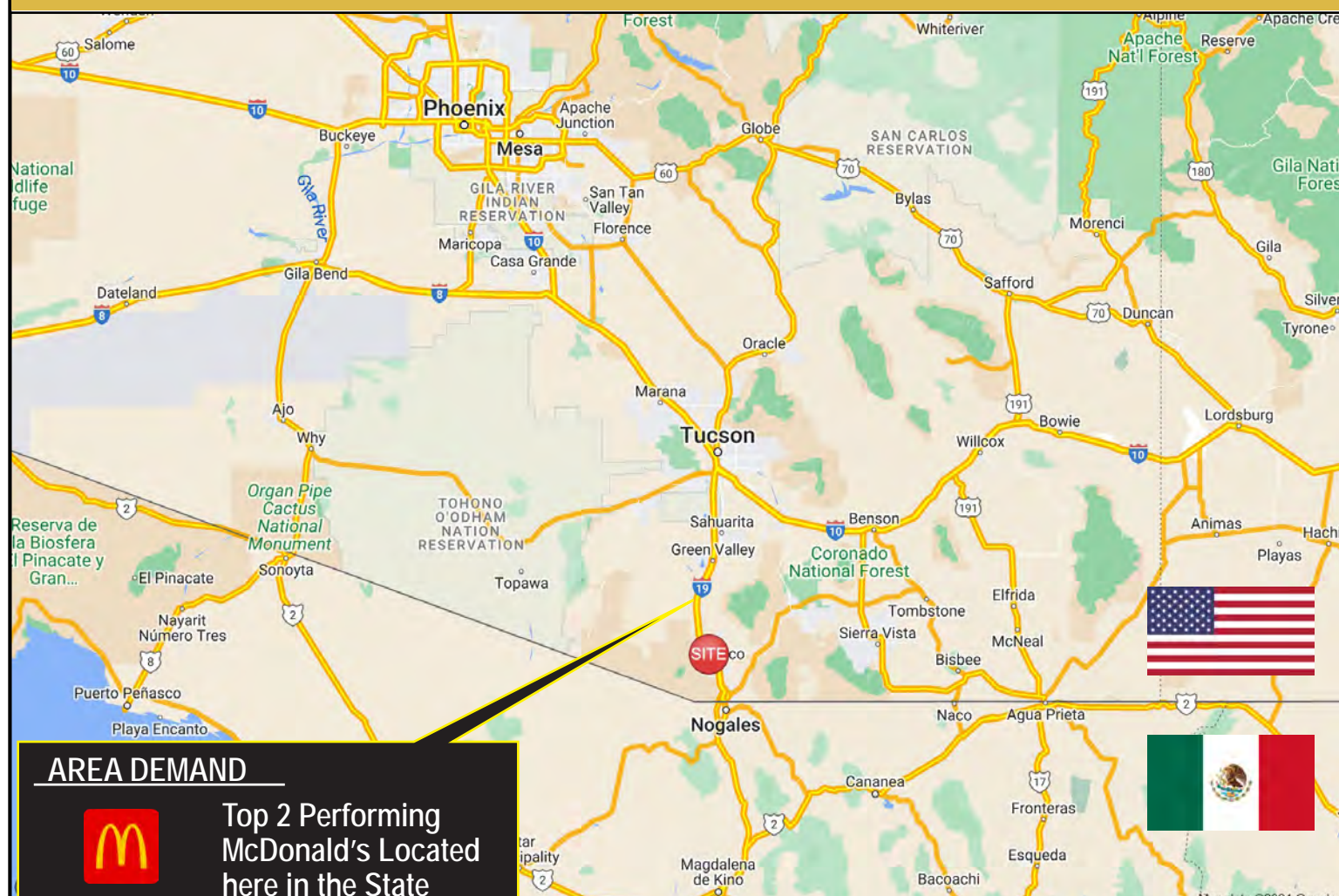


I-19 & Peck Canyon Rd • Rio Rico, Arizona



**AREA DEMAND**

-  Top 2 Performing McDonald's Located here in the State
-  The Top Panda Express in AZ
-  The only Walmart in 50 miles
-  Top Performing

**RESTAURANT & PAD OPPORTUNITIES**

**REGIONAL POPULATION OF 400,000+**

**\$1.48 Billion in Area Retail Spending**

High Visibility from I-19

**JOIN • Higher than Average Performing Retailers & Restaurants:**



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**HIDDEN GEM: PLANNED RETAIL / ENTERTAINMENT HUB**

I-19 & Peck Canyon Rd | Rio Rico, Arizona



**± 46 ACRES TOTAL  
SEEKING RETAIL & SERVICES FOR A  
HIGH DEMOGRAPHIC**

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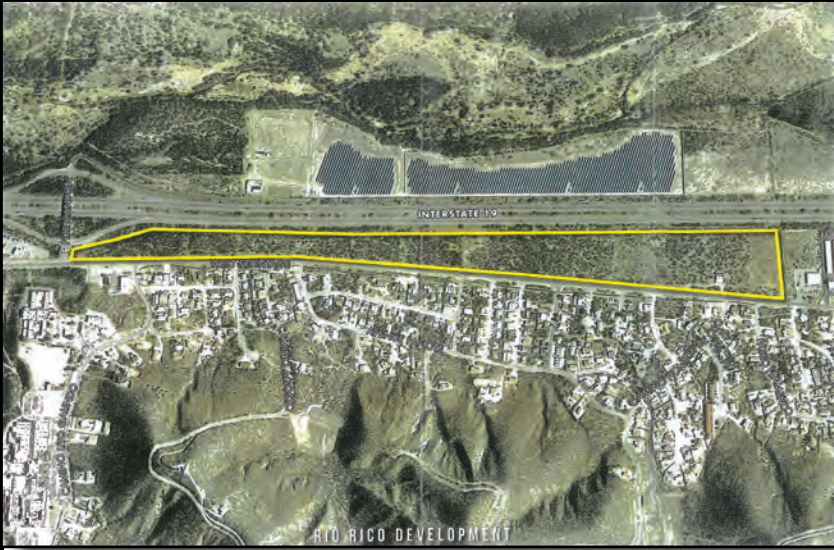
**PROJECT HIGHLIGHTS**

- Significant regional and Mexican national spending: Consumers in this area of Arizona Spent \$7.3 Million a day in stores, restaurants, hotels and other business (azcentral.com)
- Exponential growth to the community with several active residential developments and retail developments underway
- 45-minutes south of Tucson, one of the last stops before crossing the Sonoran Border
- Prime Location for Dining, Shopping, Entertainment, Beauty and Wellness Services
- Fastest Growing Winery Sector - Connecting Restaurants and Food Entrepreneurs

**DE RITO PARTNERS, INC**

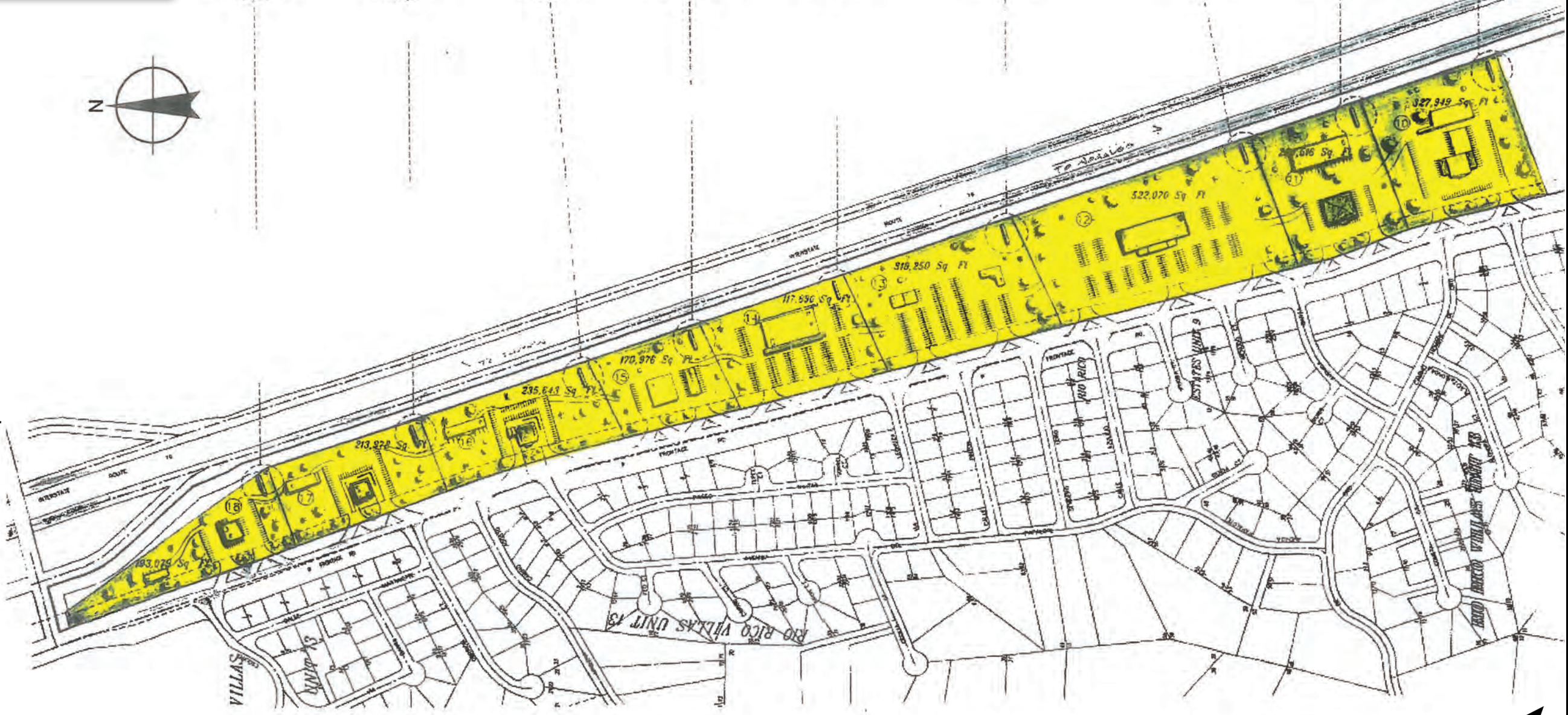
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**± 46 ACRES TOTAL**



# Rio Rico

## COMMERCIAL DEVELOPMENT PLAN



Mexican visitors spend more than **\$7.3 million a day in Arizona** stores, restaurants, hotels & other businesses.

Retail Sales Higher Than Average at Nogales retail stores: **Total sales within the city limits hovering around HALF A BILLION DOLLARS ANNUALLY!**

(asaz.gov)





## RIO RICO Population 22,513 World Population Review

### Resort Lifestyle

Once part of a vast land grant from the King of Spain, Rio Rico finds itself in the unique position of balancing a luxury Four Diamond resort with an unspoiled rural residential ambiance. Rio Rico's major attraction is a resort lifestyle, affordable housing, and its proximity to Mexico.

The centerpiece of the modern community is the Rio Rico Resort and Country Club, a pampered oasis surrounded by rugged mountains and pristine Sonoran landscape. While coyotes still howl under crystalline skies and the cattle roam free, its par 72 Robert Trent Jones Sr. golf course is listed as one of the finest in the state. Critics have called the front nine, "The most beautiful and beastly stretches of golf in Arizona."

### Come Cool Off

During the summer months heat-weary guests from Phoenix and Tucson come to enjoy the brisk climate and legendary cuisine. Hiking, horseback riding and golf can be enjoyed year around — even July and August.

## NOGALES El Camino Real

Thousands of years ago, before European explorers ever dreamed of sailing across the Atlantic, Nogales was part of a migratory path and trade route much later called El Camino Real (The King's Highway). Much later, regiments of armor-clad Conquistadors forayed north along this very valley in quest of precious metals and gems. Today missions built by the Spanish colonials still dot the valley's landscape.

### Imports, Exports & Retail

Today, Nogales serves as one of the largest ports of entry between the United States and Mexico with almost 50% of the nation's produce passing through its gateways each year. Nogales is also an important retail hub for Northern Mexico with an estimated 60% of sales tax revenue coming from the 50,000 shoppers from Mexico who cross the border daily!

### Architectural Marvels

Architectural buffs will have a heyday in Nogales. In addition to the predominant Sonoran Style, there are also fine examples of Queen Anne Cottage, Second Empire, Spanish Colonial, Pueblo Revival, Mediterranean Style, and Bungalow Style all within the downtown area. Many of the stores along historic Morley Avenue, like Capin & Company and Brackers Department Store, were established in the early 1900s and are run by descendants of pioneer merchants.

The average household income in Nogales is \$60,620

**NOGALES**  
is a city located in  
Santa Cruz County Arizona.

***Nogales has a 2024 population of 19,923***

It is also the county seat of Santa Cruz County. Nogales is currently growing at a rate of 0.23% annually and its population has increased by 0.91% since the most recent census, which recorded a population of 19,743 in 2020.

The average household income in Nogales is \$60,620 with a poverty rate of 27.75%. The median age in Nogales is 36.6 years: 30.3 years for males, and 39.2 years for females. Population 22,513

*World Population Review*

## PATAGONIA The Jewel of the Sonoita Valley

Patagonia is a quaint hamlet that rests between the majestic Santa Rita Mountains and the beautiful Patagonia Mountains at the intersection of Harshaw and Sonoita Creeks. Set among rich foothills, valleys and towering trees, Patagonia has been called the "Jewel of the Sonoita Valley" because of its natural beauty and vitality.

Since early days, Patagonia's oak grasslands, at over 4,000 feet have provided excellent climate and terrain for cattle ranching, and the Patagonia Mountains, filled with rich ore bodies, have attracted miners.

### Get Outdoors

Patagonia is an outdoor enthusiasts paradise offering many places to hike, bicycle, horseback ride, bird watch, and 4-wheel drive. The historic Arizona Trail runs through Patagonia, weaving its way to the beautiful hiking paths in the Santa Rita Mountains.

### Bird Watching

Patagonia is an internationally renowned "bird watching" destination with visitors from around the world stopping here to see over 200 species of rare and exotic birds that migrate from Mexico to this southeastern tip of Arizona.

## AMADO Scenic Beauty

Nestled in the Santa Cruz River Valley, the picturesque beauty of Amado is a paradise for birdwatchers, nature-lovers, and city folk alike.

The wide range of ecosystems extend from rugged peaks and pine forests of the Santa Rita mountains, named for the patroness of impossible causes, and spring-fed canyons to the Sonoran desert and Santa Cruz River Vall

Amado is a city located in Pima County and Santa Cruz County Arizona. Amado has a 2024 population of 46. Amado is currently growing at a rate of 6.98% annually and its population has increased by 35.29% since the most recent census, which recorded a population of 34 in 2020.

The average household income in Amado is -\$1000.00 Mn with a poverty rate of 47.5%.



## TUBAC Rich History

As Arizona's first European settlement, the village of Tubac has seen its share of history and change. First settled in 1752 when Spanish soldiers built a presidio, Tubac also bears evidence of mammoth hunters, who preceded the O'odham peoples (formerly known as the Pimas and Papagos). Five flags have flown over the town; Tubac has been:

- An Indian community
- A Mexican community
- A Spanish Colony
- An Arizona Territory
- Part of the New Mexico Territory
- Tubac Reinvented

Today, art and history are juxtaposed amid the stunning beauty in Santa Cruz County. After years of conflict over the land, the town had virtually vanished. In the 1940s, the late painter Dale Nichols visualized an art colony and started a school in 1948. Fascinated with the seclusion and simplicity in the desert landscapes, Nichols painted in a Tubac studio for 6 years.

### Art & Culture

Painters, potters, sculptors and carvers are among the many artists who make their home in the village and they produce works in every medium. Works by nationally and internationally known artists fill the galleries and bring national acclaim to the area and its humble beginnings.

Conde Nast Traveller magazine named Tubac, Arizona, a 'don't miss' spot for 2014.

Tubac is a city located in Santa Cruz County Arizona. Tubac has a 2024 population of 1,527. Tubac is currently growing at a rate of 5.24% annually and its population has increased by 24.86% since the most recent census, which recorded a population of 1,223 in 2020.

The average household income in Tubac is \$107,197

**SONOITA & ELGIN** (Founded in 1882) The settlements of Sonoita and Elgin were founded when the Santa Fe Railroad built an 88-mile long line that ran the full length of Sonoita Creek, from Benson to Nogales, in 1882. Walking the elevated berm upon which the Railroad Trail is built is one of the many attractions of the area.

The Sonoita area's 4,970 foot elevation, high rolling grasslands, surrounded by spectacular mountains and canyons, provide some of Arizona's most beautiful weather and landscapes. Mount Wrightson, one of the tallest peaks in Arizona, dominates the horizon.

In the Movies: Filmmakers have chosen the charming old west atmosphere and beauty of the Sonoita area for several films including, "Oklahoma," "Red River," and more recently, "Tin Cup," "The Young Guns," "The Fantastiks," "Broken Lance," "Tom Horn" and television series such as, "The Young Riders" and "Gunsmoke."

Uncorked: Sonoita, Arizona's Wine Country, is home to several wineries that offer some of the best wines found outside of France. These vineyards represent a rapidly growing industry, which began some four decades in the Sonoita Valley. Each vineyard produces unique vintages which reflect the personalities and attitudes of their owners, from colorful picnic-style wine to serious award winning varietals.

*\* Courtesy of AZ Wine Magazine, Winter 2013*



**TWO (2) BORDER CROSSINGS: DENNIS PORT OF ENTRY & THE MARIPOSA PORT OF ENTRY**

**2.9 million pedestrians** crossed to shop, eat, study and work in fiscal year 2023, per U.S. Customs and Border Protection data. The number increased by roughly 1 million since the pandemic hit in 2020.

Similarly, there were nearly an **additional 3.8 million passenger vehicles** that crossed through the border city in 2023 all to shop, eat, study & work.

**Maquiladora factories** have incited tremendous growth in the Mexican city as residents from central and southern Mexico move there to seek employment.

Mariposa Land Port of Entry, in Nogales, AZ. In 2020, 6.7 billion pounds, or \$3.7 billion worth, of fresh produce entered the U.S. through this port, based on U.S. Department of Agriculture (USDA) Agricultural Marketing Service (AMS) figures. What's more, during the peak season in late January, a record 1,900 trucks with trailers filled mostly with fresh produce and some with other goods entered the U.S. through Nogales, according to information provided by the Nogales, AZ-headquartered Fresh Produce Association of the Americas (FPAA).

**Major Job Creation with New High-Tech Facility**

creating significant impact to the economy.  
High salaries and a diverse workforce.  
High Incomes (on the notes) Start at \$90K and above/higher.  
~ South 32 Hamosa

**Three (3) Major Residential Developers** building up to **± 1,600 New Homes** for young families with high paying jobs. This trade area is underserved.

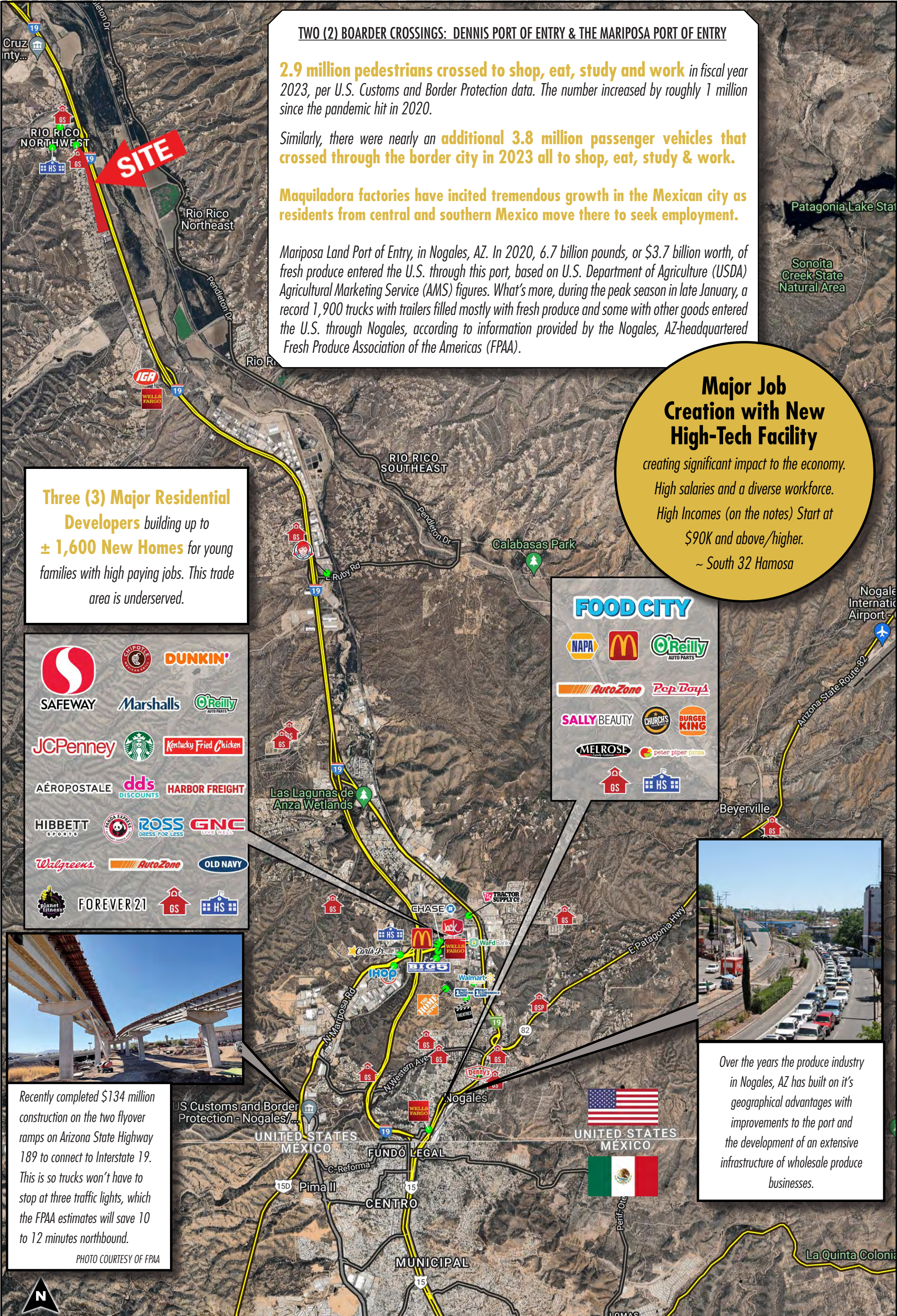


Recently completed \$134 million construction on the two flyover ramps on Arizona State Highway 189 to connect to Interstate 19. This is so trucks won't have to stop at three traffic lights, which the FPAA estimates will save 10 to 12 minutes northbound.

PHOTO COURTESY OF FPAA



Over the years the produce industry in Nogales, AZ has built on its geographical advantages with improvements to the port and the development of an extensive infrastructure of wholesale produce businesses.

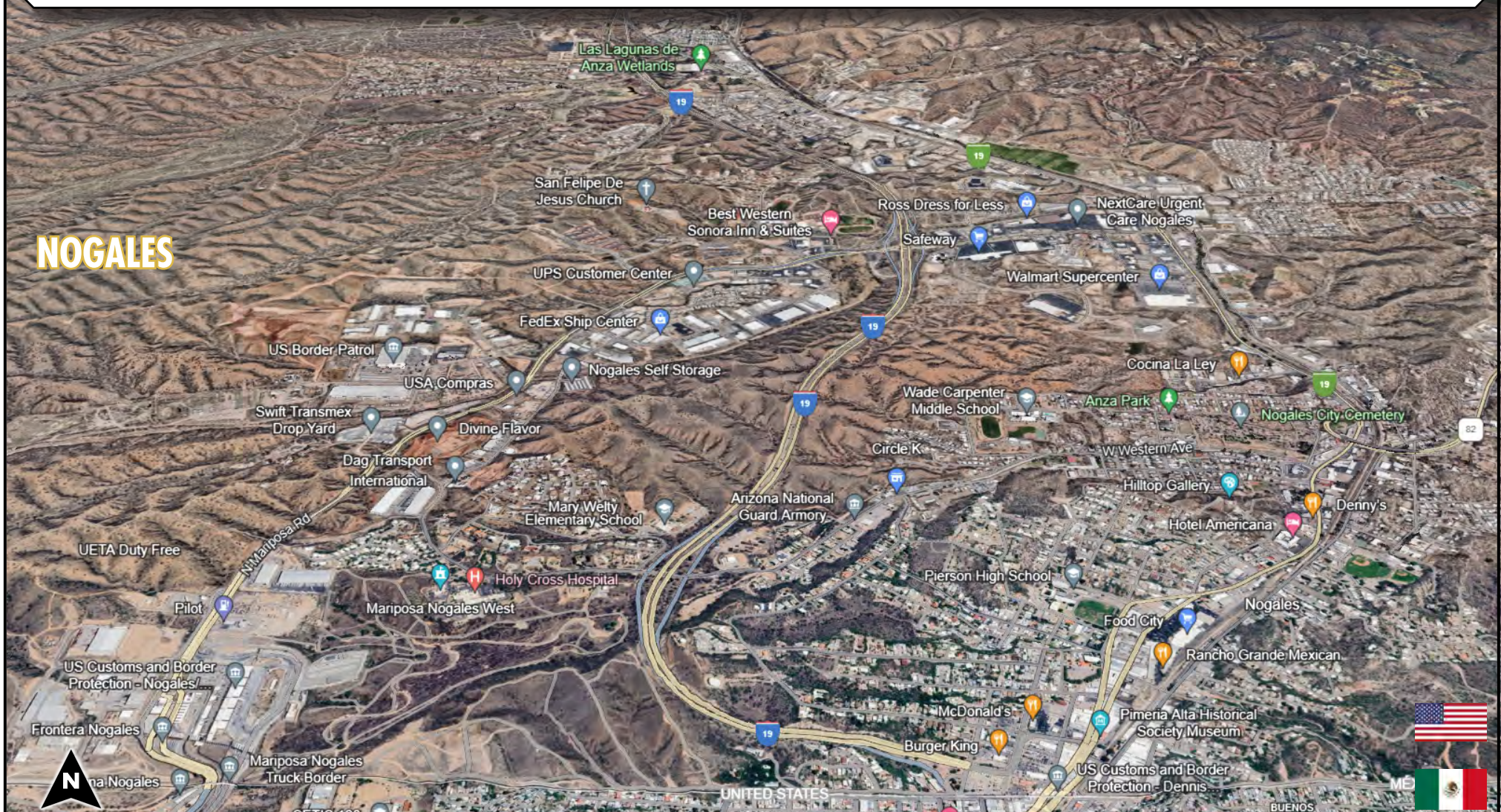




**RIO RICO**

**RIO RICO INDUSTRY**

- |                            |  |                     |                            |
|----------------------------|--|---------------------|----------------------------|
| Sun Fed                    | Higueral                                   | Guimarra            | Delta Fresh Warehouse      |
| MAS Melons & Grapes        | RCF Distributors                           | Produce Exchange    | Coast Produce Company      |
| Greenpoint Distributing    | Ciruli Brothers                            | Alpha Fresh         | Fed Ex                     |
| Farmers Best International | Nogales International Wastewater Treatment | Pilot Travel Center | Walmart                    |
| Grower Alliance            | Keith Connell                              | Loves Travel        | US Customs & Border Patrol |
| Eagle Eye Produce          | Double Tree Castle                         | Chucho Produce      | Santa Cruz Produce         |



**NOGALES**