

FOR LEASE

GILA VALLEY SHOPPING CENTER

SWC HIGHWAY 70 & 20TH AVENUE | THATCHER, ARIZONA

RETAIL



PROPERTY INFO

The Gila Valley Shopping Center is located at the southwest corner of Highway 70 and 20th Avenue in Thatcher, Arizona. Anchored by a Safeway, the center is located on the border of Thatcher and Safford, the two largest cities in Graham County. Highway 70 is the main east-west route through the county. Other tenants include Hibbett Sports, Stage Stores and O'Reilly Auto Parts. There is a new Walmart Supercenter and Home Depot adjacent to the shopping center.

CONTACT US

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PROPERTY FACTS

ANCHOR TENANTS	Safeway, Dollar Tree, Stage Stores, Hibbett Sports, O'Reilly Auto Parts, GameStop
SPACES AVAILABLE	<ul style="list-style-type: none">• ±1,380 SF• ±1,500 SF• ±1,633 SF• Available pad (for sale, ground lease or build-to-suit)
LEASE RATE	\$15 PSF, NNN. NNN currently estimated at \$3.46/SF.
TRAFFIC COUNTS	Highway 70: 20,100 vehicles per day 20th Avenue: 9,434 vehicles per day Total: 29,534 vehicles per day (Source: Arizona Department of Transportation - Safford Division)
HIGHLIGHTS	<ul style="list-style-type: none">• Grocery-anchored shopping center• Located along main east-west route through county• Located near Walmart Supercenter• Pad available for sale or ground lease



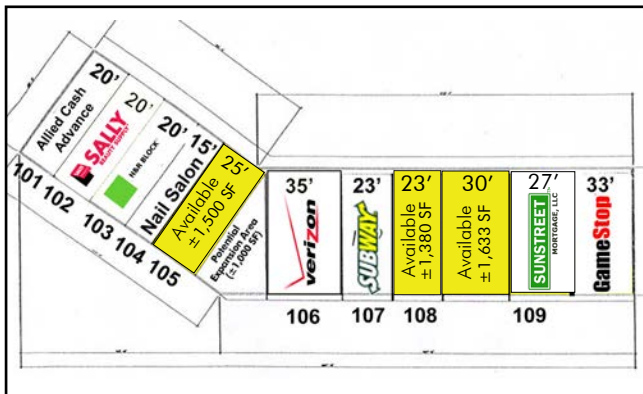
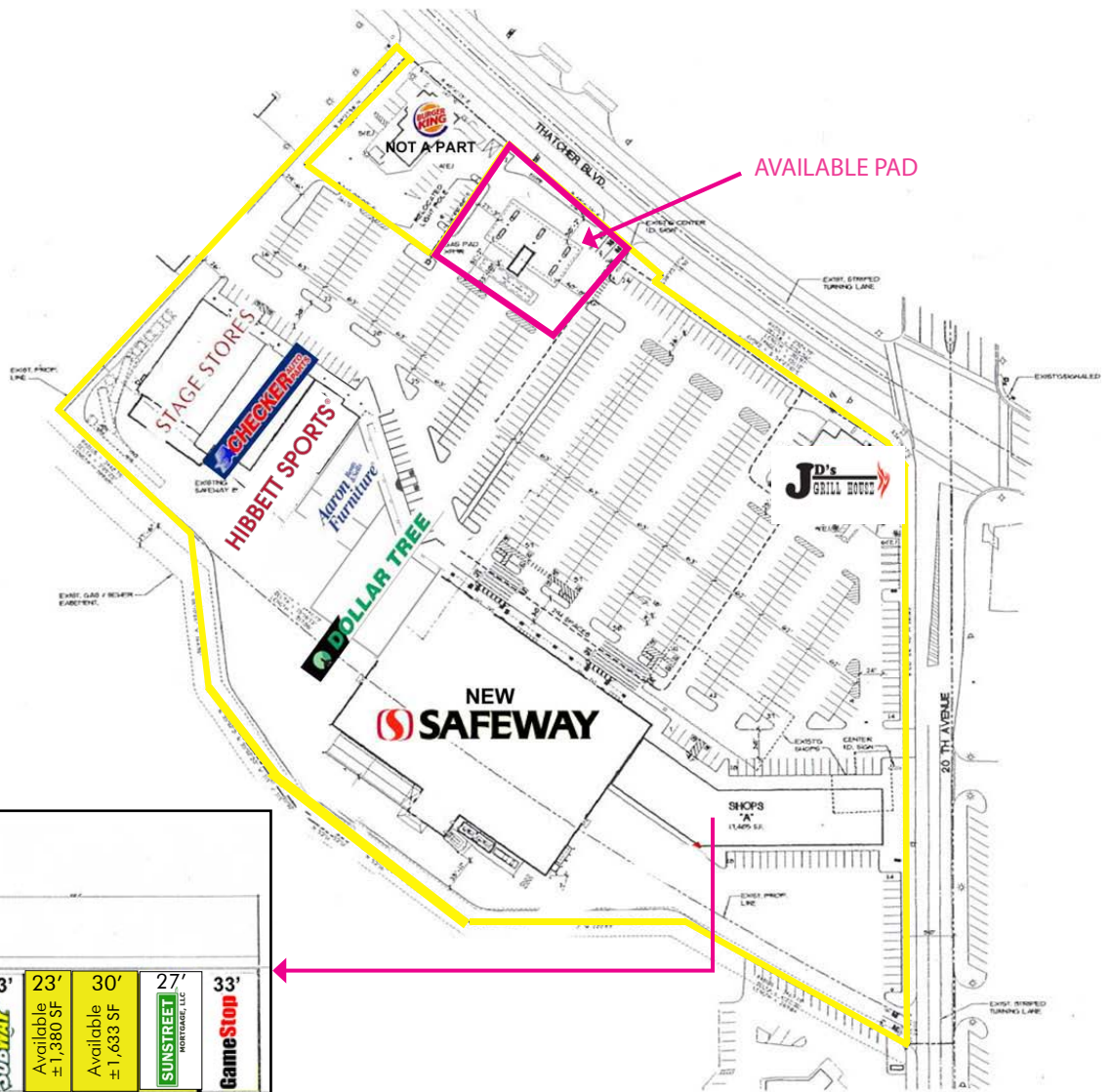
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SITE PLAN



SITE PLAN NOT TO SCALE
ALL DIMENSIONS ARE APPROX.



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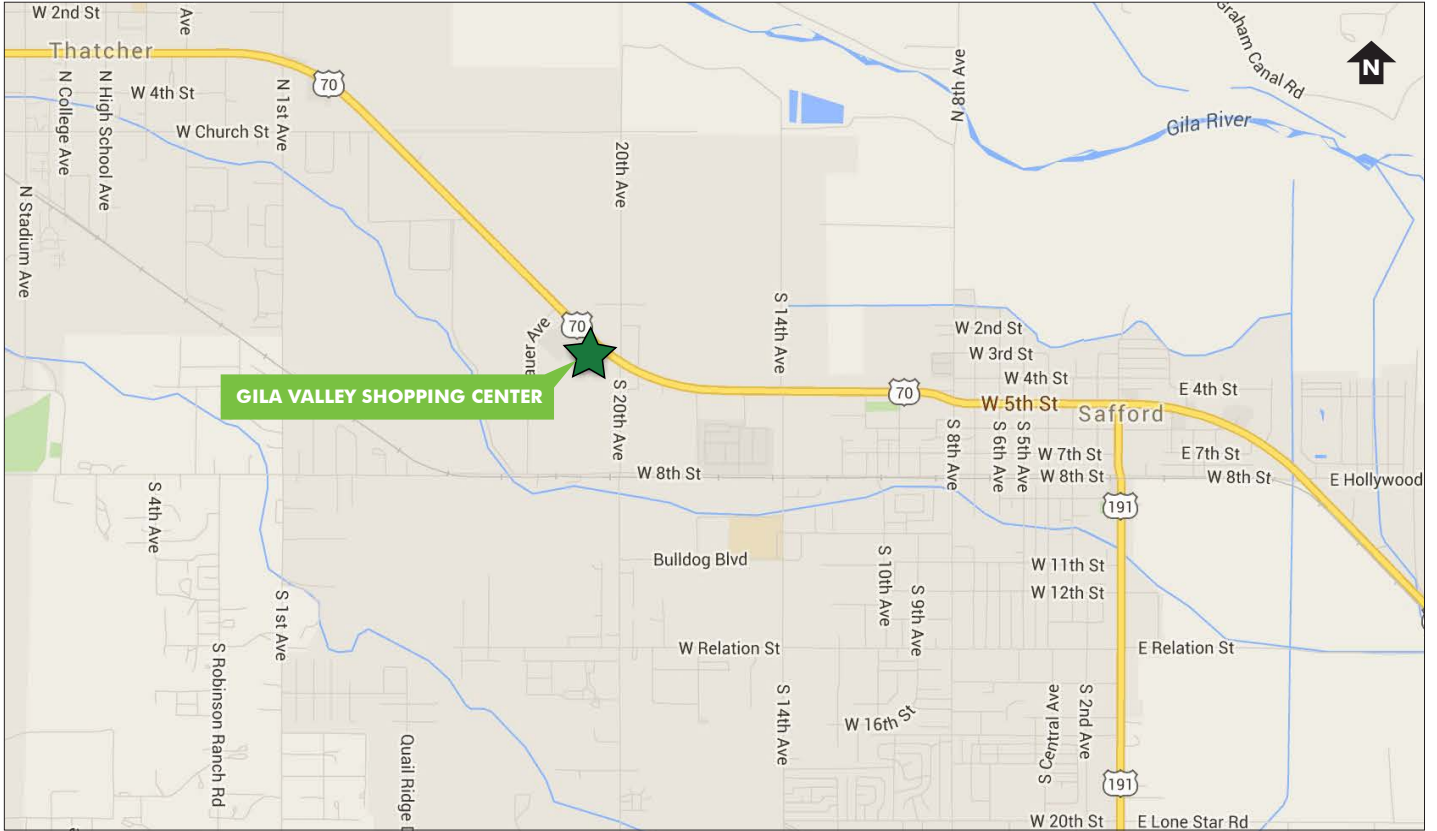
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DEMOGRAPHIC REPORT

2017 POPULATION	40,630
2017 MEDIAN AGE	33.10
2017 HOUSEHOLDS	13,438
AVG. HOUSEHOLD SIZE	2.85
2017 AVG. HH INCOME	\$54,438

Source: Claritas, 2017 Estimates

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