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VALLEY VERDE CENTER

100 W. Duval Mine. Rd. Sahuarita (Tucson), AZ

NORTHWEST CORNER OF I-19/ DUVAL MINE RD

End Cap , In-line, & Out Parcels



WAL*MART
SUPERCENTER

BIG 5
SPORTING GOODS

W

K

TJ-maxx

SPROUTS
FARMERS MARKET

ROSS
DRESS FOR LESS®

petco
where the healthy pets go

DOLLAR TREE

Jersey Mike's
SUBS

Little Caesars

Car's Jr.

Starbucks

bealls
OUTLET

PET SMART

Dutch Bros

CHIPOTLE
MEXICAN GRILL

MOD PIZZA

19

38,900+
VEHICLES PER DAY

Ashley
HOMESTORE

DESERT SKY
CINEMA

Culver's

Denny's

Pizza Hut

TACO BELL

100 W DUVAL MINE RD

W DUVAL MINE ROAD

23,000+
VEHICLES PER DAY

100 WEST DUVAL MINE ROAD



STRATEGIC LOCATION

Ideally situated on Duval Mine Road (23,000+ VPD), just off Interstate 19 (38,900+ VPD). Directly across I-19 from Duval Commercial Center, anchored by Walmart Supercenter, Big Lots, and Ross Dress for Less; and The Crossing at Sahuarita Shopping Center, anchored by Sprouts Farmers Market, TJ Maxx and PetSmart.

STRONG RETAIL DEMOGRAPHICS

38,292 Population and \$77,209 Average Household income within a 5 mile radius.

HIGH GROWTH MARKET Population has increased by over 18.71% since 2010. This is one of the fastest area of growth in the Tucson MSA.

13 MILES FROM DOWNTOWN TUCSON AND CAMPUS OF THE UNIVERSITY OF ARIZONA

100 WEST DUVAL MINE ROAD HIGHLIGHTS

SUITES AVAILABLE :

SUITE 180- 5,995 SQUARE FEET END CAP

- ⌚ Substantial Restaurant Improvements
- ⌚ Large patio - approximately 1000 SF
- ⌚ Next to Movie Theater

SUITE 100- 20,911 SQUARE FEET

FLEXIBLE SPACE S - CAN DIVIDE



TOWN OF SAHUARITA, AZ

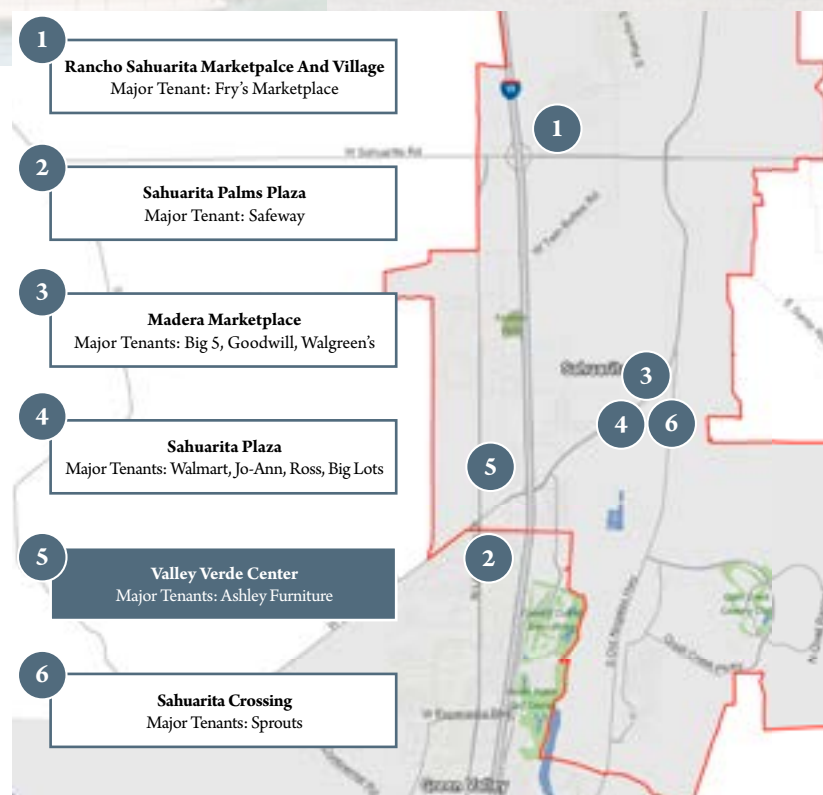
Sahuarita is a town located in Pima County, Arizona. It is located 15 miles south of the Tucson and abuts the north end of Green Valley. The Town of Sahuarita benefits greatly from its location within Southern Arizona, not only as part of the Greater Tucson region, but also from its extreme proximity to Mexico. Mexico's GDP ranks 14th among the world's economies, and its upward trajectory will continue to propel Arizona's neighbor to the south to even greater economic standing and prosperity in the world economy.

Sahuarita experienced exponential population growth between 2000 and 2013, having increased its population by more than 700 percent, reaching nearly 26,800 residents in 2013. And Sahuarita's population is younger than that of the State of Arizona, with a median age of 35.5 years, compared to Arizona's median of 36.0 years. The younger population cohort is a key competitive advantage for Sahuarita, which needs to focus on creating an environment for the establishment and growth of high value added, high paying jobs that seek young, college-educated professional talent.

Money Magazine has named Sahuarita as one of the Best 50 Places to Live in the nation. The town placed at No. 29. Here's what the magazine said, in a profile of Sahuarita written by Kerri Anne Renzulli: 'Sahuarita isn't just one of Arizona's fastest growing communities. It's one of the fastest growing in the country. The population has swelled from 3,200 in 2000 to over 33,000 today - thanks to a combination of affordable housing and an almost- painless, 20-minute commute to central Tucson.

CARLOS HERRERA / FOR THE ARIZONA DAILY STAR 2014

Retail Shopping Centers



Open space and Sahuarita Lake Park with its 10-acre lake surrounded by grassy areas, walking paths and an amphitheater were among the reasons Money magazine put the community on the list of best places to live. It ranked No. 29 of 50.

LOCATION & MARKET SUMMARY - TUCSON

“Tucson inspires a sense of freedom among all who visit. Freedom of thought and expression. Freedom to discover and explore. And the freedom to be yourself.”

- VISIT TUCSON

The City of Tucson is a diverse community that is compiled of primarily students, military personnel and the everyday workforce. Most commonly known as the college town of the University of Arizona, Tucson is about embracing and discovering what sparks your inner self. Offering an eclectic array of activities that will surely fill your time, Tucson boasts

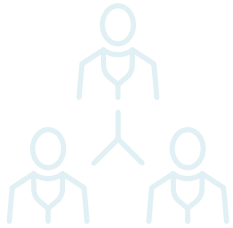
the title of “City of Gastronomy” from UNESCO for its rich agricultural history as well as its delicious food scene.

Located in Tucson is also the Davis-Monthan Air Force Base, home to the 355th Fighter Wing, part of the Air Combat Command. The base is best known as the location of the Air Force Materiel Command’s 309th Aerospace Maintenance and Regeneration Group, the aircraft bone-yard for all excess military and government aircraft.

In 2015 Banner Health and the University of Arizona Health Network merged to create a groundbreaking platform of academic medicine, research, instruction and patient care at three academic medical centers, to benefit Tucson and the entire state of Arizona



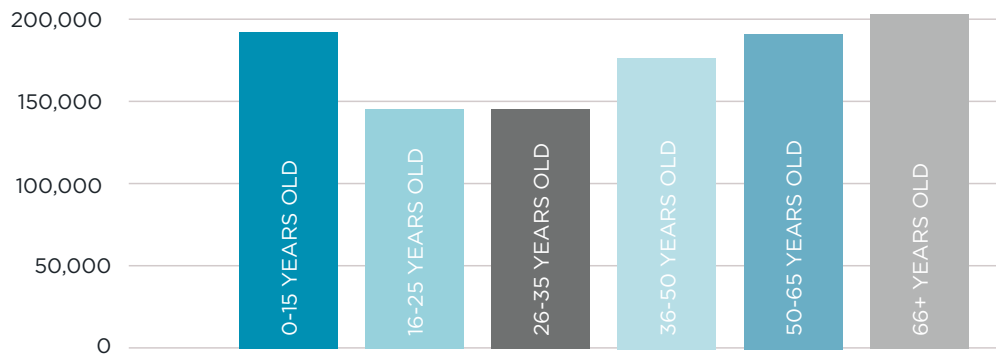
LOCATION & MARKET SUMMARY - TUCSON



1,066,136
TOTAL POPULATION
OF TUCSON METROPOLITAN
STATISTICAL AREA

Located in the southeast portion of the state of Arizona, just 60 miles north of the Arizona-Mexico border, Tucson is the 2nd largest city in Arizona. There is a daytime population of 1,066,136 people made up of 437,243 workers and 621,453 residents. Tucson has an average household income of \$77,318 and an average home value of \$273,471.

POPULATION BY AGE | MEDIAN AGE 39.2



475,019 TOTAL HOUSING UNITS



38.4%
 Renter Occupied



61.7%
 Owner Occupied

EDUCATIONAL ATTAINMENT

42.3%

Tucson residents have earned an associates degree or higher



18.3%
 High School Graduate



24.6%
 Some College



9.2%
 Associates Degree



19.1%
 Bachelor's Degree



14.0%
 Graduate Degree

TOP 10 EMPLOYERS

AGGREGATED FOR TUCSON METROPOLITAN STATISTICAL AREA

	COMPANY	# OF LOCATIONS	# OF EMPLOYEES
1	United States Department of the Air Force	4	13,850
2	University of Arizona	153	11,790
3	Raytheon Company	5	11,300
4	Pima County	197	7,550
5	State of Arizona	82	6,580
6	Banner University Medical Center Tucson Campus	1	4,480
7	Walmart	21	4,330
8	Tucson Medical Center	3	4,040
9	City of Tucson	123	4,010
10	Veterans Health Administration	2	2,810



16,115

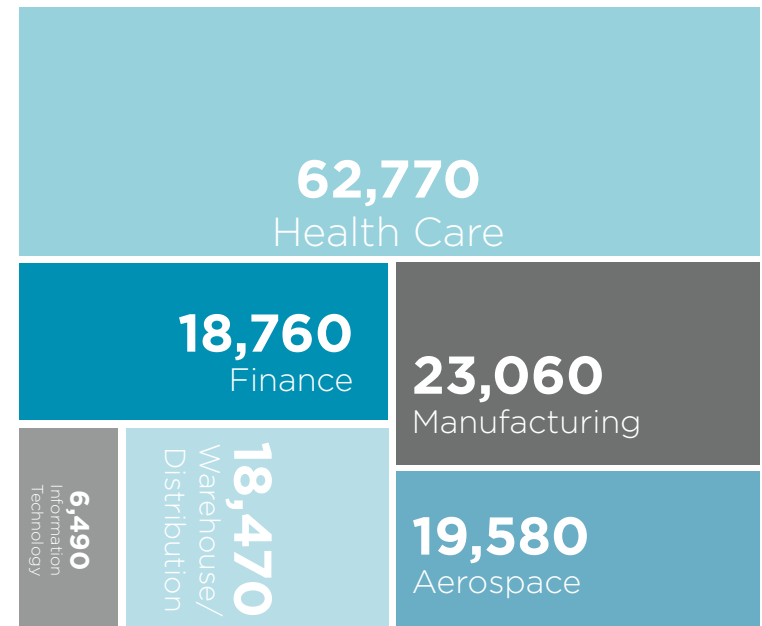
Total Businesses with 5 or more employees



389,840

Total Jobs at Businesses with 5 or more employees

OF EMPLOYEES BY KEY INDUSTRIES



LOCATION & MARKET SUMMARY - TUCSON

Established in 1885, the University of Arizona is the state's land-grant university. Known for its two medical schools, it produces graduates who are real-world ready through its 100% Engagement Initiative. Recognized as a global leader, the UA is also a leader in research, bringing more than \$684 million in research investments each year, and ranking in the top 25 among all public universities. The UA is advancing the frontiers of interdisciplinary scholarship and entrepreneurial partnerships, and is a member of the Association of American Universities, which lists the 62 leading public and private research universities in the country. It benefits the state with an estimated economic impact of \$8.3 billion annually.

RANKINGS

BEST BUY

— Fiske Guide, 2019



TOP 30

ONLINE BACHELOR'S
— U.S. News & World Report, 2019

BEST VALUE

— Princeton Review, 2019

#25
PUBLIC RESEARCH INSTITUTION

— National Science Foundation

92%
OF EMPLOYERS SAY
UA GRADUATES have the
skills to succeed on the job

— Employer Satisfaction Survey

TOP 1%
OUT OF 18,000
SCHOOLS

— Center for World University Rankings

ENROLLMENT

45,217

Total Students Enrolled



35,233

Undergraduate



9,984

Graduate



“THE SOUTHWEST’S NEXT FOODIE DESTINATION”

NEW YORK MAGAZINE

CITY OF TUCSON DESIGNATED, “CITY OF GASTRONOMY”, BY UNESCO IN DECEMBER OF 2015.

Many factors were considered when UNESCO (United Nations Educational, Scientific and

Cultural Organization) labeled Tucson the “City of Gastronomy”, including but not limited to the rich agricultural history, large number of local foods and improvement efforts of food production made by the University of Arizona.

Since the designation was received, the City of Tucson has made an effort to attract award-winning chefs, restaurants using local ingredients and artisans dedicated to making Tucson foods, beers and spirits. In the past three years, there have been over **90 articles** covering the food scene in Tucson, which is currently valued at **\$29.5 million.**



LOCATION & MARKET SUMMARY - TUCSON

2ND | Largest city
in Arizona



40 | Municipal, Public and
Private Golf Courses



83°F | Average
Temperature



149 | Hotels



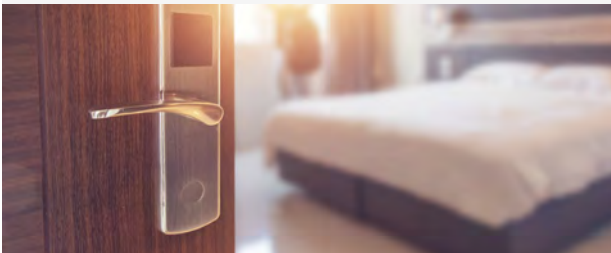
MUSEUM | Worlds largest non-
government funded air
and space museum



500 | Miles of dedicated
bike lanes



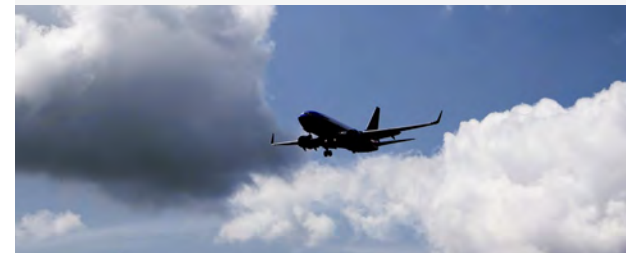
15,677 | Hotel Rooms



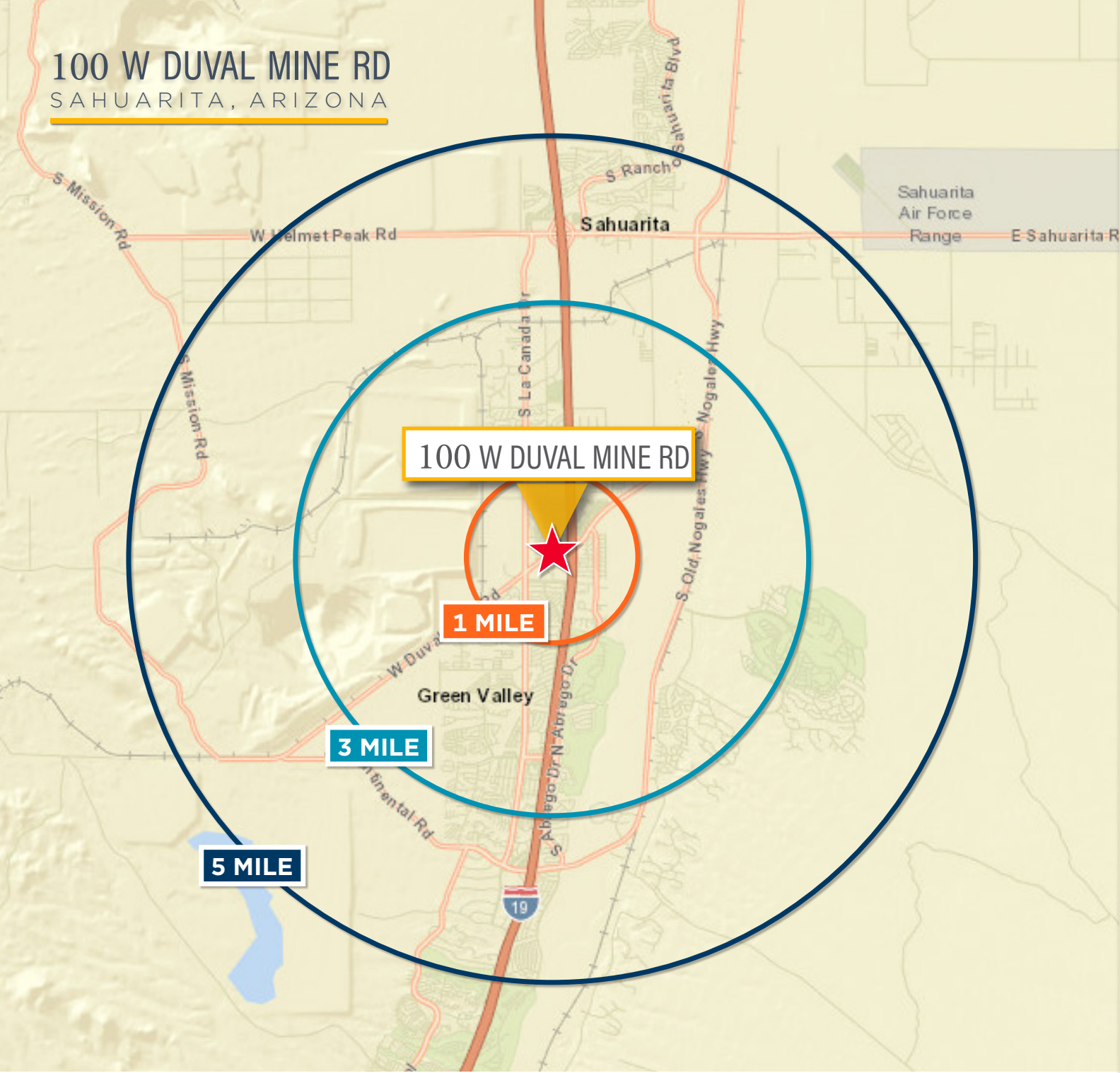
216 | Hiking Trails
listed on AllTrails



3,551,159 | Tucson
International Airport
(Enplanned/deplaned)



100 W DUVAL MINE RD
SAHUARITA, ARIZONA



2020 DEMOGRAPHICS



AVERAGE HH INCOME

\$69K+
3 MILE RADIUS



POPULATION

22K+
3 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
6,374	22,563	38,292

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$62,258	\$69,619	\$77,209