



WESTERN
RETAIL ADVISORS

LOT 6
±24,602 SF

SUBJECT

Quail Xing Blvd

CIRCLE K

SHERWIN
WILLIAMS

bealls
OUTLET

TJ-max



LAND FOR LEASE OR SALE

THE CROSSING AT SAHUARITA LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614

JASON FESSINGER

602.368.1090

jfessinger@w-retail.com

KALEN RICKARD

602.931.4492

krickard@w-retail.com

JULIE GREEN

602.710.1786

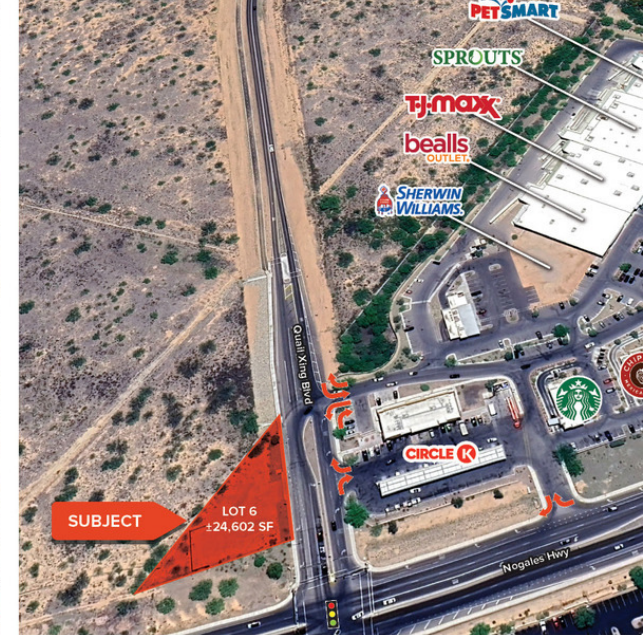
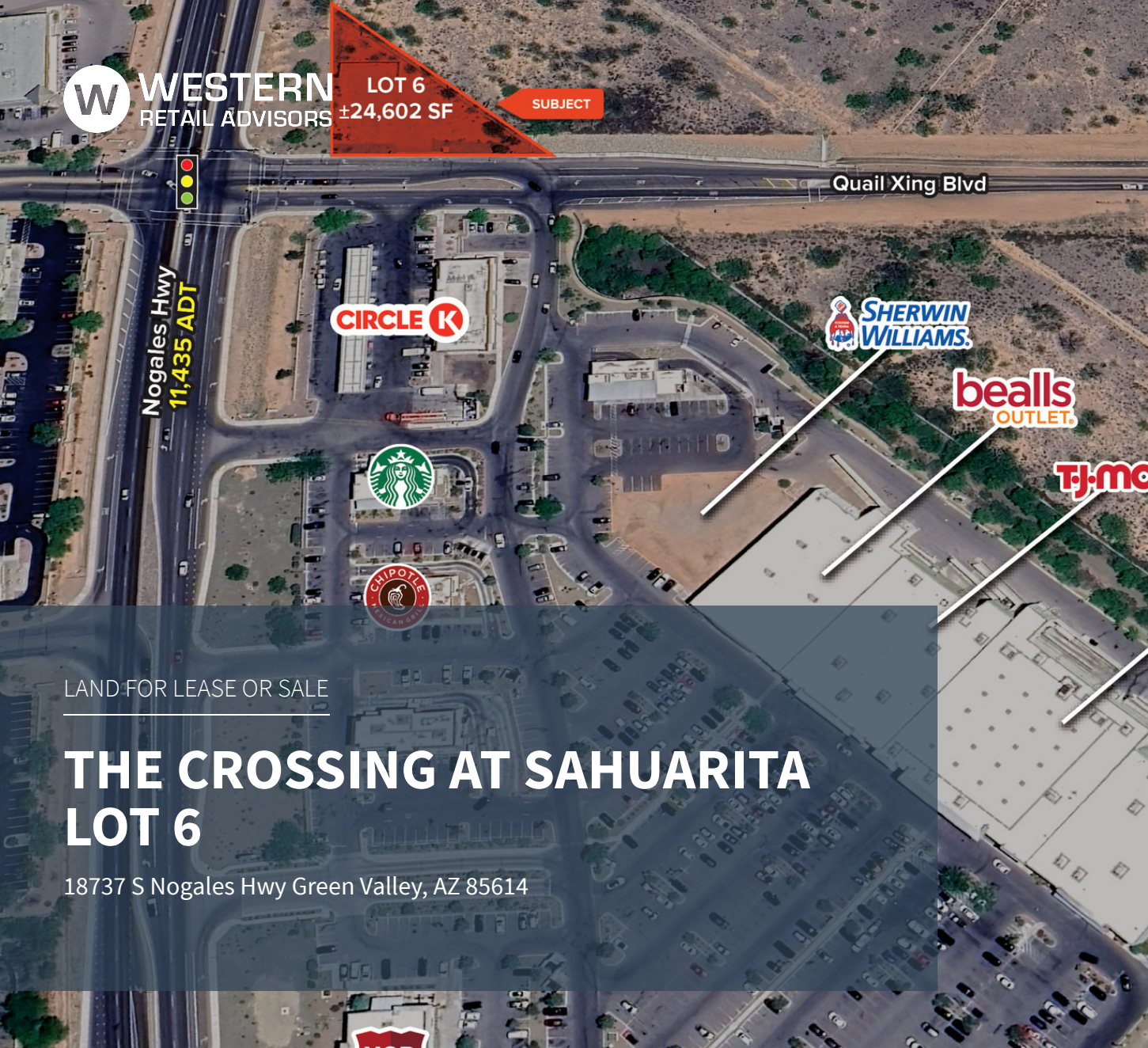
jgreen@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com



THE CROSSING AT SAHUARITA - LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614



LOCATION DESCRIPTION

The Crossing at Sahuarita

PROPERTY HIGHLIGHTS

- LOT AVAILABLE IN SAHUARITA +/-24,602 SF
- FOR LEASE OR SALE
- LOCATED OFF I-19 & NOGALES HWY
- SURROUNDED BY GREAT RETAIL MIX

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.

THE CROSSING AT SAHUARITA - LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

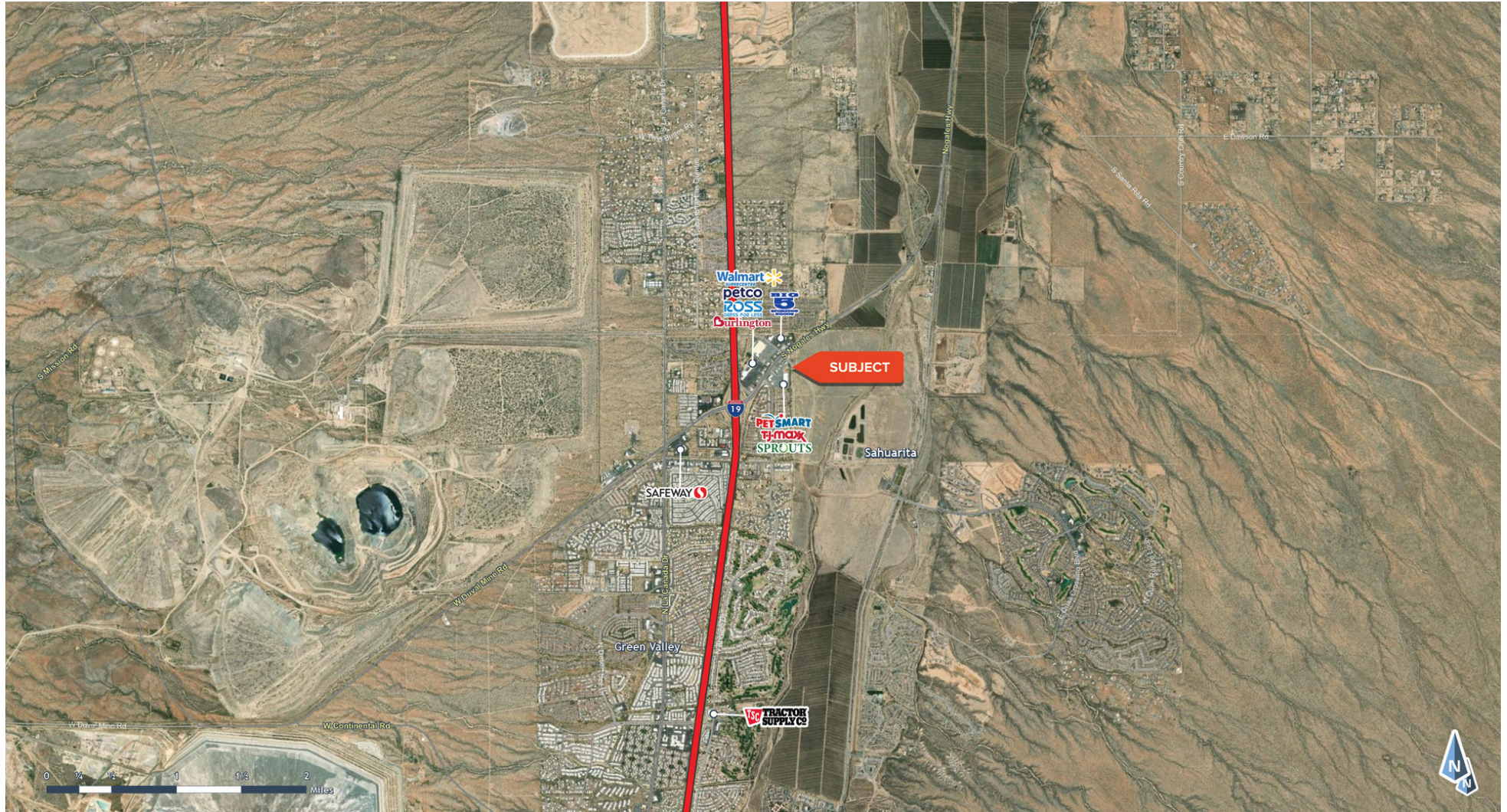
18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

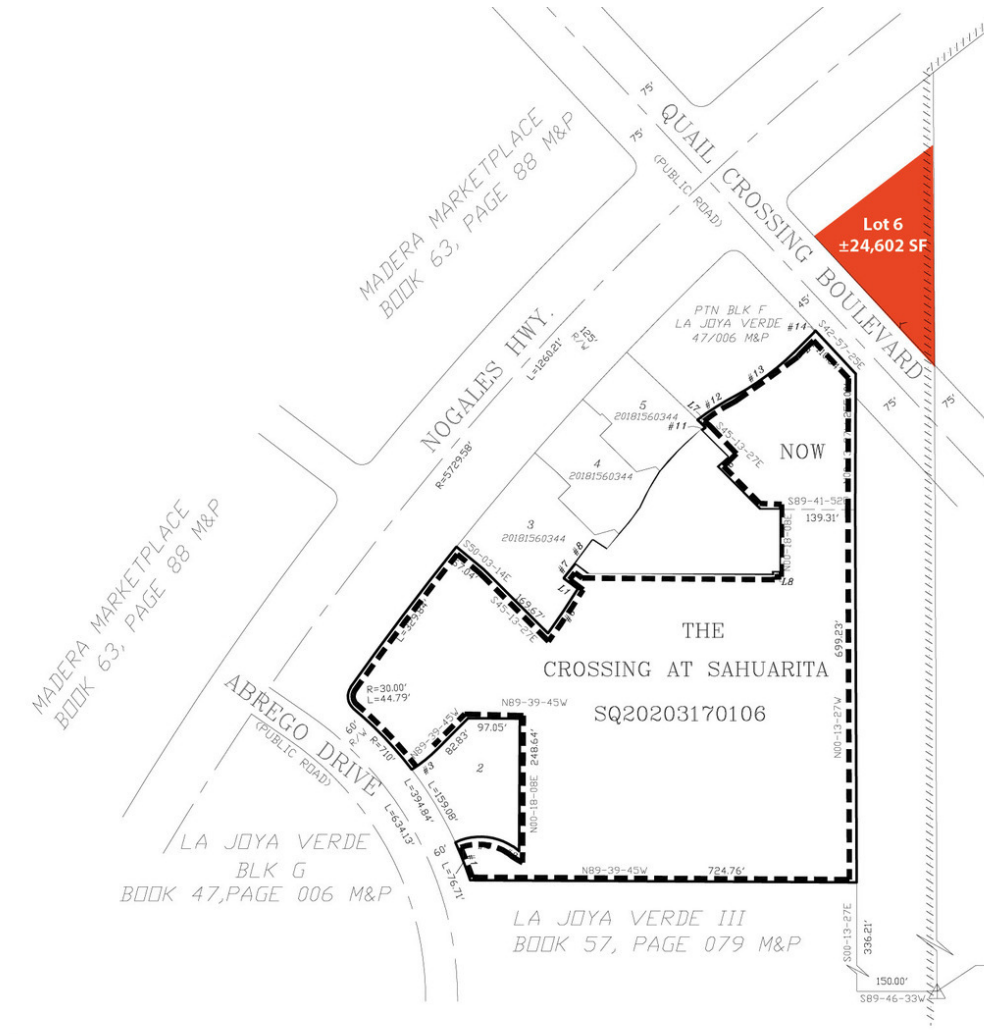
18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

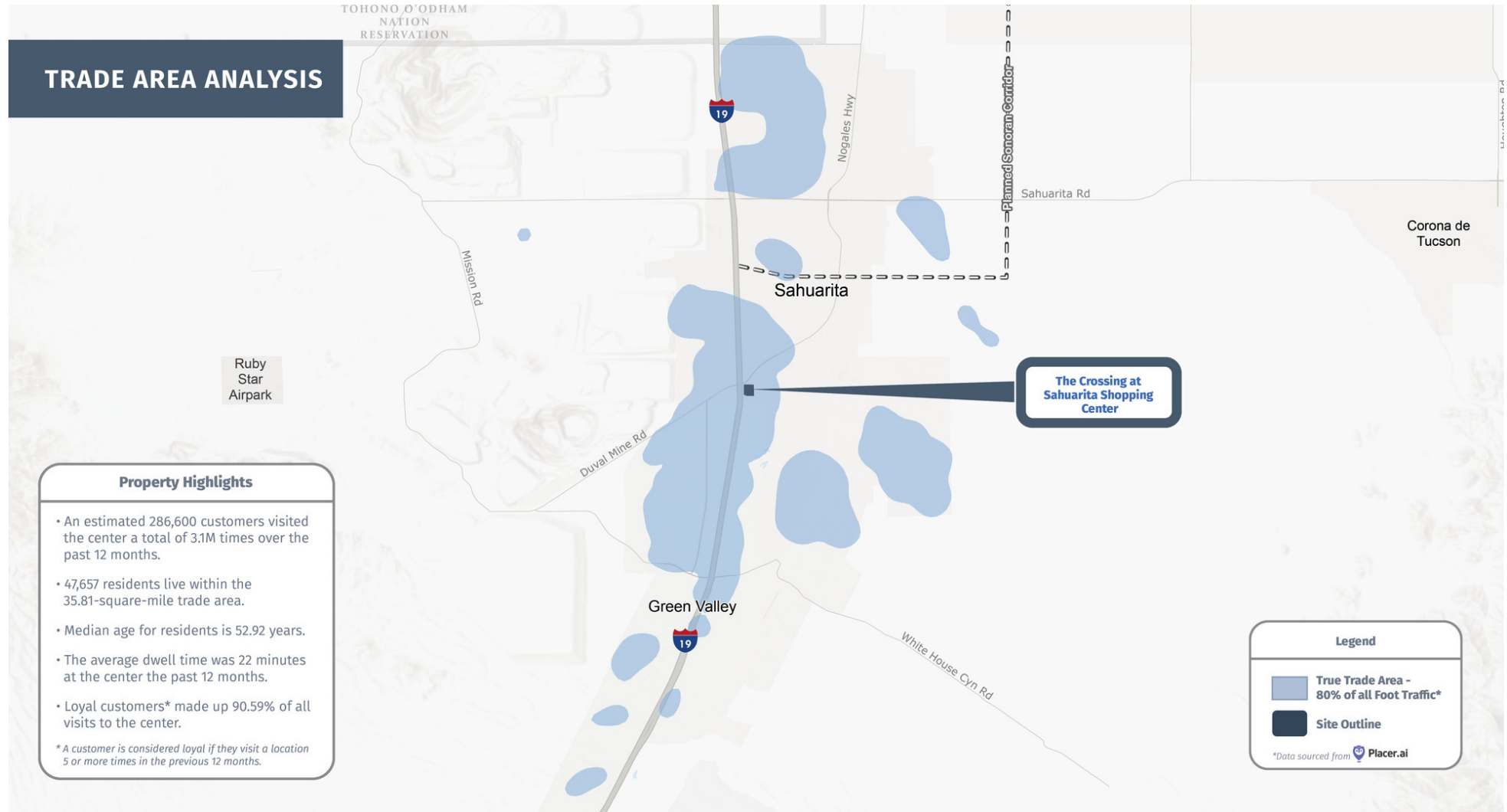
18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614



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.

THE CROSSING AT SAHUARITA - LOT 6

18737 S Nogales Hwy Green Valley, AZ 85614

 POPULATION <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>5,956</td><td>23,643</td><td>46,895</td></tr><tr><td>Median Age</td><td>36.6</td><td>61.6</td><td>60.5</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	5,956	23,643	46,895	Median Age	36.6	61.6	60.5	 HOUSEHOLD INCOME <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$75,895</td><td>\$74,499</td><td>\$79,238</td></tr><tr><td>Average</td><td>\$89,359</td><td>\$97,112</td><td>\$103,374</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$75,895	\$74,499	\$79,238	Average	\$89,359	\$97,112	\$103,374	 DAYTIME WORKFORCE <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>156</td><td>476</td><td>870</td></tr><tr><td>Employees</td><td>1,891</td><td>4,379</td><td>8,439</td></tr><tr><td>Daytime Population</td><td>4,930</td><td>20,676</td><td>41,256</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	156	476	870	Employees	1,891	4,379	8,439	Daytime Population	4,930	20,676	41,256
	1 MILE	3 MILES	5 MILES																																																
Area Total	5,956	23,643	46,895																																																
Median Age	36.6	61.6	60.5																																																
	1 MILE	3 MILES	5 MILES																																																
Median	\$75,895	\$74,499	\$79,238																																																
Average	\$89,359	\$97,112	\$103,374																																																
	1 MILE	3 MILES	5 MILES																																																
Total Businesses	156	476	870																																																
Employees	1,891	4,379	8,439																																																
Daytime Population	4,930	20,676	41,256																																																
 EDUCATION <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Percentage with Degrees</td><td>42.9%</td><td>50.7%</td><td>52.9%</td></tr></table>					1 MILE	3 MILES	5 MILES	Percentage with Degrees	42.9%	50.7%	52.9%	 EMPLOYMENT <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>White Collar Occupation</td><td>53.5%</td><td>60.9%</td><td>63.8%</td></tr><tr><td>Services</td><td>26.9%</td><td>22.7%</td><td>20.0%</td></tr><tr><td>Blue Collar</td><td>19.7%</td><td>16.3%</td><td>16.2%</td></tr></table>					1 MILE	3 MILES	5 MILES	White Collar Occupation	53.5%	60.9%	63.8%	Services	26.9%	22.7%	20.0%	Blue Collar	19.7%	16.3%	16.2%	 HOUSEHOLD STATISTICS <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Households</td><td>2,180</td><td>11,167</td><td>21,445</td></tr><tr><td>Median Home Value</td><td>\$325,780</td><td>\$352,632</td><td>\$360,283</td></tr></table>					1 MILE	3 MILES	5 MILES	Households	2,180	11,167	21,445	Median Home Value	\$325,780	\$352,632	\$360,283				
	1 MILE	3 MILES	5 MILES																																																
Percentage with Degrees	42.9%	50.7%	52.9%																																																
	1 MILE	3 MILES	5 MILES																																																
White Collar Occupation	53.5%	60.9%	63.8%																																																
Services	26.9%	22.7%	20.0%																																																
Blue Collar	19.7%	16.3%	16.2%																																																
	1 MILE	3 MILES	5 MILES																																																
Households	2,180	11,167	21,445																																																
Median Home Value	\$325,780	\$352,632	\$360,283																																																

* 2025 Demographic data derived from ESRI

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.