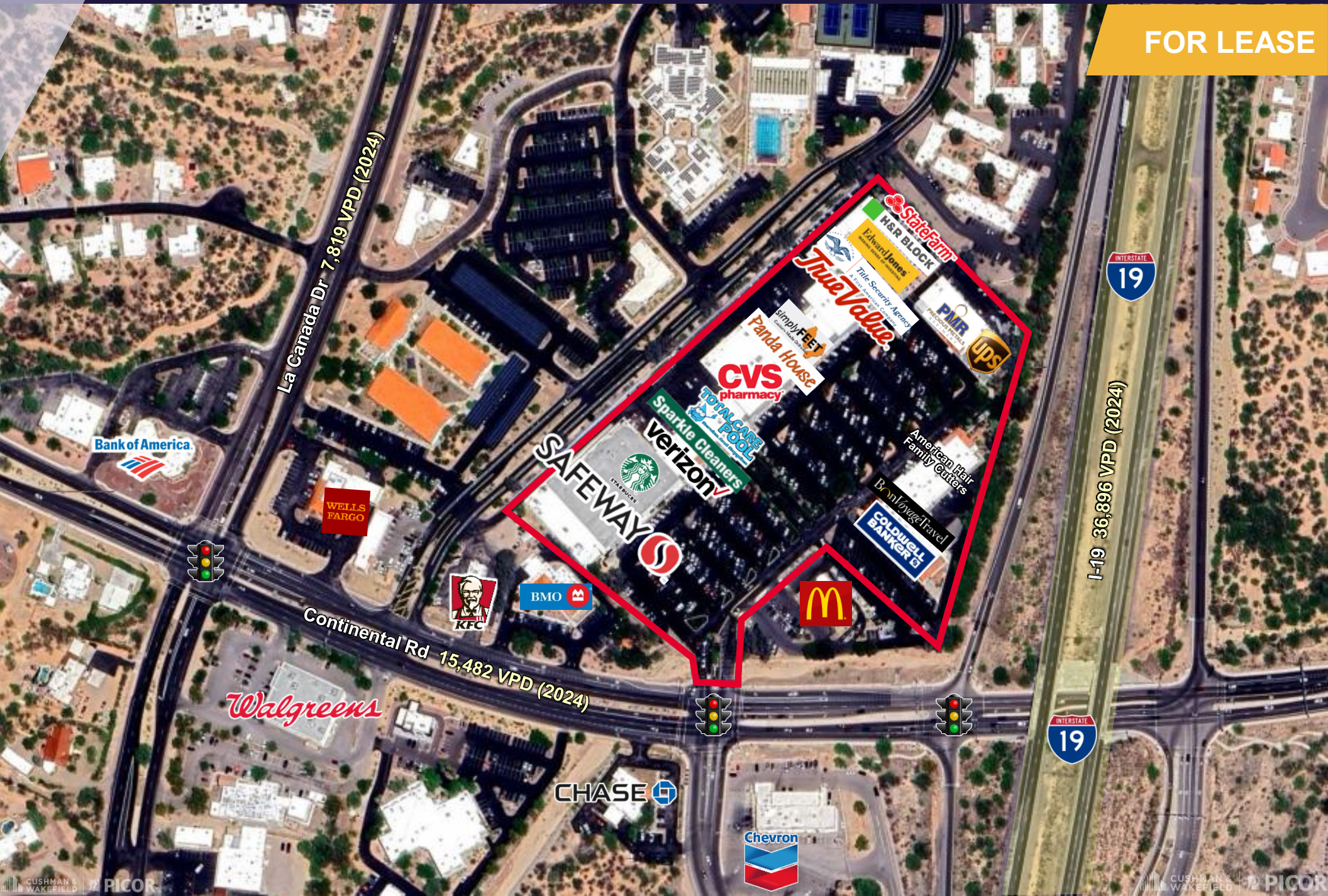


CONTINENTAL PLAZA

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

FOR LEASE



CONTINENTAL PLAZA

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



PROPERTY DETAILS

| RETAIL | LEASE RATE | NNN COST |
|-----------------------------------|----------------|-----------------|
| Building 190: | | |
| 1,400 SF (Avail. January 1, 2027) | \$20/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 | 38,006 VPD (2025) |
| Continental Rd | 15,513 VPD (2025) |

| DEMOGRAPHICS | Population | Average Household Income | Daytime Population |
|--------------|------------|--------------------------|--------------------|
| 1 Mile | 4,009 | \$83,871 | 2,153 |
| 3 Miles | 25,378 | \$87,309 | 4,930 |
| 5 Miles | 41,326 | \$97,427 | 7,042 |

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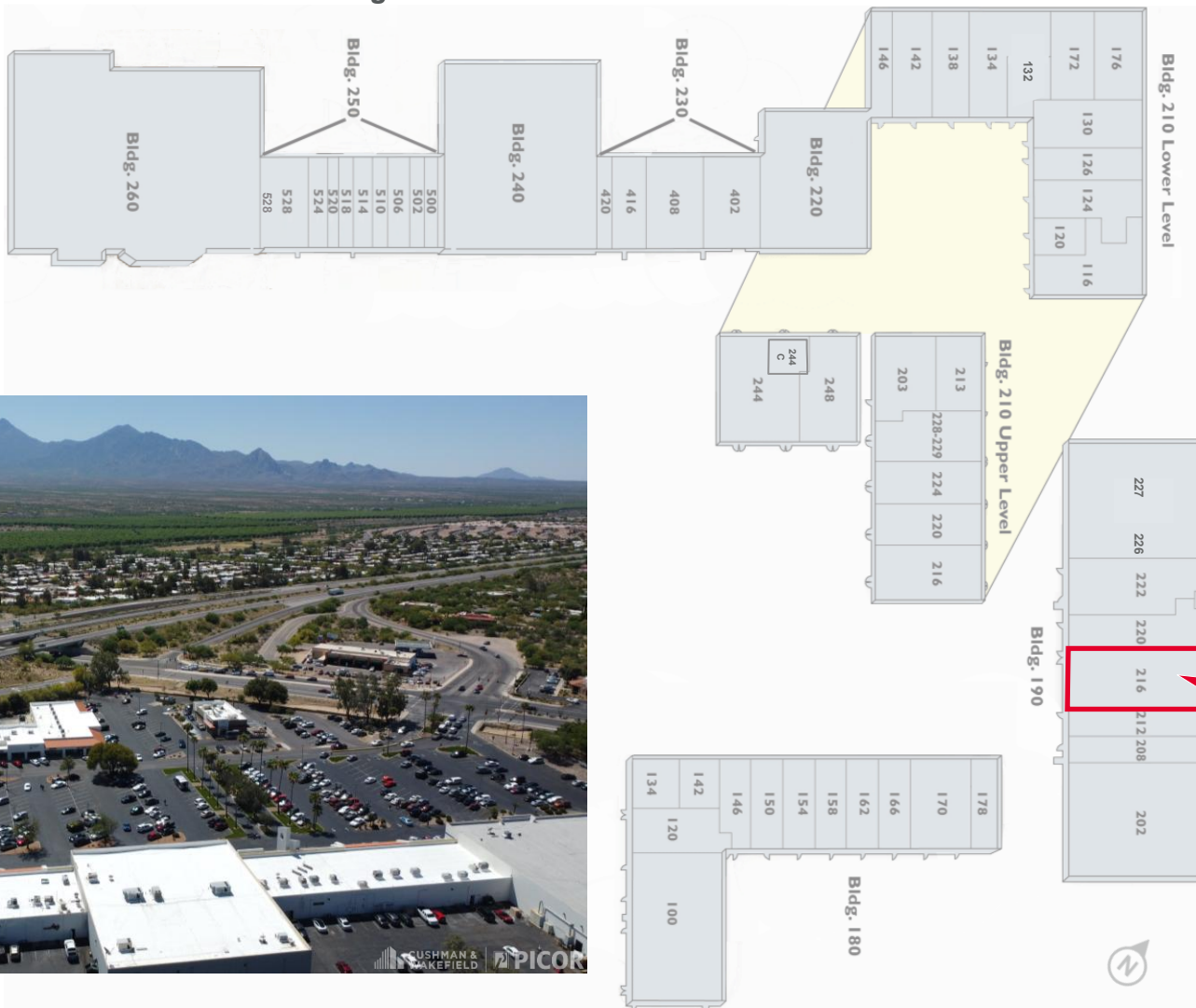
CONTINENTAL PLAZA

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



SITE PLAN

Other suites coming soon – Please call to discuss



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CONTINENTAL PLAZA

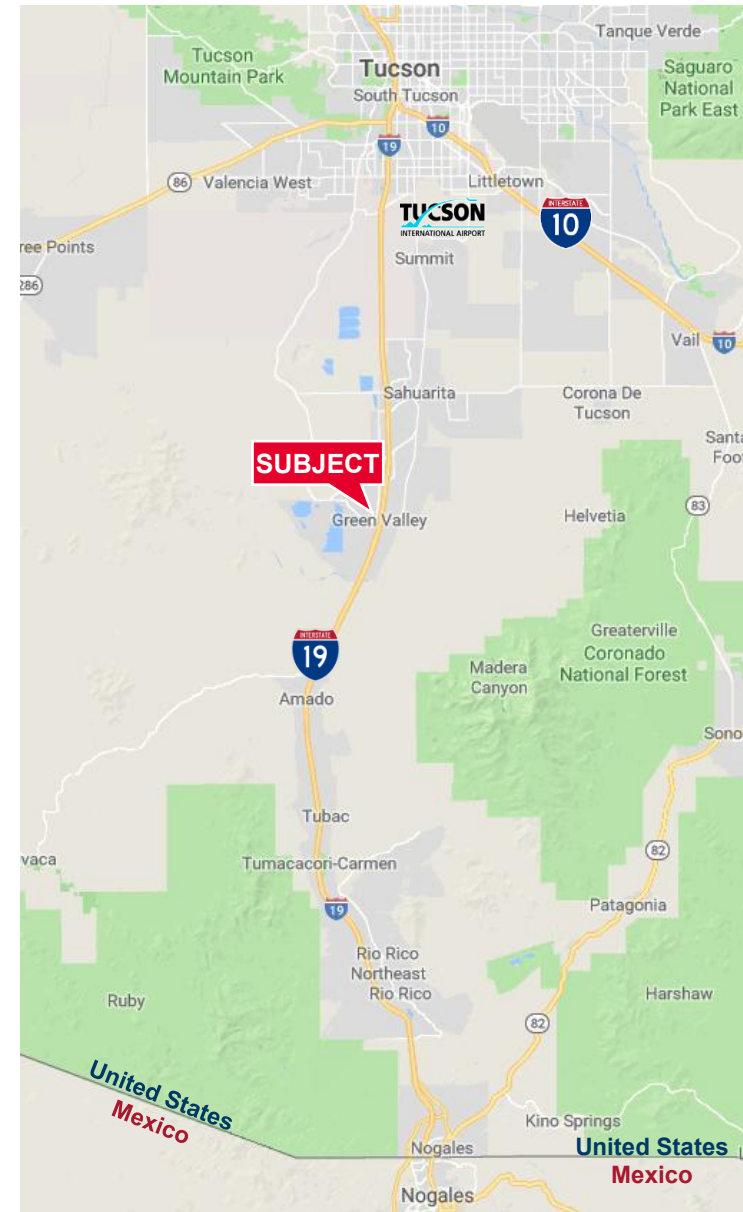
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MARKET AREA

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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