

Mariposa Mall

204 -340 W Mariposa Rd
Nogales, AZ 85621

±3 Miles North of US-Mexico Border



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Retail | For Lease

Property Details

- + Available
 - ±960 SF
 - ±1,270 SF
 - ±2,400 SF
 - ±2,500 SF
 - ±3,628 SF
 - ±6,697 SF
- + Lease Rate
 - \$14.00 - \$20.00/SF NNN
- + NNN Charge
 - \$4.75/SF estimated
- + Anchor Tenants
 - Aeropostale
 - Bath & Body Works
 - Boot Barn
 - Dollar Tree
 - Five Below
 - Hobby Lobby
 - JC Penney
 - Marshalls
 - Ross
 - Old Navy
 - Shoe Carnival
 - Ulta Beauty
- + Nogales, Sonora population
 - ±220,292 *source: Claritas*
- + Nogales, Arizona trade area
 - ±41,208 *source: Esri*
- + Border traffic adds significantly to retail trade in the area
- + Excellent tenant mix with retailers nearby including:
 - Wal-Mart
 - Home Depot
 - Safeway and more

Demographics <i>2024 Estimated</i>	3 Miles	5 Miles	10 Miles	Traffic Counts
Population	21,003	23,185	39,187	Mariposa Rd ±22,640 VPD
2028 Projected Population	21,332	23,560	39,909	Grand Ave ±24,304 VPD
Households	7,533	8,224	13,431	<i>Source: ADOT</i>
Avg. Household Income	\$60,576	\$62,705	\$72,807	
Median Age	37.7	37.7	36.9	
Daytime Population	25,584	27,715	38,825	

Source: ESRI

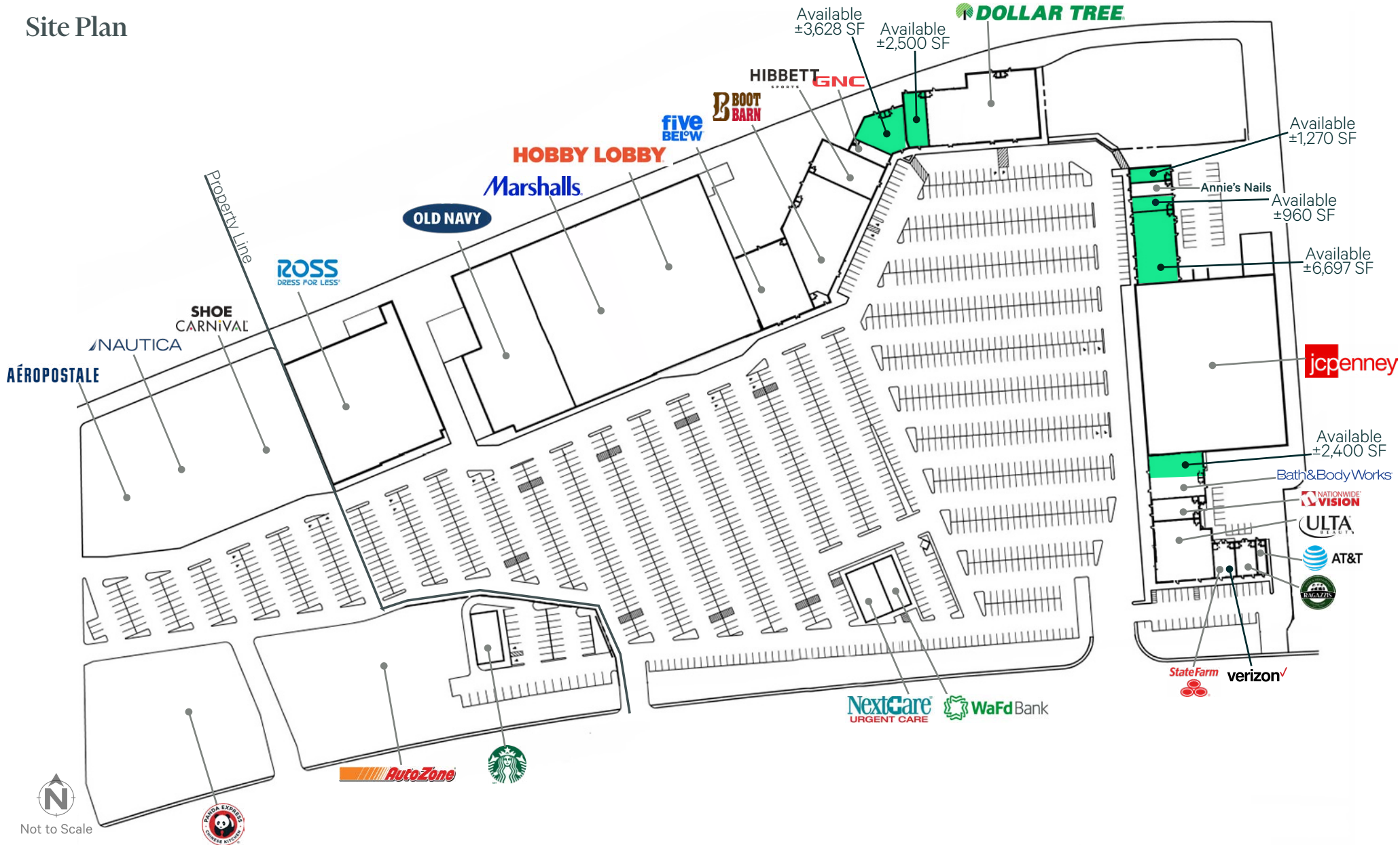


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Site Plan



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LOMA LINDA PLAZA

SAFeway	dd's DISCOUNTS	BIG B
Jack in the box	KFC	Payless
SUBWAY	Little Caesars	T-Mobile

Holiday Inn	Best Western
Carl's Jr.	CANDLEWOOD SUITES
HARBOR FREIGHT	DOLLAR GENERAL
McDonald's	Dairy Queen

MARIPOSA SHOPPING CENTER

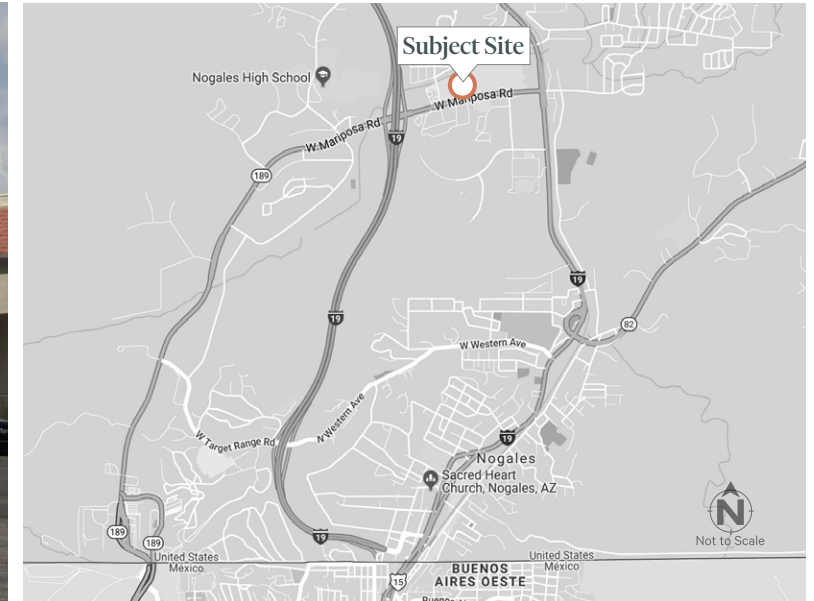
AÉROPOSTALE	SHOE CARNIVAL	ROSS DRESS FOR LESS
Marshalls	HOBBY LOBBY	OLD NAVY
five BELOW	BOOT BARN	GNC HIBBETT LIVE WELL SPORTS
DOLLAR TREE	Available ±20,000 SF 1	JCPenney
ULTA BEAUTY	Starbucks	Auto Zone

Not to Scale

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Contact Us

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