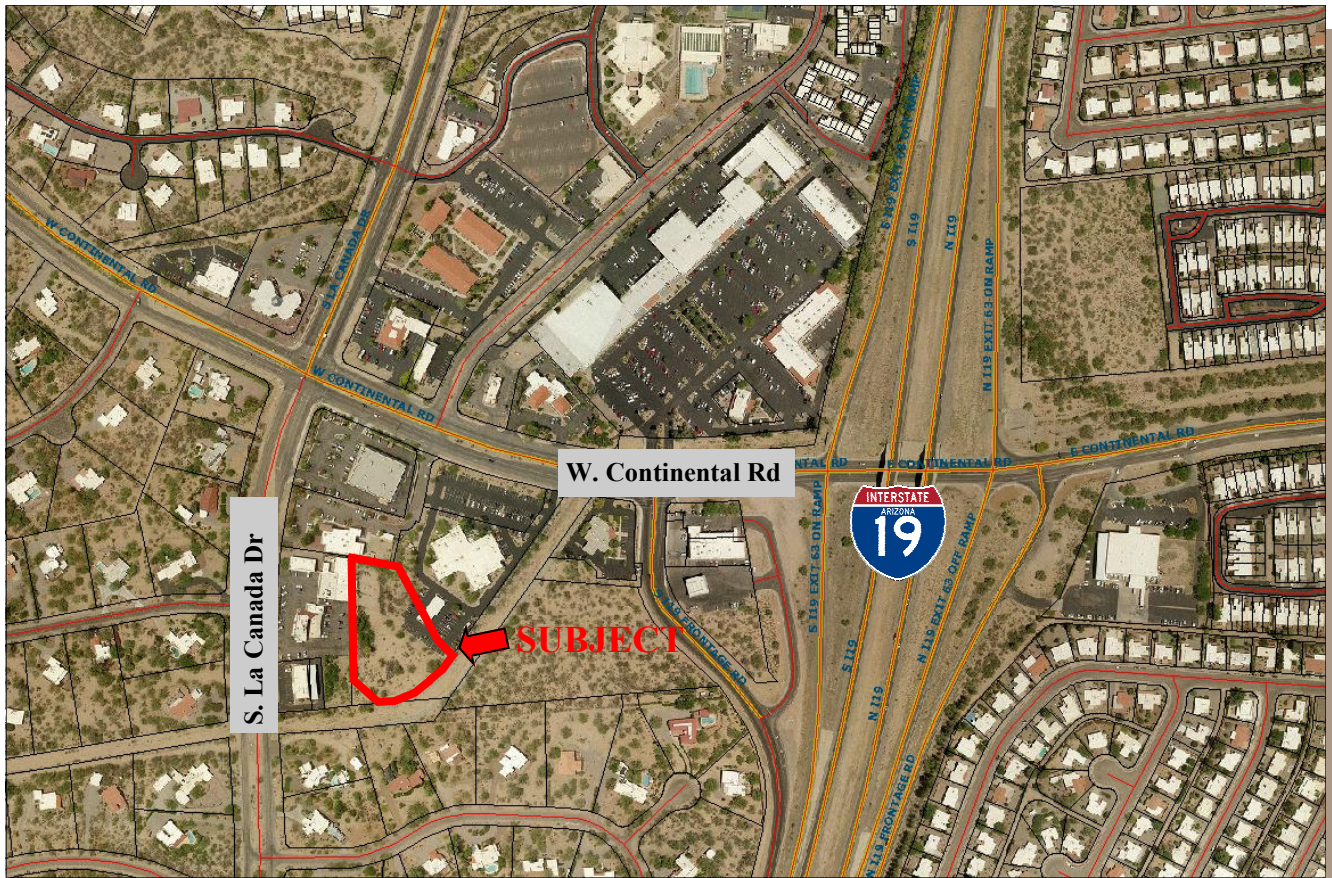


**S
A
L
E**



225 W. Continental Road Green Valley, AZ

- 87,032 SQ FT (+/- 2 AC) zoned CB-2
- APN 304-26-970B
- Professional office & retail submarket of Green Valley by Walgreens (SEC of S La Canada Dr/W Continental Rd.)
- Owner will consider all reasonable offers, ground lease, or build to suit
- Close proximity to I-19, off Continental Exit

Asking Price: \$700,000 (\$8.04/psf)

Exclusively Represented by:
Tucson Realty & Trust Co.

David Houge & Lisa Hoskin
520.577.7000



DEMOGRAPHICS:

	2010 Estimate		
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Households (HH):	2,089	10,052	14,440
Avg. HH Income:	\$53,831	\$66,340	\$71,260

Source: Claritas

TRAFFIC COUNTS:

I-19:	(PAG 2006)	31,000 VPD
Continental Rd:	(PAG 2006)	14,000 VPD
La Canada Dr:	(PAG 2006)	11,000 VPD

Exclusively Represented by:
Tucson Realty & Trust Co.
David Hogue & Lisa Hoskin
520.577.7000