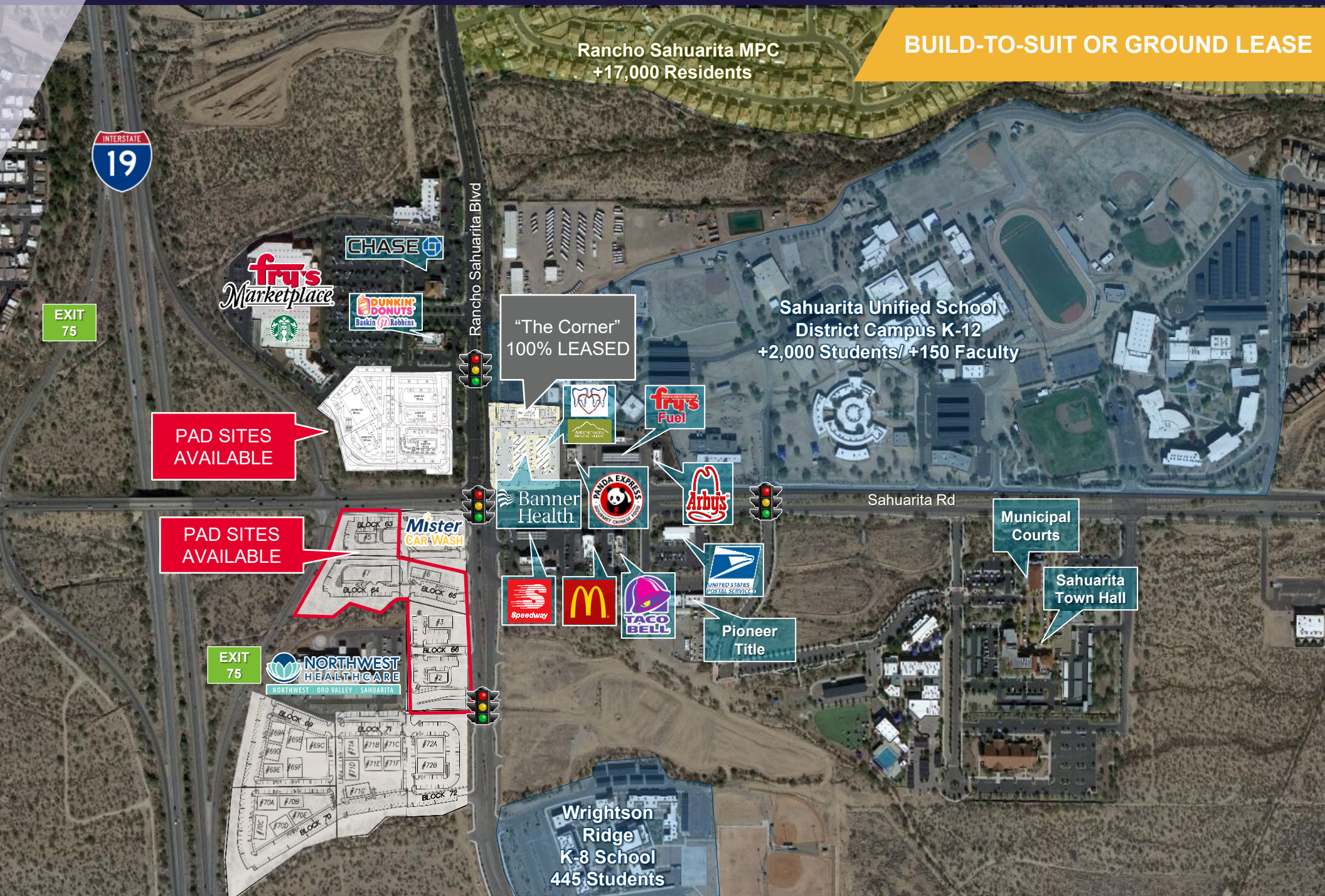


# RANCHO SAHUARITA PADS

Retail, Restaurant & Medical | Sahuarita Road & I-19 Interchange

BUILD-TO-SUIT OR GROUND LEASE



Rancho Sahuarita MPC  
+17,000 Residents



EXIT  
75

PAD SITES  
AVAILABLE

PAD SITES  
AVAILABLE

EXIT  
75

NORTHWEST  
HEALTHCARE  
NORTHWEST ORO VALLEY SAHUARITA

Rancho Sahuarita Blvd

"The Corner"  
100% LEASED

Sahuarita Unified School  
District Campus K-12  
+2,000 Students/ +150 Faculty

Sahuarita Rd

Municipal  
Courts

Sahuarita  
Town Hall

Pioneer  
Title

Wrightson  
Ridge  
K-8 School  
445 Students

# RANCHO SAHUARITA PADS

Retail, Restaurant & Medical | Sahuarita Road & I-19 Interchange



## AREA AMENITIES

- Rancho Sahuarita is over 3,000 acres and is a top selling master planned community in Southern Arizona
- 5,400+ homes built since 2000
- 5,000+ additional homes planned
- Over 17,000 residents

## HIGHLIGHTS

- Freeway Interchange
- Main entry to major master planned community
- Adjacent to and across from Fry's Marketplace
- 65' freeway signage available
- Great access and visibility

## TRAFFIC COUNTS

Interstate 19	46,392 VPD (2025)
Sahuarita Rd	13,906 VPD (2025)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	6,490	2,154	794
3 Miles	24,627	7,853	1,700
5 Miles	35,207	12,684	4,770

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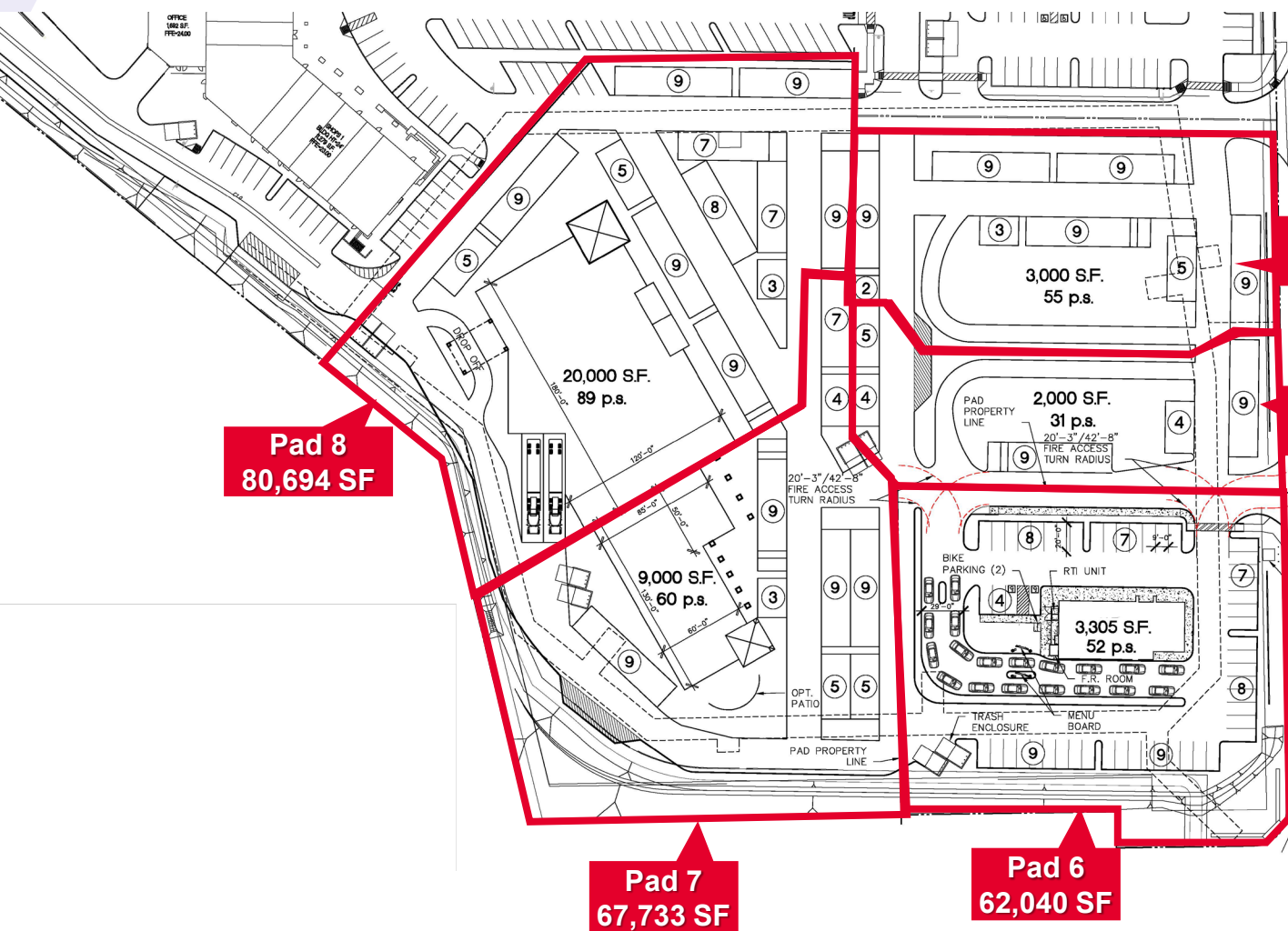
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# RANCHO SAHUARITA PADS

Retail, Restaurant & Medical | Sahuarita Road & I-19 Interchange



## THE VILLAGE CONCEPTUAL SITE PLAN NWC SAHUARITA RD & RANCHO SAHUARITA BLVD



PAD	SF	TYPE
Pad 4	45,980 SF	Fast Food / Retail Pad
Pad 5	29,446 SF	Fast Food / Retail Pad <i>Under Negotiation</i>
Pad 6	62,040 SF	Fast Food / Retail Pad <i>Under Negotiation</i>
Pad 7	67,733 SF	Retail Pad / Shops
Pad 8	80,694 SF	Retail Pad <i>Under Negotiation</i>

**Pad 8**  
80,694 SF

**Pad 4**  
45,980 SF

**Pad 5**  
29,446 SF

**Pad 7**  
67,733 SF

**Pad 6**  
62,040 SF

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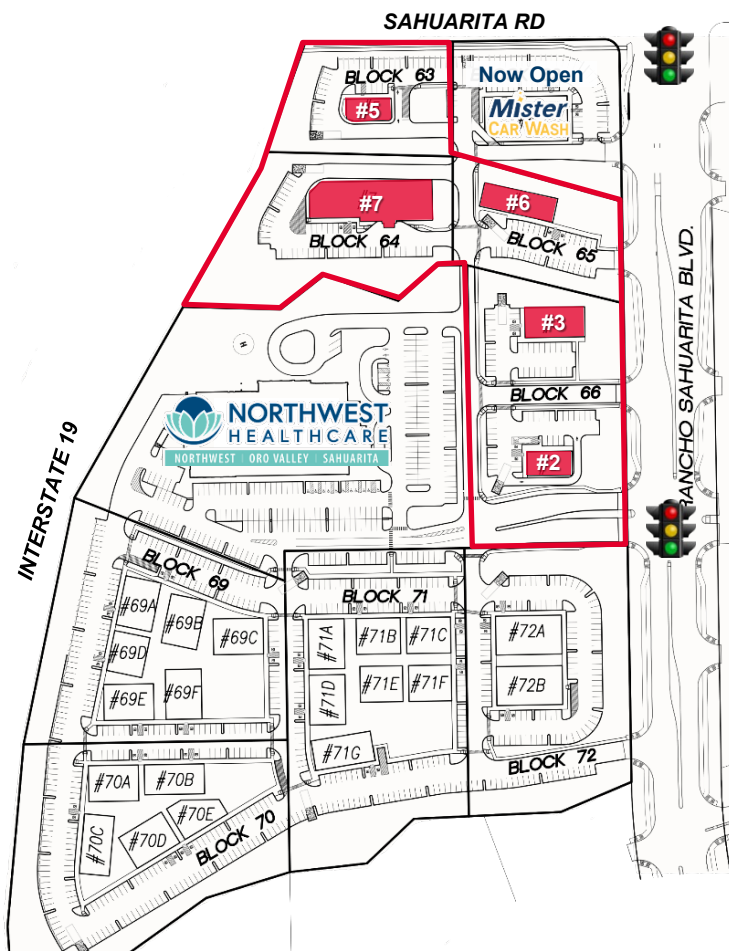
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# RANCHO SAHUARITA PADS

Retail, Restaurant & Medical | Sahuarita Road & I-19 Interchange



## CONCEPTUAL SITE PLAN SWC SAHUARITA RD & RANCHO SAHUARITA BLVD



RETAIL / OFFICE PADS AVAILABLE				
Block	Acres	Bldg.	SF	Type
63	1.20	#5	2,710	Fast Food / Automotive
64	1.99	#7	13,150 13,150	Hotel / Retail
65	1.14	#6	5,000	Retail / Automotive
66	2.62	#2 #3	3,000 5,000	Fast Food



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