

FOR LEASE

# Nogales Plaza

NOGALES, ARIZONA

RETAIL



## PROPERTY OVERVIEW

Located in the heart of Nogales, Arizona's, major retail hub, this plaza draws not only from the U.S. side of the border, but is also within easy walking distance to a substantial Sonora, Mexico trade area. A variety of other retailers, restaurants and services would complement the already successful Nogales Plaza.

<b>LEASE RATE</b>	\$12.00-\$18.00/SF, NNN
<b>NNN CHARGES</b>	Currently Estimated at \$4.75/SF
<b>SPACES AVAILABLE</b>	±1,500 SF ±1,511 SF ±3,009 SF ±3,302 SF ±5,038 SF
<b>RETAILERS</b>	Bashas' Food City, Pep Boys, Peter Piper Pizza, Family Dollar, Cricket Communications, Goodwill, Stage Apparel and CSL Plasma

<b>2017 DEMOGRAPHICS</b>	1 MILE	3 MILES	5 MILES
EST. POPULATION:	8,056	17,322	21,603
EST. AVG. HOUSEHOLD INCOME:	\$34,248	\$41,418	\$42,920
EST. HOUSEHOLD SIZE:	2.97	3.06	3.11

Source: CLARITAS

## CONTACT US

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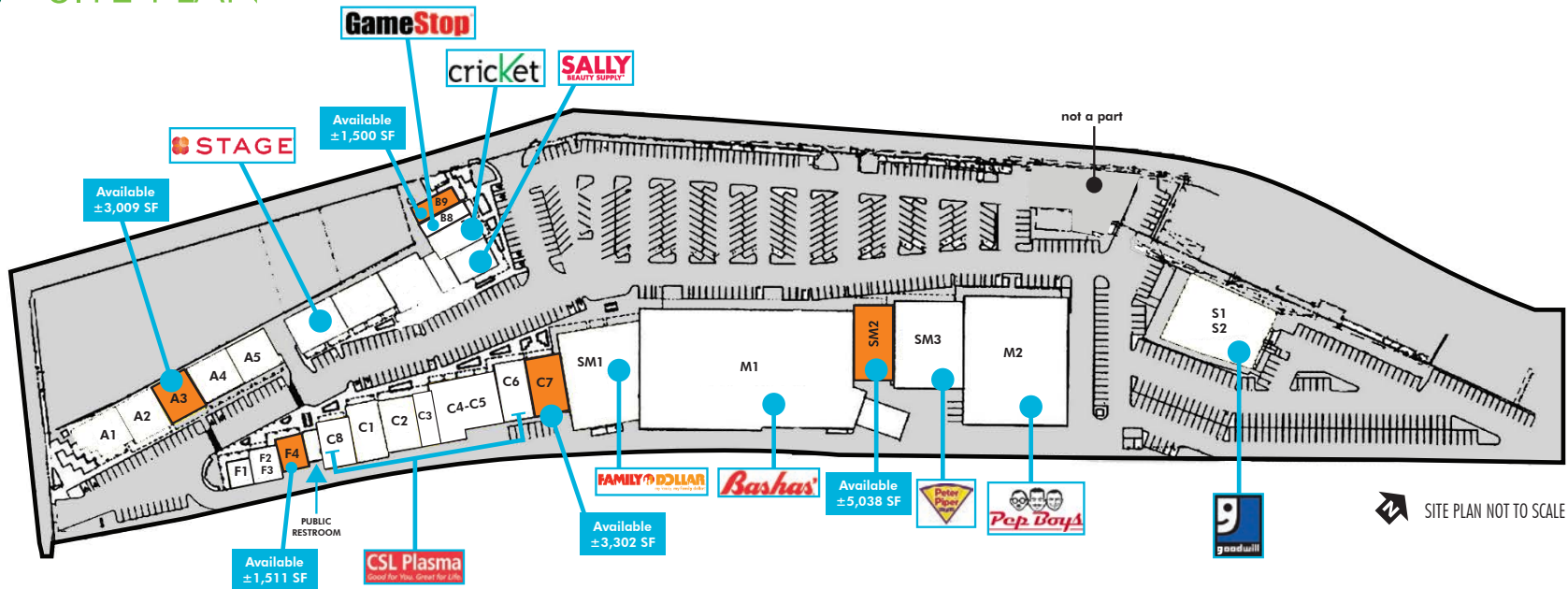
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## SITE PLAN



↑ SITE PLAN NOT TO SCALE

### NOGALES PLAZA DIRECTORY

Suite	Unit	Tenant	SF (±)
259	A1/A2	\$1.00 Store	5,460
267	A3	AVAILABLE	3,009
275	A4/A4	Pinal Hispanic Council	5,513
311	B1-3	Stage Apparel	9,985
371	B4/B5	Sally Beauty	3,756
391	B8	GameStop	1,500
	B9	AVAILABLE	1,500
350	C1-C6 & C8	CSL Plasma	15,530

Suite	Unit	Tenant	SF (±)
360	C7	AVAILABLE	3,302
274	F1	Rancho Grande	1,105
282	F2/F3	La Reyna Por Su Sabor	1,518
282	F4	AVAILABLE	1,511
450	M1	Bashas' Food City	42,761
470	M2	Pep Boys	22,266
490	S1/S2	Goodwill	10,370
400	SM1	Family Doctor	12,000
460	SM2	AVAILABLE	5,038
466	SM3	Peter Piper Pizza	10,000

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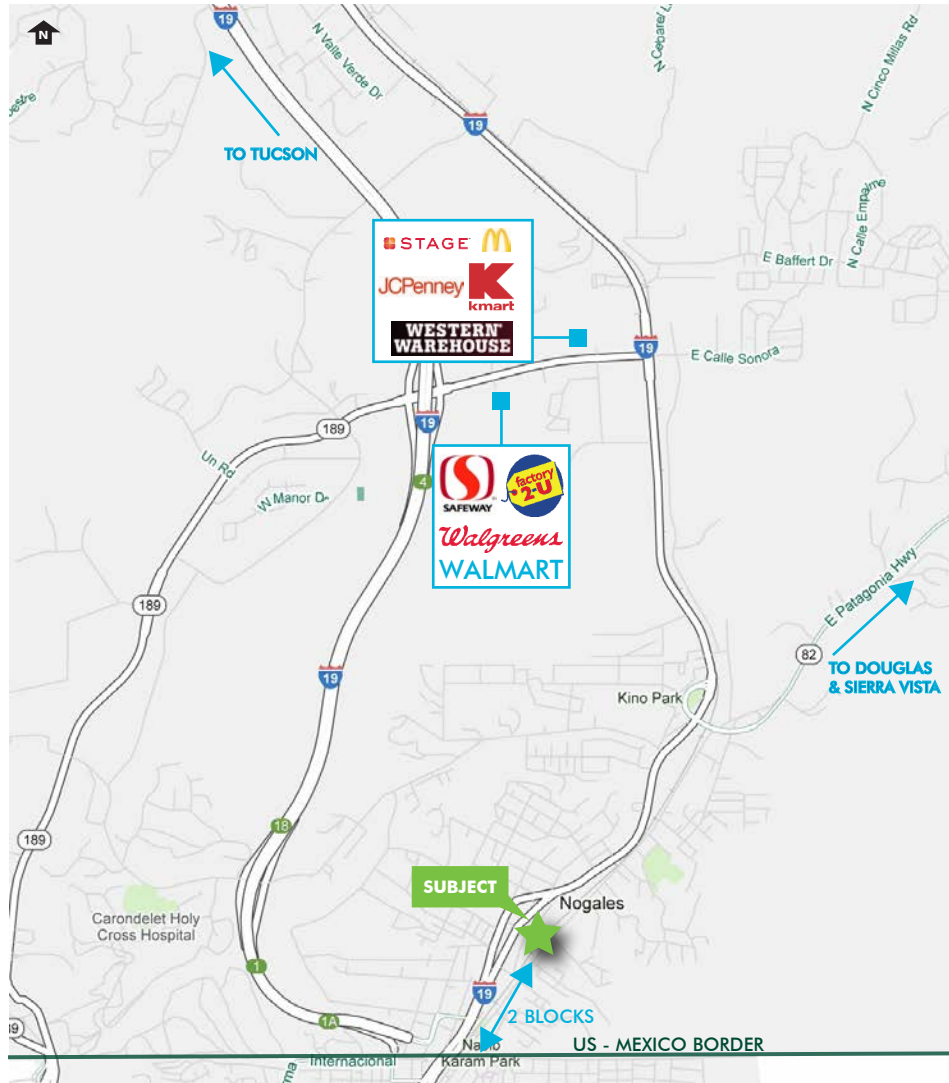
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## LOCATION MAP



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