

RETAIL BUILDING FOR SALE

# DOUGLAS, AZ

FIFTH STREET AND PAN AMERICAN AVE. | DOUGLAS, ARIZONA

RETAIL



## AVAILABILITY

<b>BUILDING SIZE</b>	±54,522 SF
<b>LOT SIZE</b>	±5.6 ACRES
<b>ASKING PRICE</b>	\$2,180,000 (\$40/SF)
<b>ANCHOR TENANTS</b>	JCPENNEY, FALLAS PAREDES & DD'S DISCOUNTS

## COMMENTS

Douglas, Arizona is located at the United States border in southeast Arizona. Across the border is the Town of Agua Prieta with an estimated population of 150,000. This location is a former Safeway Grocery Store of approximately 54,500 SF. The building can be divided for more than one user. There is a Walmart Supercenter located across the street from the property and there are a number of popular retailers located in this area. There is also the potential for a retail pad with a drive-thru and a buildable area of ±2,520 SF. This is the premier location in Douglas.

## CONTACT US

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**CBRE**



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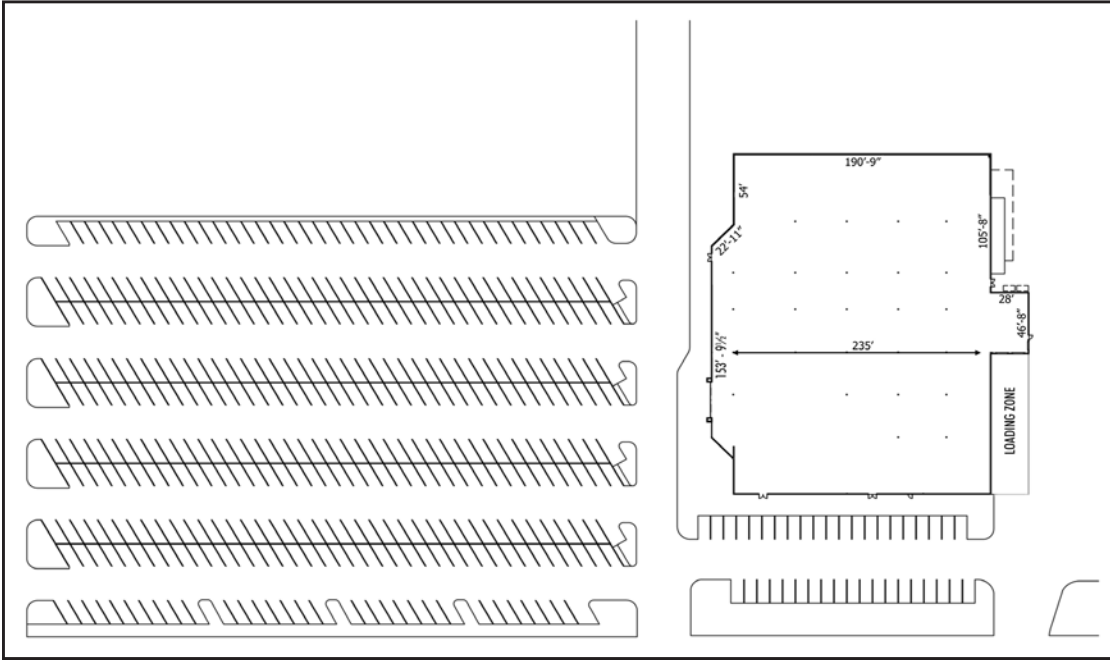


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**SITE PLAN NOT TO SCALE. ALL DIMENSIONS/MEASUREMENTS ARE APPROXIMATE.** 

**2017 ESTIMATED DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE	20 MILE
POPULATION	5,148	17,495	18,052	23,787
MEDIAN AGE	33.80	32.90	32.90	35.20
AVG. HH INCOME	\$36,784	\$41,830	\$41,680	\$43,214
HISPANIC POPULATION	4,849	15,969	16,430	18,905

SOURCE: ESRI

**DOUGLAS, ARIZONA**

**2016 RETAIL SALES**      **\$125,593,000**

**AGUA PRIETA, SONORA, MEXICO DEMOGRAPHICS**

**2017 EST. POPULATION**      **120,000**

**2016 BORDER CROSSINGS INTO THE US**

<b>PERSONAL VEHICLE PASSENGERS</b>	<b>1,600,000</b>
<b>PEDESTRIANS</b>	<b>1,030,357</b>
<b>TOTAL PEOPLE</b>	<b>3,700,000</b>

SOURCE: BUREAU OF TRANSPORTATION STATISTICS

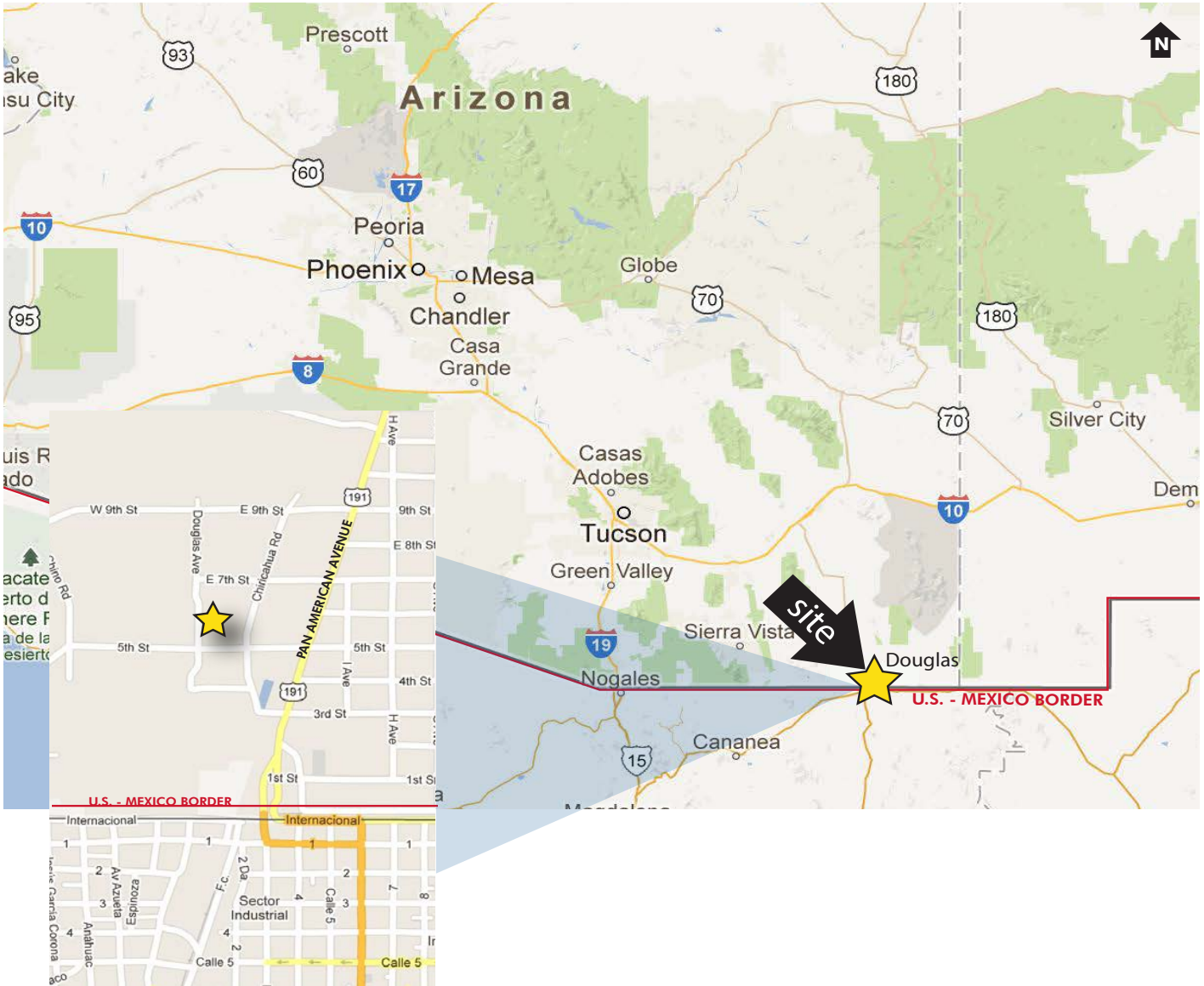


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