

FOR LEASE

# MARIPOSA MALL SHOPPING CENTER

LOCATED OFF MARIPOSA ROAD, NOGALES, ARIZONA 85621

RETAIL

FOREVER 21 NOW OPEN! HOBBY LOBBY COMING SOON!



## SPECIFICS

Lease Rate: \$14 – \$20/SF/NNN.

NNN Charges: Currently estimated at \$4.75/SF.

Space Available:  $\pm 41,266$  SF (portion of former Kmart – can be divided);  $\pm 4,800$  SF,  $\pm 2,500$  SF and  $\pm 960$  SF.

Anchor Tenants: Hobby Lobby, JCPenney, Ross Dress For Less, Boot Barn, Dollar Tree, Shoe Carnival, Aeropostale, Aaron's and Forever 21.



## COMMENTS

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.

## CONTACT US

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## Demographic Report – 15 Mile Radius

Population	40,073
Average Household Size	3.22
Average Household Income	\$52,203
Population in Nogales, Sonora	350,000

Source: Claritas 2016 estimates



Site plan not to scale.

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