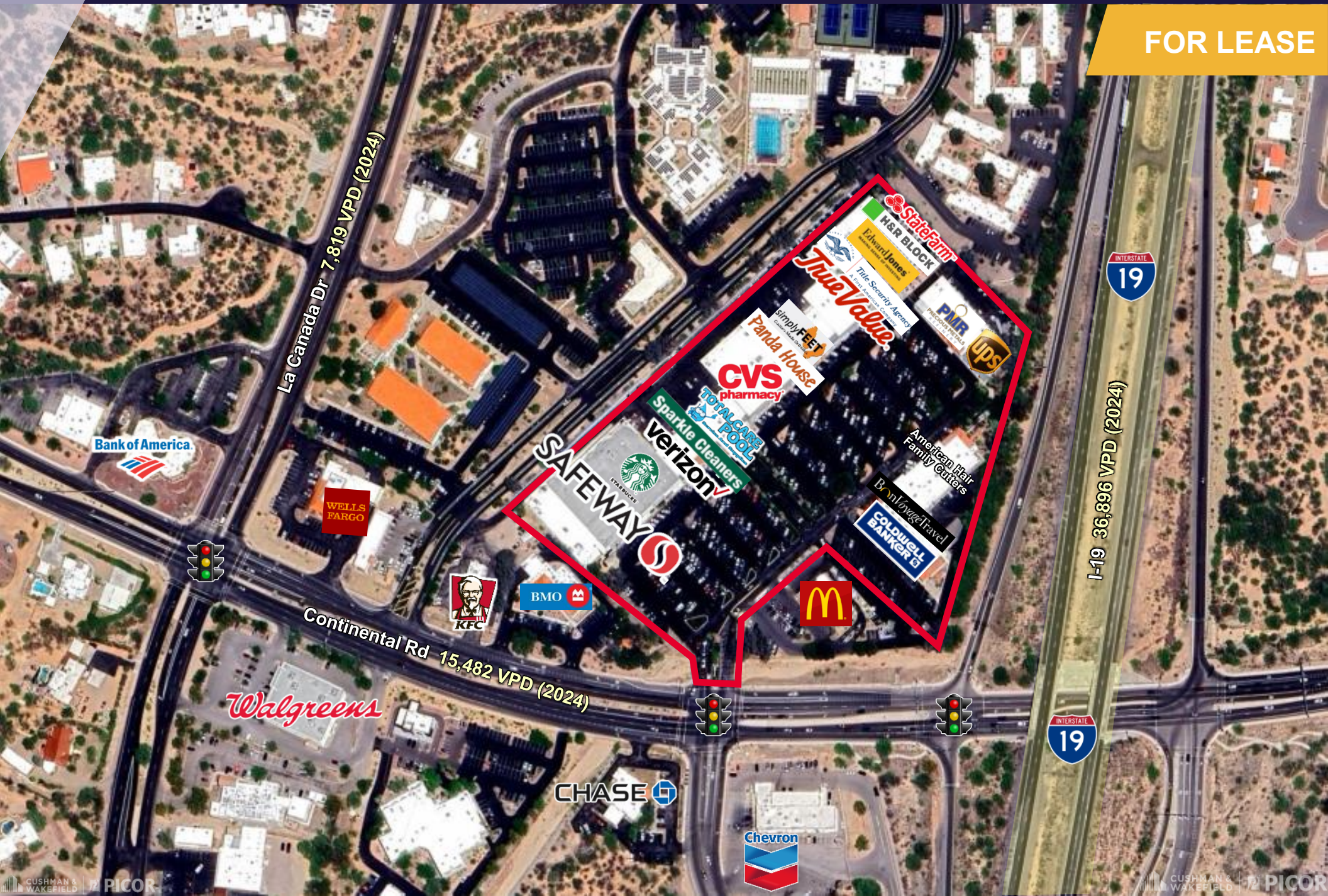
CONTINENTAL PLAZA

NWC I-19 & Continental Road | Green Valley, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



CONTINENTAL PLAZA

NWC I-19 & Continental Road | Green Valley, AZ



PROPERTY DETAILS

RETAIL	LEASE RATE	NNN COST
Building 180:		
Suite 120 – 1,896 SF	\$20/SF/Yr NNN	Est. \$8.50/PSF
Building 190:		
Suite 202 – 2,515 SF (Restaurant)	\$15/SF/Yr NNN	Est. \$8.50/PSF
Suite 226 – 1,300 SF	\$20/SF/Yr NNN	Est. \$8.50/PSF
Building 250:		
Suite 526 – 1,889 SF	\$24/SF/Yr NNN	Est. \$8.50/PSF

Other suites coming soon – Please call to discuss

HIGHLIGHTS

- Just off of Interstate 19 - the main corridor between Tucson and Mexico
- Newly remodeled common area restrooms
- Ten minutes from the Northwest Medical Center in Sahuarita
- Common Area Conference Room, 1,696 SF with 130-person capacity

TRAFFIC COUNTS

I-19	36,896 VPD (2024)
Continental Rd	15,482 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	4,330	91,642	2,698
3 Miles	24,573	87,429	4,911
5 Miles	40,469	96,016	7,018

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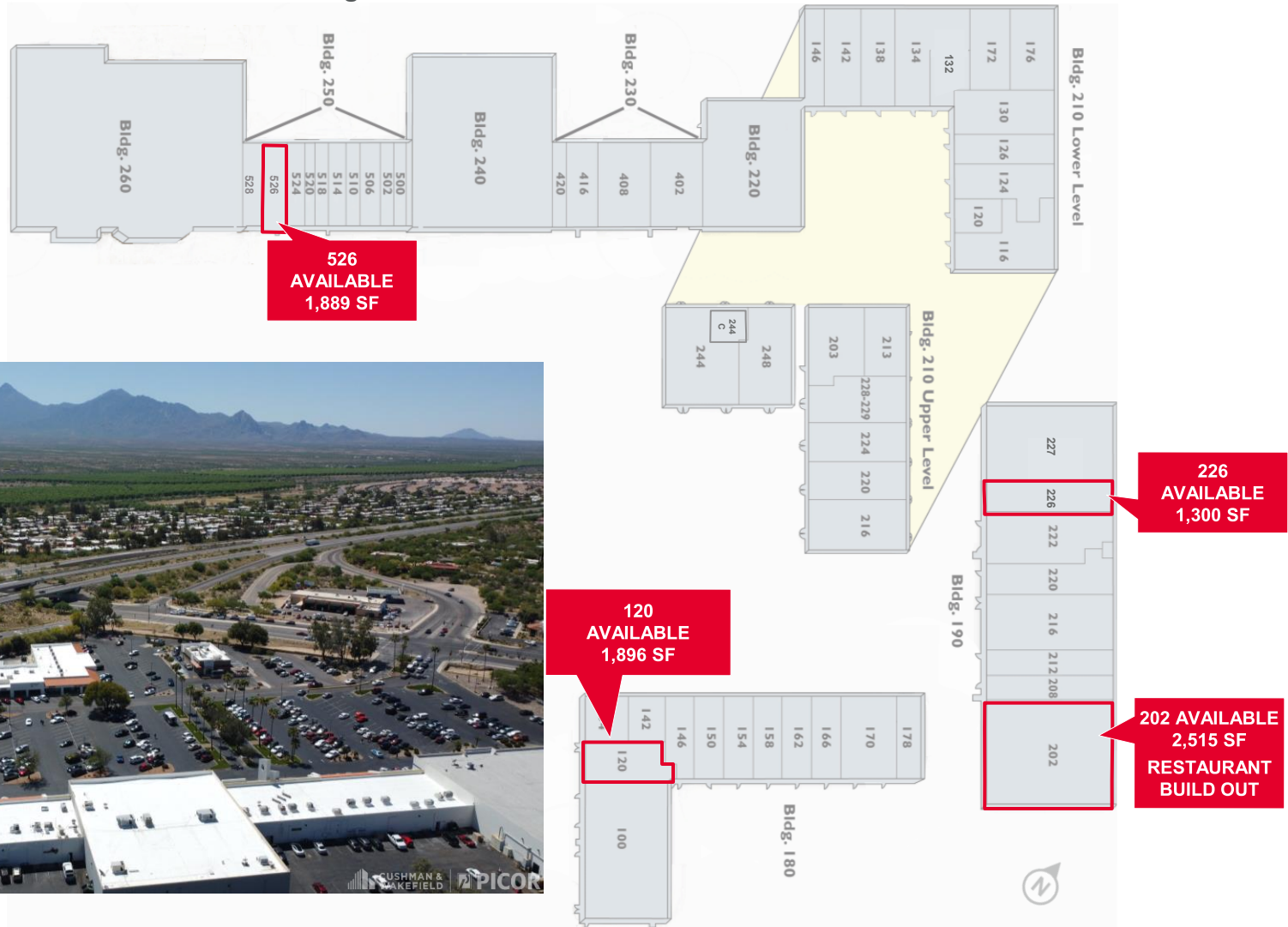
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SITE PLAN

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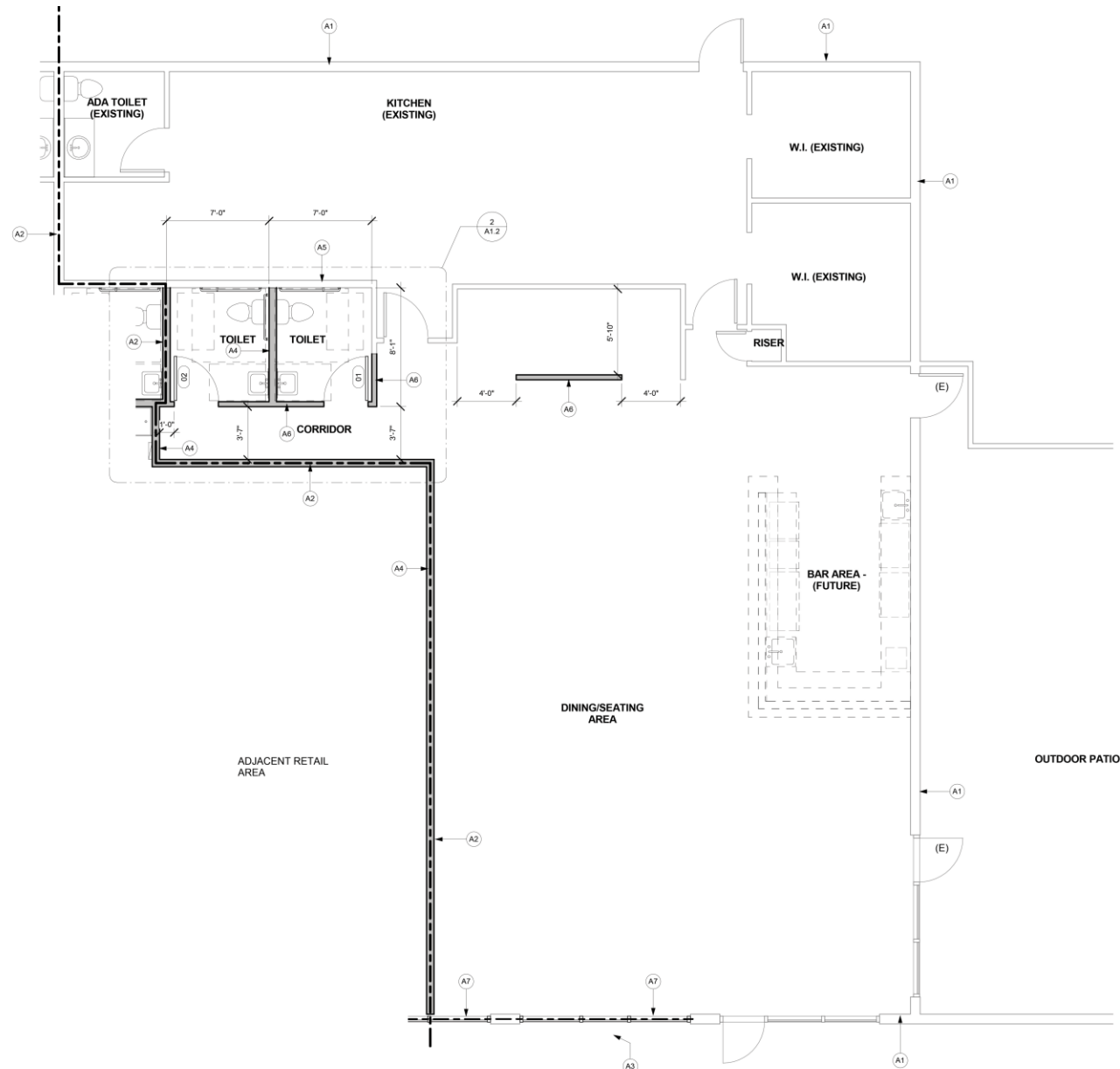
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CONTINENTAL PLAZA

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FLOOR PLAN – RESTAURANT SPACE – 2,515 SF



CONTINENTAL PLAZA

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PROPERTY PHOTOS – RESTAURANT SPACE – 2,515 SF



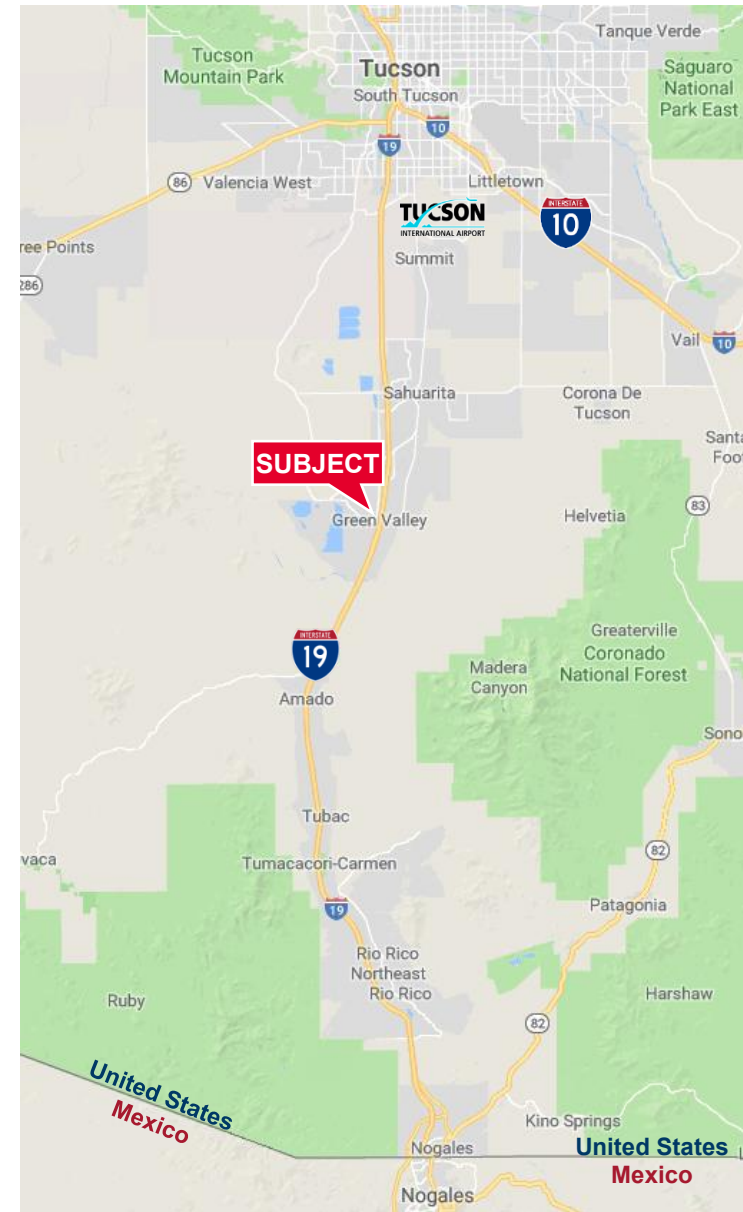
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MARKET AREA

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. Continental Plaza 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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