

FOR LEASE

Mariposa Mall

RETAIL

MARSHALLS & HOBBY LOBBY NOW OPEN!



PROPERTY INFO

RETAIL SPACE AVAILABLE | NOGALES, ARIZONA

This shopping center is located on Mariposa Road approximately three miles north of the US-Mexico border. Nogales, Arizona, is a trade area of approximately 41,208 people (Source: Claritas), and the Nogales, Sonora, population is approximately 220,292 people (Source: Claritas, 2010 census). This border traffic adds significantly to the retail trade for this area. In addition to the fine tenants located in Mariposa Mall, a number of other national retailers are in the area including a Super Walmart, Home Depot and Safeway.

Availability:	±20,266 SF (portion of former Kmart - can be divided); ±2,500 SF, ±4,800 SF, ±6,697 SF and ±960 SF
Lease Rate:	\$14.00 - \$20.00/SF/NNN
NNN Charges:	Currently estimated at \$4.75/SF
Anchor Tenants:	Hobby Lobby, JCPenney, Ross Dress for Less, Marshalls, Boot Barn, Dollar Tree, Shoe Carnival, Aeropostale, Aaron's and Forever 21.

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SITE PLAN



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AREA OVERVIEW



Demographic Comprehensive

	Nogales	Santa Cruz County
2017 Estimated Population	20,384	46,955
2022 Projected Population	19,895	45,985
Estimated Households	6,505	15,373
Avg. Household Income	\$42,938	\$52,734

Traffic Counts

W. Mariposa Road	±12,799
N. Grand Avenue	±15,420

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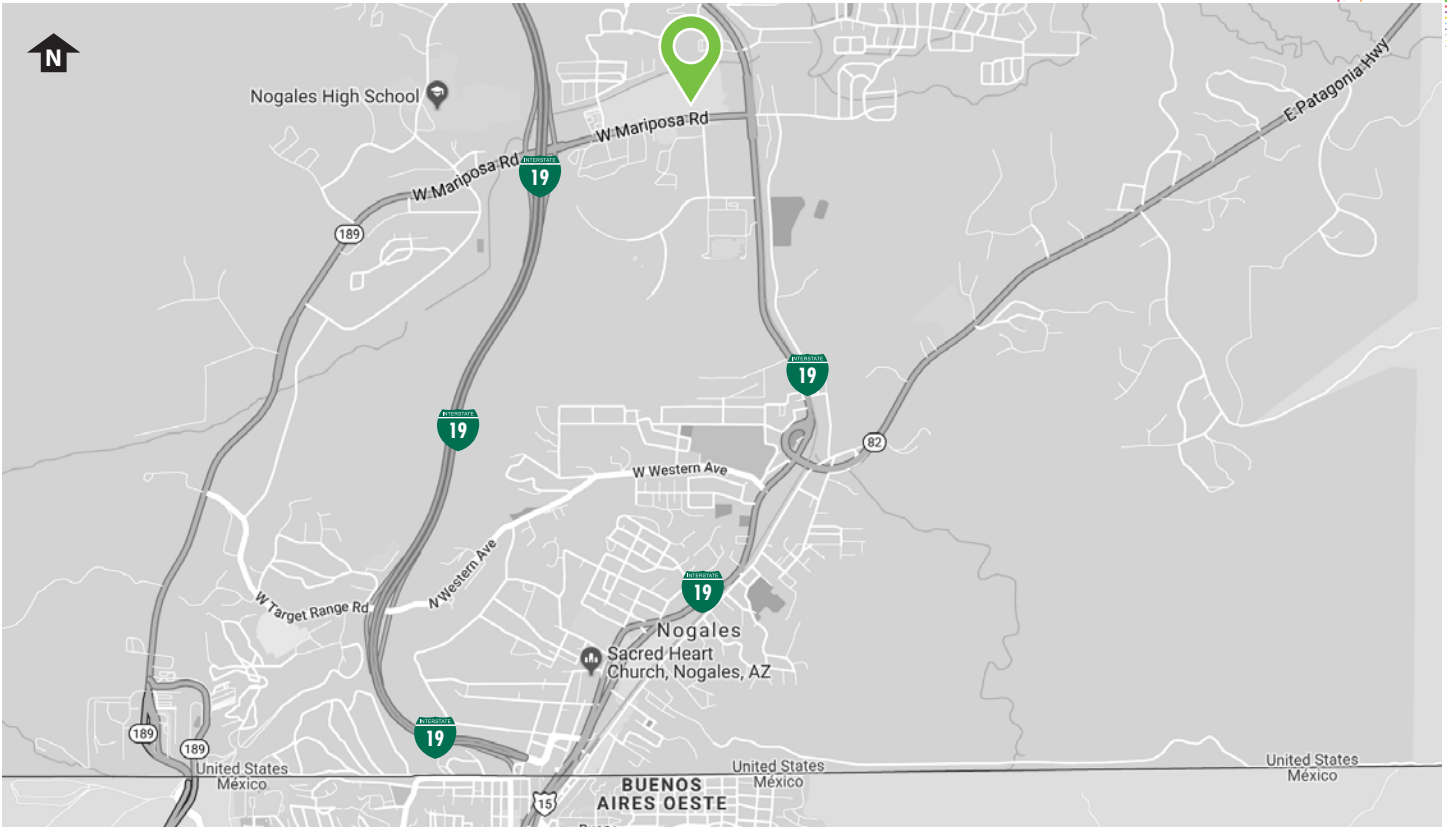
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