

» **NEWLY-RENOVATED** «

MT. GRAHAM SHOPPING CENTER

FOR LEASE

Safford, Arizona

829 to 15,749 existing square feet \$10.00 to \$18.00 psf +NNN Immediately Available

Possible 35,000 SF stand alone rebuild opportunity.

- **Fantastic location at major intersection of U.S. Hwy 70 and 20th Ave.**
- **NNN approximately \$2.35 per sq ft**
- **Call right away for a great lease deal in the newly – renovated center!**
- **Trade Population - 65,000**



Wendie Billings / Jordan Simon
Venture West Real Estate Services, LLC
6007 E. Grant Road, Tucson, AZ 85712
520.392.8830

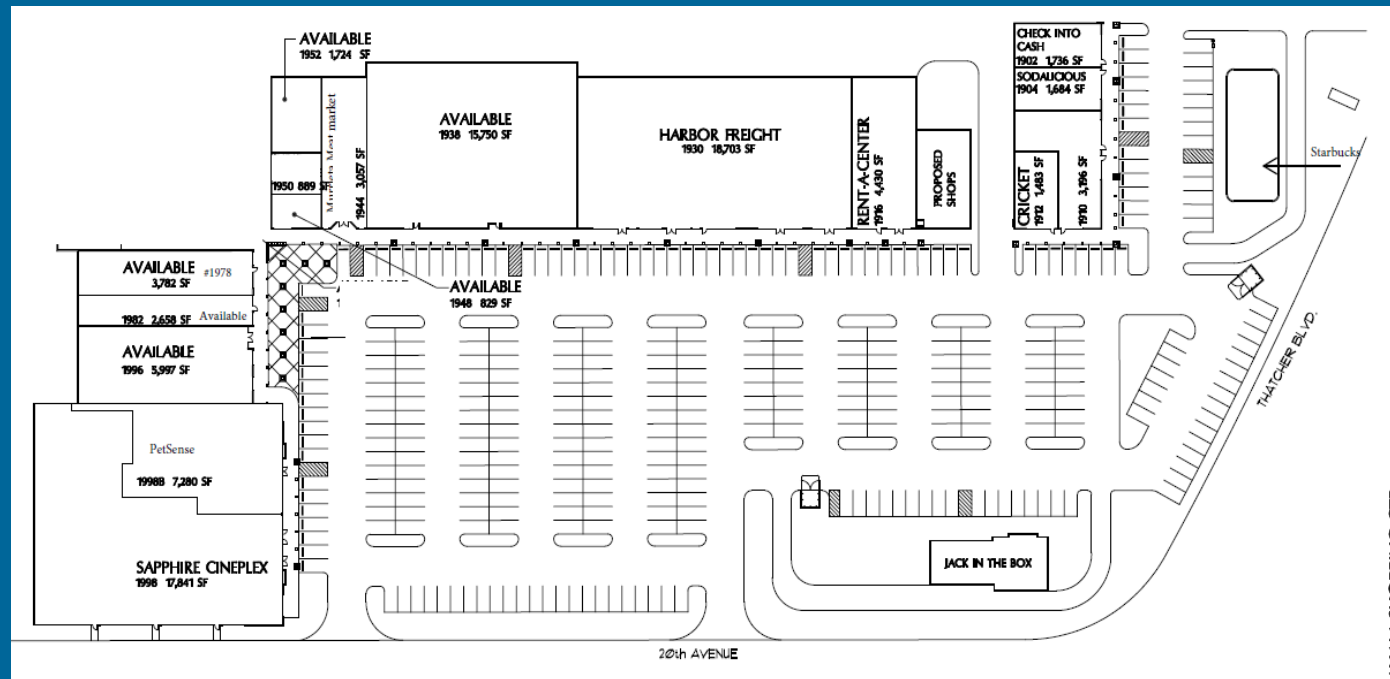
Neil R. Simon, Broker



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Incorporated: 1901
Elevation: 2,844
Population in Safford: 10,301
Population in Graham County: 40,521

ABOUT SAFFORD & THE SURROUNDING AREAS

ABOUT SAFFORD:

Safford is in the southeastern portion of the state on the south bank of the Gila River. The foothills of the Pinaleno Mountains begin about five miles southeast of the City. Mount Graham, the highest peak in the mountain range, and its companion peaks have a marked effect on the local climate by reducing winter precipitation. Safford, the county seat of Graham County, was established in 1874 and almost immediately became an agricultural area. Water is drawn from the Gila River to create 40,000 acres of irrigated agriculture.

Farming is the chief economic contributor to the community. Cotton is the principal agricultural commodity. Another major contributor is the copper mining by the Freeport-McMoRan Corporation. Freeport is one of the largest copper producers in the world. Tourism has become the second largest industry in Graham County.



Downtown Safford



Town Squares - Safford, AZ



Gila Box Riparian National Conservation Area



Black Hills Rockhound Area

THINGS TO DO

From hot springs to sand dunes to rock fields, Safford brings together many features that make Arizona famous in one place. Winter visitors are attracted to the climate and variety of natural resources, including hiking, swimming, fishing, hunting, bird watching, and much more.

Roper Lake State Park

