

**SUBJECT**

**86,465 SF  
Land  
Available**

**Canoa Ranch  
Golf Club**

**Canoa Ranch Dr  
26,693 ADT**

**Canoa Ranch  
Rec. Center**

LAND FOR SALE

# SEC CAMINO DEL SOL & CANOA RANCH

SEC Camino Del Sol & Canoa Ranch Green Valley, AZ 85622

**CANOA RANCH  
GOLF RESORT  
98 Rooms**

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# SEC CAMINO DEL SOL & CANOA RANCH

Green Valley, AZ 85622



## LOCATION DESCRIPTION

SEC of Camino Del Sol & Canoa Ranch

## PROPERTY HIGHLIGHTS

- ±1.98 acres available for sale
- Signalized corner at Camino Del Sol & Canoa Ranch
- Strong traffic counts along Canoa Ranch Dr (±26,000+ ADT)
- Adjacent to Canoa Ranch Golf Club and resort amenities
- Close proximity to I-19 with convenient regional access
- Ideal for retail, medical, or service-oriented users

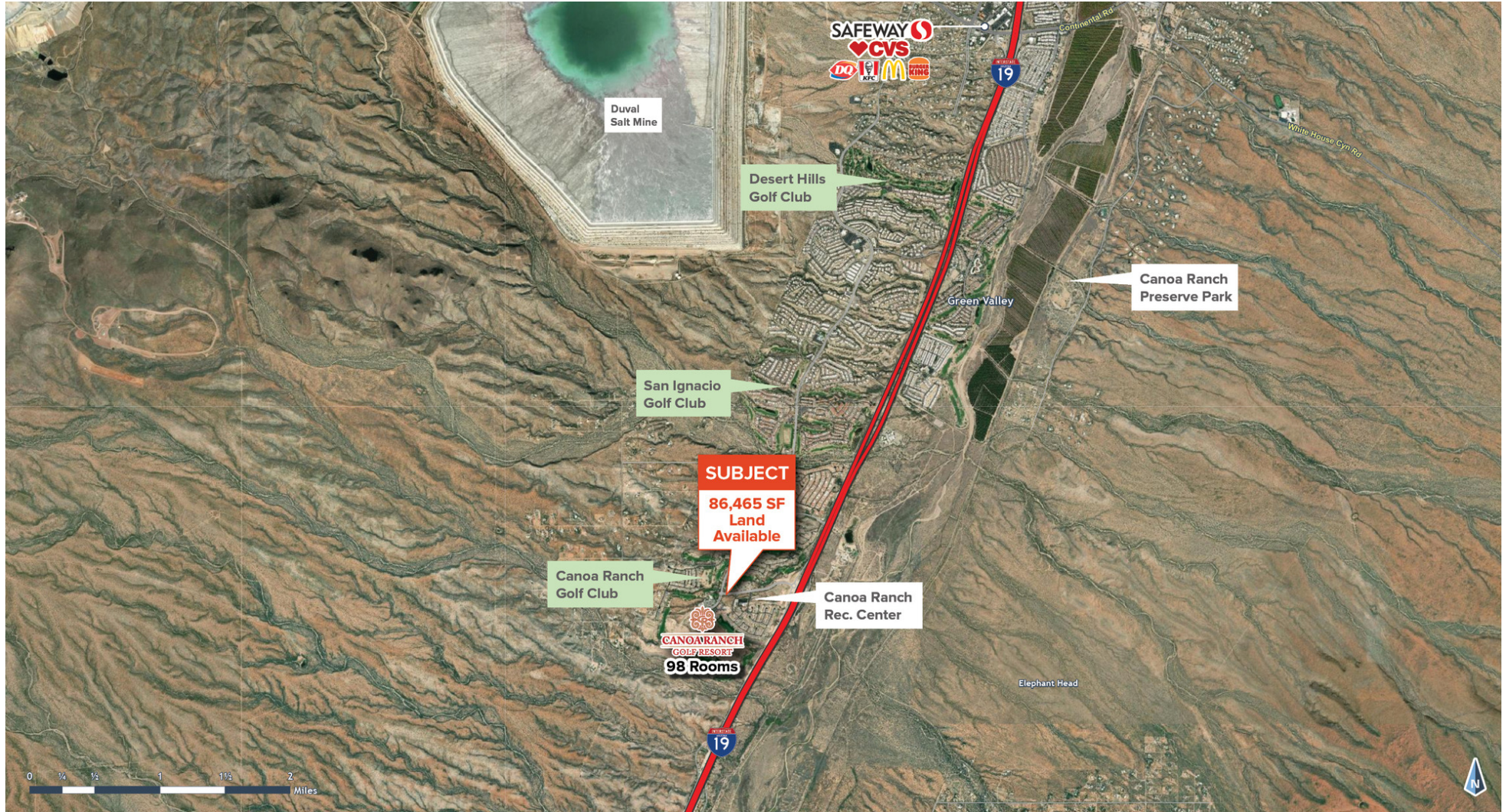
## AREA CO-TENANTS



*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	1,648	5,983	11,716
Median Age	73.5	74.4	73.4



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$89,424	\$80,947	\$70,772
Average	\$121,723	\$108,772	\$97,242



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	17	60	277
Employees	240	581	2,264
Daytime Population	282	708	2,435



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	69.7%	62.4%	55.9%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	81.2%	85.5%	63.8%
Services	4.5%	4.9%	18.6%
Blue Collar	15.2%	9.3%	17.6%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	946	3,482	6,654
Median Home Value	\$426,346	\$396,049	\$366,774

\* 2025 Demographic data derived from ESRI

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