



COMMERCIAL RETAIL ADVISORS, LLC

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SAHUARITA PALMS PLAZA PAD



Description

Location: SEC of La Canada Dr. & Duval Mine Rd.
Sahuarita, Arizona

Space Available: Phase II
PAD 3 - 34,332 SF

Price: \$500,000

Zoning C-2

Sahuarita/Green Valley Trade Area

	Population	Households	Average HH Income
Sahuarita to	48,451	13,719	\$80,715
Green Valley to Rio Rico	54,554	24,417	\$63,312

(Source: ESRI, CCIM Site To Do Business 2016, US Census Bureau 2010)

Property Highlights

- ◆ Less than 1/8 mile from Interstate 19.
- ◆ Less than 2 miles from Rancho Sahuarita, the fastest growing city in Southern Arizona with an expected build-out of Rancho Sahuarita is approximately 11,000 homes by 2020.
- ◆ Anchored by the successful 55,267 sq. ft. Safeway Marketplace.
- ◆ Duval Mine Road is the commercial hub for the submarket.
- ◆ La Canada Drive is the major north/south arterial in

Traffic Counts

I-19:	31,000 VPD (2012)
La Canada Dr:	11,000 VPD (2010)
Duval Mine Rd:	<u>18,000 VPD (2011)</u>
Total:	60,000 VPD

Source: Pima Association of Governments 2012

For information contact owner/agent:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters.

Sahuarita Palms Plaza PAD

Sahuarita, Arizona

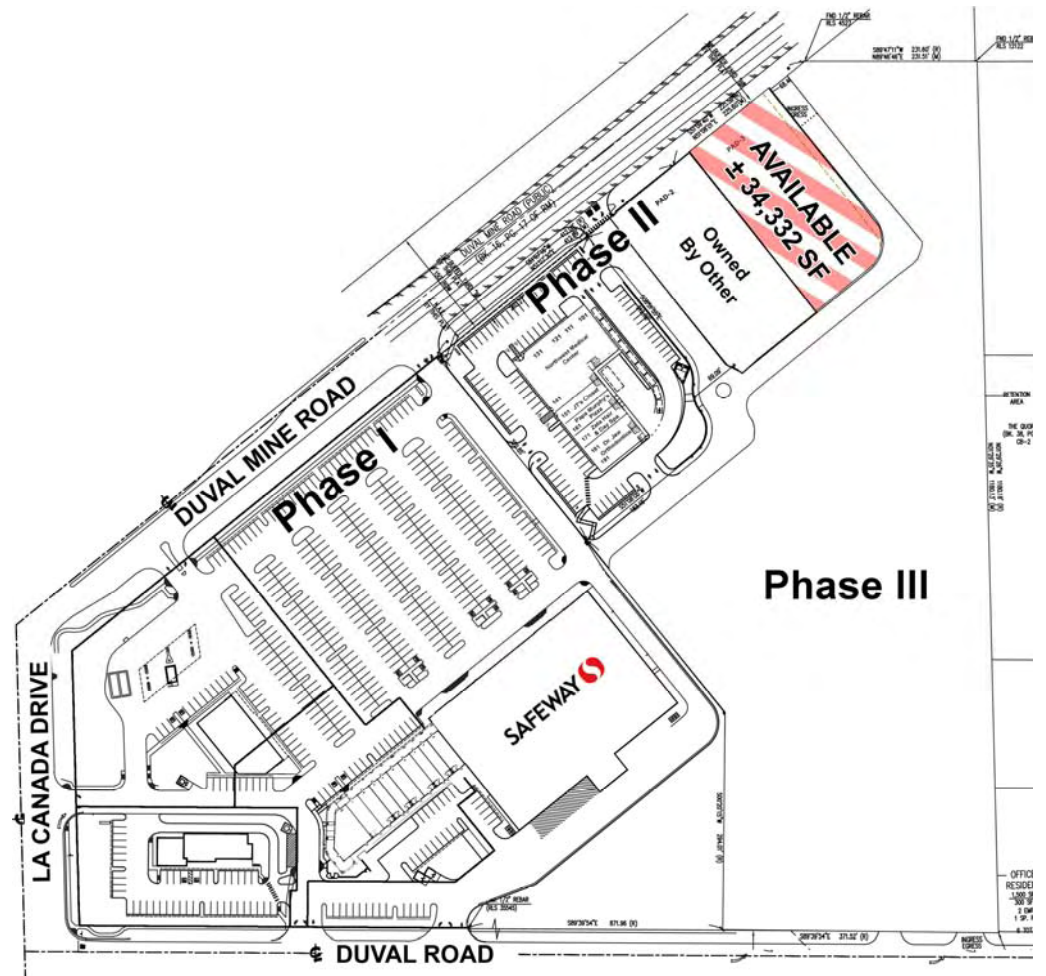


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A E R I A L



S I T E P L A N



Sahuarita Palms Plaza PAD



COMMERCIAL RETAIL ADVISORS, LLC

Sahuarita, Arizona

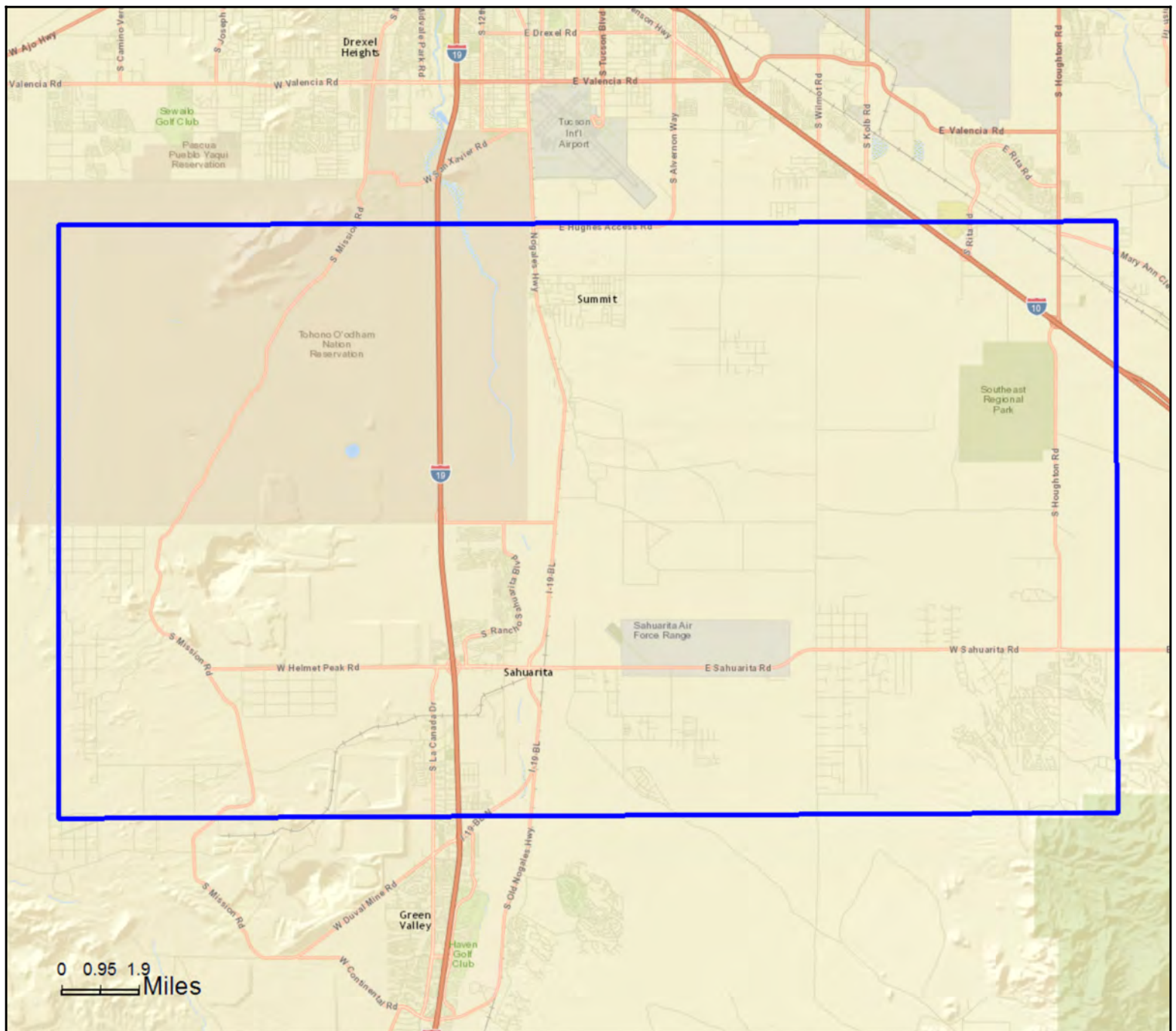
TRADE AREA



Site Map

Town of Sahuarita
Area: 271.48 square miles

Prepared by Esri



Executive Summary

Town of Sahuarita
Area: 271.48 square miles

Prepared by Esri

Population

2000 Population	16,813
2010 Population	42,873
2016 Population	48,451
2021 Population	51,453
2000-2010 Annual Rate	9.81%
2010-2016 Annual Rate	1.98%
2016-2021 Annual Rate	1.21%
2016 Male Population	54.6%
2016 Female Population	45.4%
2016 Median Age	33.9

In the identified area, the current year population is 48,451. In 2010, the Census count in the area was 42,873. The rate of change since 2010 was 1.98% annually. The five-year projection for the population in the area is 51,453 representing a change of 1.21% annually from 2016 to 2021. Currently, the population is 54.6% male and 45.4% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	73.7%
2016 Black Alone	4.9%
2016 American Indian/Alaska Native Alone	2.0%
2016 Asian Alone	2.2%
2016 Pacific Islander Alone	0.1%
2016 Other Race	12.6%
2016 Two or More Races	4.7%
2016 Hispanic Origin (Any Race)	40.3%

Persons of Hispanic origin represent 40.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,145
2010 Households	12,341
2016 Total Households	13,719
2021 Total Households	14,592
2000-2010 Annual Rate	11.53%
2010-2016 Annual Rate	1.71%
2016-2021 Annual Rate	1.24%
2016 Average Household Size	3.15

The household count in this area has changed from 12,341 in 2010 to 13,719 in the current year, a change of 1.71% annually. The five-year projection of households is 14,592, a change of 1.24% annually from the current year total. Average household size is currently 3.15, compared to 3.09 in the year 2010. The number of families in the current year is 10,711 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 08, 2017

Executive Summary

Town of Sahuarita
Area: 271.48 square miles

Prepared by Esri

Median Household Income

2016 Median Household Income	\$70,045
2021 Median Household Income	\$79,656
2016-2021 Annual Rate	2.60%

Average Household Income

2016 Average Household Income	\$80,715
2021 Average Household Income	\$90,401
2016-2021 Annual Rate	2.29%

Per Capita Income

2016 Per Capita Income	\$24,777
2021 Per Capita Income	\$27,652
2016-2021 Annual Rate	2.22%

Households by Income

Current median household income is \$70,045 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$79,656 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$80,715 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$90,401 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,777 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$27,652 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	4,948
2000 Owner Occupied Housing Units	3,571
2000 Renter Occupied Housing Units	574
2000 Vacant Housing Units	803
2010 Total Housing Units	13,851
2010 Owner Occupied Housing Units	10,315
2010 Renter Occupied Housing Units	2,026
2010 Vacant Housing Units	1,510
2016 Total Housing Units	15,243
2016 Owner Occupied Housing Units	11,043
2016 Renter Occupied Housing Units	2,676
2016 Vacant Housing Units	1,524
2021 Total Housing Units	16,171
2021 Owner Occupied Housing Units	11,729
2021 Renter Occupied Housing Units	2,863
2021 Vacant Housing Units	1,579

Currently, 72.4% of the 15,243 housing units in the area are owner occupied; 17.6%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 13,851 housing units in the area - 74.5% owner occupied, 14.6% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 4.35%. Median home value in the area is \$200,487, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.96% annually to \$243,499.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 08, 2017

Business Summary

Town of Sahuarita
Area: 271.48 square miles

Prepared by Esri

Data for all businesses in area

Total Businesses:	458
Total Employees:	8,105
Total Residential Population:	48,451
Employee/Residential Population Ratio:	0.17:1

by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	11	2.4%	686	8.5%
Construction	66	14.4%	316	3.9%
Manufacturing	9	2.0%	1,016	12.5%
Transportation	15	3.3%	212	2.6%
Communication	6	1.3%	34	0.4%
Utility	2	0.4%	11	0.1%
Wholesale Trade	7	1.5%	113	1.4%
Retail Trade Summary	83	18.1%	1,275	15.7%
Home Improvement	6	1.3%	55	0.7%
General Merchandise Stores	6	1.3%	144	1.8%
Food Stores	12	2.6%	450	5.6%
Auto Dealers, Gas Stations, Auto Aftermarket	11	2.4%	100	1.2%
Apparel & Accessory Stores	2	0.4%	6	0.1%
Furniture & Home Furnishings	6	1.3%	36	0.4%
Eating & Drinking Places	20	4.4%	320	3.9%
Miscellaneous Retail	20	4.4%	164	2.0%
Finance, Insurance, Real Estate Summary	37	8.1%	204	2.5%
Banks, Savings & Lending Institutions	18	3.9%	140	1.7%
Securities Brokers	2	0.4%	4	0.0%
Insurance Carriers & Agents	2	0.4%	6	0.1%
Real Estate, Holding, Other Investment Offices	14	3.1%	55	0.7%
Services Summary	181	39.5%	2,403	29.6%
Hotels & Lodging	2	0.4%	42	0.5%
Automotive Services	14	3.1%	76	0.9%
Motion Pictures & Amusements	20	4.4%	873	10.8%
Health Services	22	4.8%	152	1.9%
Legal Services	1	0.2%	3	0.0%
Education Institutions & Libraries	16	3.5%	606	7.5%
Other Services	106	23.1%	651	8.0%
Government	12	2.6%	1,722	21.2%
Unclassified Establishments	30	6.6%	113	1.4%
Totals	458	100.0%	8,105	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

May 08, 2017

Business Summary

Town of Sahuarita
Area: 271.48 square miles

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	4	0.0%
Mining	2	0.4%	608	7.5%
Utilities	1	0.2%	9	0.1%
Construction	69	15.1%	336	4.1%
Manufacturing	11	2.4%	1,009	12.4%
Wholesale Trade	7	1.5%	113	1.4%
Retail Trade	60	13.1%	931	11.5%
Motor Vehicle & Parts Dealers	8	1.7%	89	1.1%
Furniture & Home Furnishings Stores	4	0.9%	20	0.2%
Electronics & Appliance Stores	1	0.2%	7	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.3%	55	0.7%
Food & Beverage Stores	10	2.2%	434	5.4%
Health & Personal Care Stores	4	0.9%	44	0.5%
Gasoline Stations	3	0.7%	11	0.1%
Clothing & Clothing Accessories Stores	2	0.4%	6	0.1%
Sport Goods, Hobby, Book, & Music Stores	5	1.1%	37	0.5%
General Merchandise Stores	6	1.3%	144	1.8%
Miscellaneous Store Retailers	8	1.7%	79	1.0%
Nonstore Retailers	3	0.7%	4	0.0%
Transportation & Warehousing	13	2.8%	204	2.5%
Information	12	2.6%	94	1.2%
Finance & Insurance	22	4.8%	149	1.8%
Central Bank/Credit Intermediation & Related Activities	18	3.9%	140	1.7%
Securities, Commodity Contracts & Other Financial	2	0.4%	4	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	2	0.4%	6	0.1%
Real Estate, Rental & Leasing	25	5.5%	86	1.1%
Professional, Scientific & Tech Services	27	5.9%	95	1.2%
Legal Services	1	0.2%	3	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	27	5.9%	297	3.7%
Educational Services	16	3.5%	588	7.3%
Health Care & Social Assistance	26	5.7%	192	2.4%
Arts, Entertainment & Recreation	14	3.1%	861	10.6%
Accommodation & Food Services	23	5.0%	378	4.7%
Accommodation	2	0.4%	42	0.5%
Food Services & Drinking Places	22	4.8%	336	4.1%
Other Services (except Public Administration)	59	12.9%	314	3.9%
Automotive Repair & Maintenance	7	1.5%	42	0.5%
Public Administration	12	2.6%	1,722	21.2%
Unclassified Establishments	30	6.6%	113	1.4%
Total	458	100.0%	8,105	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

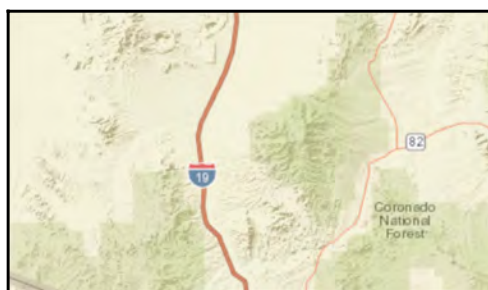
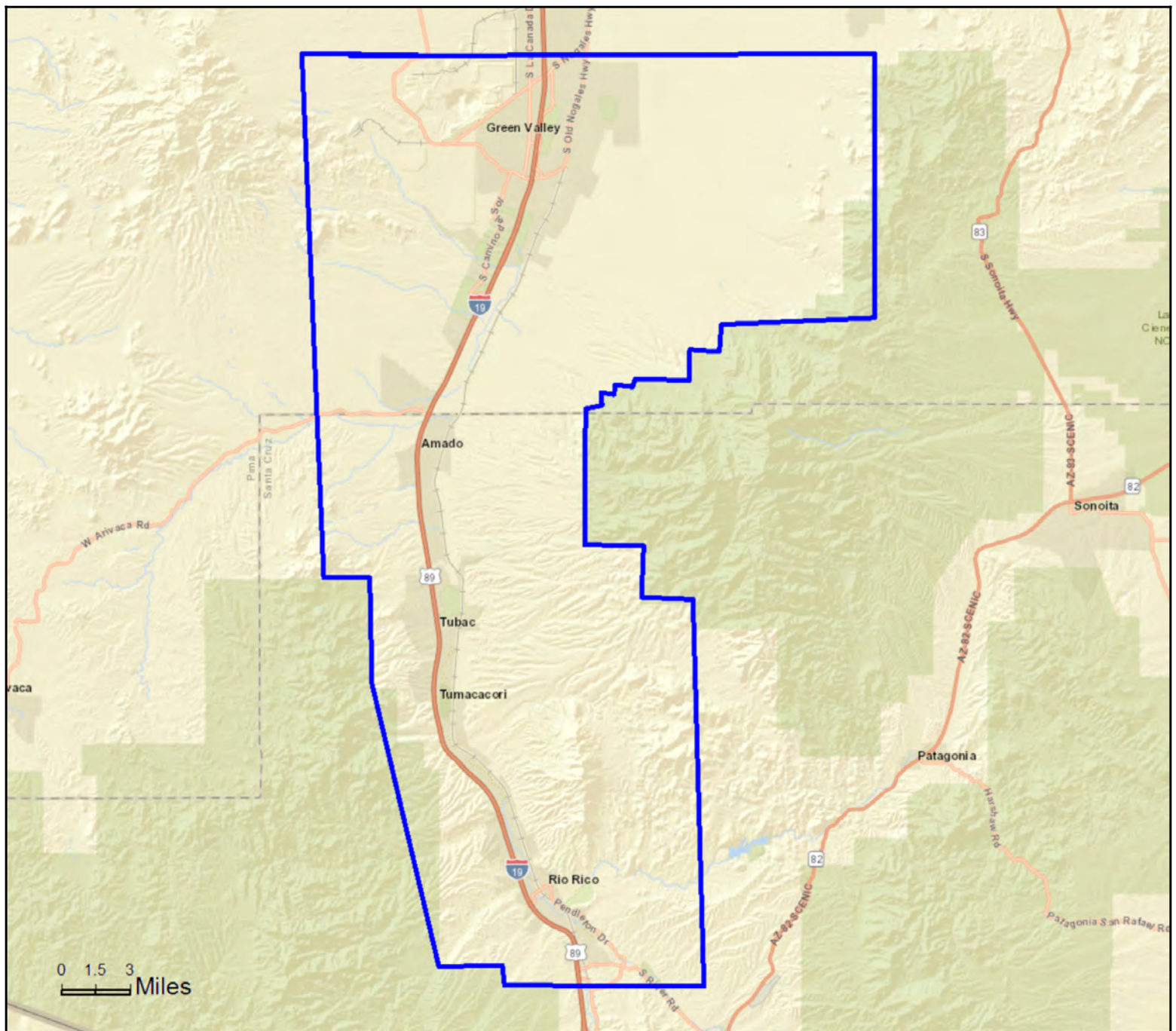
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

May 08, 2017

Site Map

Green Valley to Rio Rico
Area: 474.07 square miles

Prepared by Esri



Executive Summary

Green Valley to Rio Rico
Area: 474.07 square miles

Prepared by Esri

Population

2000 Population	34,977
2010 Population	52,657
2016 Population	54,554
2021 Population	56,040
2000-2010 Annual Rate	4.18%
2010-2016 Annual Rate	0.57%
2016-2021 Annual Rate	0.54%
2016 Male Population	47.5%
2016 Female Population	52.5%
2016 Median Age	59.7

In the identified area, the current year population is 54,554. In 2010, the Census count in the area was 52,657. The rate of change since 2010 was 0.57% annually. The five-year projection for the population in the area is 56,040 representing a change of 0.54% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 59.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	83.4%
2016 Black Alone	0.8%
2016 American Indian/Alaska Native Alone	0.8%
2016 Asian Alone	0.8%
2016 Pacific Islander Alone	0.1%
2016 Other Race	12.1%
2016 Two or More Races	2.0%
2016 Hispanic Origin (Any Race)	41.0%

Persons of Hispanic origin represent 41.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	15,686
2010 Households	23,507
2016 Total Households	24,417
2021 Total Households	25,190
2000-2010 Annual Rate	4.13%
2010-2016 Annual Rate	0.61%
2016-2021 Annual Rate	0.63%
2016 Average Household Size	2.22

The household count in this area has changed from 23,507 in 2010 to 24,417 in the current year, a change of 0.61% annually. The five-year projection of households is 25,190, a change of 0.63% annually from the current year total. Average household size is currently 2.22, compared to 2.23 in the year 2010. The number of families in the current year is 16,277 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 08, 2017

Executive Summary

Green Valley to Rio Rico
Area: 474.07 square miles

Prepared by Esri

Median Household Income

2016 Median Household Income	\$49,785
2021 Median Household Income	\$55,051
2016-2021 Annual Rate	2.03%

Average Household Income

2016 Average Household Income	\$63,312
2021 Average Household Income	\$71,238
2016-2021 Annual Rate	2.39%

Per Capita Income

2016 Per Capita Income	\$28,245
2021 Per Capita Income	\$31,880
2016-2021 Annual Rate	2.45%

Households by Income

Current median household income is \$49,785 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$55,051 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$63,312 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$71,238 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$28,245 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,880 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	19,495
2000 Owner Occupied Housing Units	13,445
2000 Renter Occupied Housing Units	2,241
2000 Vacant Housing Units	3,809
2010 Total Housing Units	30,518
2010 Owner Occupied Housing Units	19,687
2010 Renter Occupied Housing Units	3,820
2010 Vacant Housing Units	7,011
2016 Total Housing Units	31,712
2016 Owner Occupied Housing Units	19,743
2016 Renter Occupied Housing Units	4,674
2016 Vacant Housing Units	7,295
2021 Total Housing Units	32,748
2021 Owner Occupied Housing Units	20,375
2021 Renter Occupied Housing Units	4,814
2021 Vacant Housing Units	7,558

Currently, 62.3% of the 31,712 housing units in the area are owner occupied; 14.7%, renter occupied; and 23.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 30,518 housing units in the area - 64.5% owner occupied, 12.5% renter occupied, and 23.0% vacant. The annual rate of change in housing units since 2010 is 1.72%. Median home value in the area is \$191,275, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.65% annually to \$228,777.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 08, 2017

Business Summary

Green Valley to Rio Rico
Area: 474.07 square miles

Prepared by Esri

Data for all businesses in area

Total Businesses:	1,280			
Total Employees:	10,108			
Total Residential Population:	54,554			
Employee/Residential Population Ratio:	0.19:1			
by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	32	2.5%	239	2.4%
Construction	86	6.7%	434	4.3%
Manufacturing	21	1.6%	211	2.1%
Transportation	51	4.0%	330	3.3%
Communication	7	0.5%	187	1.9%
Utility	8	0.6%	58	0.6%
Wholesale Trade	38	3.0%	617	6.1%
Retail Trade Summary	308	24.1%	2,564	25.4%
Home Improvement	11	0.9%	97	1.0%
General Merchandise Stores	11	0.9%	105	1.0%
Food Stores	80	6.2%	747	7.4%
Auto Dealers, Gas Stations, Auto Aftermarket	21	1.6%	239	2.4%
Apparel & Accessory Stores	15	1.2%	47	0.5%
Furniture & Home Furnishings	22	1.7%	121	1.2%
Eating & Drinking Places	67	5.2%	855	8.5%
Miscellaneous Retail	82	6.4%	353	3.5%
Finance, Insurance, Real Estate Summary	161	12.6%	806	8.0%
Banks, Savings & Lending Institutions	56	4.4%	140	1.4%
Securities Brokers	11	0.9%	32	0.3%
Insurance Carriers & Agents	22	1.7%	53	0.5%
Real Estate, Holding, Other Investment Offices	72	5.6%	582	5.8%
Services Summary	479	37.4%	4,017	39.7%
Hotels & Lodging	16	1.2%	316	3.1%
Automotive Services	34	2.7%	120	1.2%
Motion Pictures & Amusements	45	3.5%	535	5.3%
Health Services	97	7.6%	1,009	10.0%
Legal Services	8	0.6%	22	0.2%
Education Institutions & Libraries	14	1.1%	601	5.9%
Other Services	265	20.7%	1,415	14.0%
Government	24	1.9%	591	5.8%
Unclassified Establishments	66	5.2%	53	0.5%
Totals	1,280	100.0%	10,108	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

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May 08, 2017

Business Summary

Green Valley to Rio Rico
Area: 474.07 square miles

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	13	1.0%	97	1.0%
Mining	0	0.0%	0	0.0%
Utilities	6	0.5%	47	0.5%
Construction	94	7.3%	509	5.0%
Manufacturing	24	1.9%	217	2.1%
Wholesale Trade	38	3.0%	617	6.1%
Retail Trade	240	18.8%	1,698	16.8%
Motor Vehicle & Parts Dealers	12	0.9%	171	1.7%
Furniture & Home Furnishings Stores	12	0.9%	81	0.8%
Electronics & Appliance Stores	8	0.6%	30	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	11	0.9%	97	1.0%
Food & Beverage Stores	76	5.9%	733	7.3%
Health & Personal Care Stores	16	1.2%	123	1.2%
Gasoline Stations	9	0.7%	68	0.7%
Clothing & Clothing Accessories Stores	23	1.8%	74	0.7%
Sport Goods, Hobby, Book, & Music Stores	14	1.1%	56	0.6%
General Merchandise Stores	11	0.9%	105	1.0%
Miscellaneous Store Retailers	43	3.4%	154	1.5%
Nonstore Retailers	6	0.5%	5	0.0%
Transportation & Warehousing	44	3.4%	318	3.1%
Information	19	1.5%	282	2.8%
Finance & Insurance	89	7.0%	227	2.2%
Central Bank/Credit Intermediation & Related Activities	56	4.4%	140	1.4%
Securities, Commodity Contracts & Other Financial	12	0.9%	34	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	22	1.7%	53	0.5%
Real Estate, Rental & Leasing	85	6.6%	533	5.3%
Professional, Scientific & Tech Services	84	6.6%	322	3.2%
Legal Services	13	1.0%	41	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	46	3.6%	247	2.4%
Educational Services	12	0.9%	579	5.7%
Health Care & Social Assistance	113	8.8%	1,170	11.6%
Arts, Entertainment & Recreation	45	3.5%	539	5.3%
Accommodation & Food Services	83	6.5%	1,171	11.6%
Accommodation	16	1.2%	316	3.1%
Food Services & Drinking Places	67	5.2%	855	8.5%
Other Services (except Public Administration)	154	12.0%	893	8.8%
Automotive Repair & Maintenance	22	1.7%	95	0.9%
Public Administration	24	1.9%	591	5.8%
Unclassified Establishments	66	5.2%	53	0.5%
Total	1,280	100.0%	10,108	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

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May 08, 2017

SAHUARITA/GREEN VALLEY MARKET OVERVIEW

Sahuarita and Green Valley

Sahuarita is a bedroom community, located 15 miles south of Tucson on Interstate 19. The Town of Sahuarita is Arizona's second fastest growing community and is the newest jurisdiction in Pima County, incorporated in 1994. ¹ The Town's rapid growth is largely attributable to the success of Rancho Sahuarita, which is one of the fastest growing master planned communities in the United States.

Green Valley abuts the southern border of Sahuarita and is located along the western side of the Santa Cruz River, twenty miles south of Tucson and forty miles north of Nogales, Mexico. Green Valley is bordered on the west by copper mines and on the east by the Santa Rita Mountains. ² Green Valley is one of the largest retirement communities in the United States. TopRetirements.com lists Green Valley in the Top 20 Most Popular Places to Retire in the United States for 2014.

Demographics

Sahuarita Palms Plaza is located between the Green Valley community to the south and the Town of Sahuarita to the north, on the main commercial corridor for the submarket. This submarket also encompasses communities south of Green Valley along Interstate 19, such as Tubac, Tumacacori, Amado and Arivaca. This submarket also includes the residential enclave 12 miles to the east of Sahuarita on Sahuarita Road, known as Santa Rita Ranch (formally known as Carona de Tucson). None of these outlying communities have any grocery or discount anchored centers or hospitals and other major services. Attached is a demographic report obtained by CCIM STDB Online. The demographic information was acquired from the 2010 U.S Census and formatted by ESRI.

The total 2013 trade area population for the Sahuarita trade area as shown on the polygon created on the demographic report is 45,077 residents, which is up from 16,692 residents reported in the 2000 census. ³ This represents a 270% increase in population since 2000, twenty times higher than the U.S average for this period. The population for this area has increased 7% during 2010 to 2013. This growth rate is over 3 times the U.S national average for this period which has just been about .75% annually the last few years.

The total 2013 trade area population for the polygon encompassing Green Valley to Rio Rico as provided in this demographic report is 50,982 residents, up from 33,664 residents reported in the 2000 census. This represents a 5% annual increase in population versus the U.S average annual increase of just under 1% for this period.

¹ www.gvnews.com

² http://en.wikipedia.org/wiki/Green_Valley,_Arizona

³ CCIM's STDB Online *Demographic Reports*



SAHUARITA/GREEN VALLEY MARKET OVERVIEW



Current projections put the 2018 population at 47,966 residents in the Sahuarita trade area and 52,956 residents for Green Valley to Rio Rico trade area for the year 2018. Arizona is the second fastest growing State in the United States, growing by 24.6% from 2000 to 2010.⁴

According to the CCIM STBD Online demographic report, the average household income for the trade area of Green Valley to Rio Rico is \$58,223 and the median age is 60. This number is considered to be high due to the fact that over 90% of Green Valley's residents are retired. The residents in Sahuarita, on the other hand, are much younger; the median age for the Sahuarita trade area is 33. The average annual household income in the Sahuarita trade area is \$75,652. This area is well above average compared to all U.S households, which was just over \$51,000.

Employment

The Town of Sahuarita has conducted three surveys of its residents to begin to identify the skills of its expanding workforce.⁵ Respondents to the survey are well educated with 53.2% having a college, master's and/or doctoral degree. This survey conducted by the University of Arizona Eller College of Management Economic Business and Research Center also identified the major public and private employers for Sahuarita residents to include Freeport McMoRan Copper and Gold, Inc., Climax Technology Center, Asarco, and the U.S Border Patrol.⁶ In addition, there is Farmer's Investment Company, which is the world's largest grower and processor of pecans and La Posada at Park Centre, one of the largest retirement communities in the Southwest. Carondelet Medical and Northwest Medical Center have facilities in Sahuarita. Tohono O'odham Nation has a 52 million dollar casino and entertainment complex on the northern boundary of Sahuarita.⁷ There are several large employers located on the southern edge of Tucson in reasonable proximity to Sahuarita. Raytheon is 11 miles from Sahuarita's northern boundary, Bombardier is 12 miles, and the U of A Science and Technology Park is 21 miles, which includes IBM and Texas Instruments. The travel times to these areas are actually much shorter for the Sahuarita residents due to the proximity to I-19 and I-10.

Major public employers in the Green Valley and Sahuarita area also include Pima County with facilities at the Pima County Government Center and the Pima County Library, the U.S Postal Service, the Smithsonian Institution's Whipple Observatory, Caterpillar, Inc., Continental School District, and Sahuarita Unified School District.⁸ According to Sahuarita Unified officials there are more than 6,000 students enrolled among the nine schools in the district.⁹ In August, 2011, the Town of Sahuarita opened

⁴ <http://www.census.gov/prod/cen2010/briefs/c2010br-01.pdf>

⁵ <http://www.treoaz.org/index.php/data-center/regional-partners/sahuarita>

⁶ <http://sahuaritaaz.gov/DocumentCenter/View/289>

⁷ <http://sahuaritaaz.gov/DocumentCenter/View/289>

⁸ <http://sahuaritaaz.gov/DocumentCenter/View/293>

⁹ <http://www.tucsonnewsnow.com/story/26189115/growing-sahuarita-unified-school-district>



SAHUARITA/GREEN VALLEY MARKET OVERVIEW

Walden Grove High School, its second comprehensive high school. Walden Grove High School cost \$26 million to build. Based on the predicated population growth, the Sahuarita school board plans to build a third comprehensive high school in Sahuarita for 2017, though it is not yet funded. ¹⁰

Commercial Retail Activity

Seven major shopping centers are currently in the submarket. The newest addition is Rancho Sahuarita Marketplace, a 150,000 square foot shopping center anchored by a successful 125,000 square foot Fry's Marketplace. Phase I of Rancho Sahuarita Marketplace is 99% leased. ¹¹ The commercial hub for the submarket is the intersection of I-19, Nogales Highway, and Duval Mine Road with four of the areas seven shopping centers. One of these shopping centers is Madera Marketplace, which has the only Wal-Mart (a Wal-Mart Supercenter) in the submarket and is 100% leased. The other shopping centers in this location include Valley Verde Center, Sahuarita Plaza, and Sahuarita Palms Plaza. Sahuarita Plaza is located next to Madera Marketplace and is anchored by Ross, Ace Hardware, Jo-Ann Stores, Petco and Big Lots. Sahuarita Plaza is over 132,000 square feet and is about 83% leased. Ashley Furniture Home Store, Beall's Outlet and High Sierra Theaters (the only movie theater in the submarket) are located within Valley Verde Center. Valley Verde Center is over 131,000 square feet and is about 95% leased. Sahuarita Palms Plaza is anchored by a very successful Safeway, which is the only Safeway store in Sahuarita. Sahuarita Palms Plaza is over 84,000 square feet and is 99% leased.

There are two major shopping centers located within Green Valley; Green Valley Village and Continental Plaza. Continental Plaza is located on the northwest corner of I-19 and Continental Road and offers both retail and office space. Continental Plaza is over 152,000 square feet, is anchored by a successful Safeway, CVS, and Coast to Coast Hardware and is 96% leased. Green Valley Village is located on the southwest corner of La Canada Drive and Esperanza Blvd and has the only Best Western in the submarket and is also anchored by Ace Hardware and Sears. Green Valley Village is 175,000 square feet and is 80% leased. Green Valley Village is the oldest shopping center in the submarket. It is non traditional in design and thus much of its space is used for office space today.

Residential Development Activity

Sahuarita is a bedroom community that offers a high quality of life perspective with safe, quiet streets, affordable housing, modern schools, landscaped trails and parks, scenic beauty, neighborhood shopping, and easy access to the interstates and the Tucson International Airport. Sahuarita was recently ranked as the fifth safest city in Arizona. ¹²

¹⁰ http://en.wikipedia.org/wiki/Walden_Grove_High_School

¹¹ <http://sahuaritaaz.gov/DocumentCenter/View/289>

¹² <http://www.safewise.com/blog/10-safest-cities-arizona/>



SAHUARITA/GREEN VALLEY MARKET OVERVIEW

Currently, the Town of Sahuarita has three master planned communities and multiple small neighborhoods. Rancho Sahuarita is one of the top selling master planned communities in the United States. Rancho Sahuarita opened in July 2001 and over 5,000 homes have been purchased and more than 15,000 people now call this community home.¹³ Rancho Sahuarita, which includes Rancho Resort, is a 2,810 acre master planned community. Rancho Resort is a community built for active adults and has an age restriction of 55 or older.

In addition to Rancho Resort, there is Quail Creek, developed by the well known Robson Communities. Quail Creek is also an active adult luxury retirement community for people age 40 or older. This master planned community has 2,000 constructed homes and around 3,600 residents. This community is located east of I-19 and Old Nogales Highway intersection, in the foothills of the Santa Rita Mountains.¹⁴ Another master planned community is Madera Highlands. Madera Highlands has 1,800 single family homes, 300 apartment units, a school site and a 15-acre site for retail, office, and a medical campus. Madera Highlands is located south of Nogales Highway and east of I-19.¹⁵ Other major developed projects in Sahuarita include Stone House with 220 built out homes, Los Arroyos and Santo Tomas Villas.

One of the largest active developments in Green Valley is Canoa Ranch, located on the far south end of Green Valley. Canoa Ranch is an active adult community with an age restriction of 55 or older. Canoa Ranch began construction in 2000, has 480 acres and is expected to have 2,500 homes by completion.¹⁶ Also within the Canoa Ranch community is the luxury Wyndham Green Valley Canoa Ranch Resort which, as reported by the owner Fairfield Homes, to be nearly always 100% occupied.

Another master planned community in Green Valley is The Legends at Santa Rita Springs. This 218 home community is located near I-19 and Continental Road. The Traditions at Desert Creek is an age restricted community that completely sold out in 2014. This community has just under 200 homes.¹⁷ Other recently developed significant communities in Green Valley include Madera Foothills and Colonia de los Alamos.

There are nine active subdivisions in the Sahuarita trade area which includes 790 total lots, 157 vacant lots and 36 spec houses according to a report prepared by Commercial Retail Advisors with data supplied by Bright Futures Consulting.¹⁸ This report is available upon request. This area contains an additional 3,782 platted lots in 20 future subdivisions. The Green Valley to Rio Rico trade area has 1,734 total lots in 8 subdivisions of which 987

¹³ <http://www.ranchosahuarita.com/our-story/>

¹⁴ <http://www.robson.com/communities/quail-creek>

¹⁵ <http://www.harvardinvestments.com/com-az-madera.php>

¹⁶ <http://www.55places.com/arizona/communities/canoa-ranch>

¹⁷ <http://www.55places.com/arizona/communities/traditions-at-desert-creek>

¹⁸ Bright Futures Real Estate Research 2014-02 *Subdivision Report*



SAHUARITA/GREEN VALLEY MARKET OVERVIEW

are vacant and 20 contain spec houses. There are 7 future subdivisions for this trade area containing 662 total platted lots.

Farmers Investment Company (FICO) has prepared a comprehensive, long-term plan to guide the future of its 7,000 acres and its 12 miles of Santa Cruz riverfront.¹⁹ The Continental Farms Land/River Plan was approved by Pima County in March, 2014. The 1,095 acre Continental Farms area is now zoned for a maximum of 1,975 homes.²⁰ A part of FICO's land is located within Sahuarita and is included in Sahuarita's adopted general plan. It allows for 22,986 homes which is 4 homes per acre. With such a large property of 6,000 acres, the Sahuarita Farms Land/River Master Plan divides FICO's property into four community villages to create a more manageable and focused approach. The villages include The Groves, Town/River Center, River Park, and Valle Vista.²¹

Road Improvements

Sahuarita Palms Plaza is located at the main intersection connecting Green Valley and Sahuarita at the southeast corner of La Canada Drive and Duval Mine Road in the Town of Sahuarita, Arizona. La Canada Drive is the main north/ south arterial for Green Valley and runs parallel to Interstate 19. It is a four lane divided arterial extending from Continental Road, the main commercial intersection on the south end of Green Valley, to Sahuarita Road, to the north. The intersection of Duval Mine Road and the I-19 underwent a \$50 million dollar renovation by the Arizona Department of Transportation a few years ago. The traffic count on I-19 is 34,000 vehicles per day. The traffic count on La Canada Drive is 11,000 vehicles per day. Lastly, the traffic count on Duval Mine Road is 18,000 vehicles per day.²²

¹⁹ <http://www.sahuaritafarms.com/vision/>

²⁰ <http://www.sahuaritafarms.com/wp-content/>

²¹ <http://www.sahuaritafarms.com/plan/community-villages/>

²² <http://www.pagnet.org/documents/rdc/gis/maptrafficcoun2012.pdf>

