



RETAIL SPACE & LAND AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Retail Suite: A-2 **±1,800 SF**

B-9 **±900 SF**

B-5 **±1,800 SF**

Lease Rate: **\$9.00 PSF + NNN***

*NNN estimated at \$2.25 PSF

Land Available: For Built to Suit and more **±7 acres**

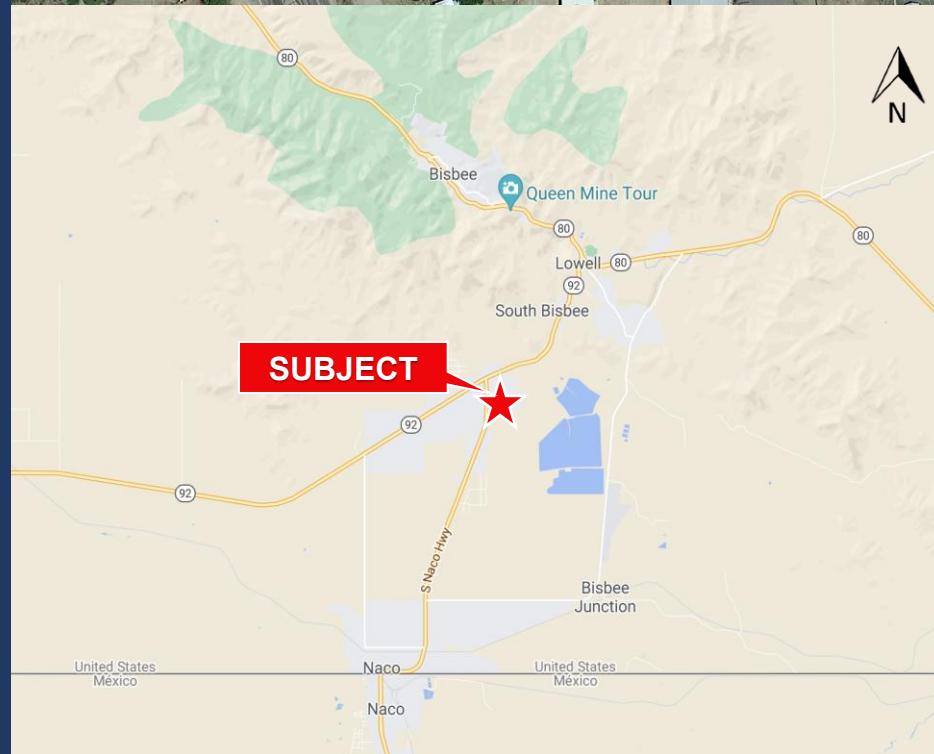
PROPERTY FEATURES

Parking: 4.82/1,000 SF

Zoning: C-2

PROPERTY HIGHLIGHTS

- Located in the heart of Bisbee's Commercial District
- Anchored by Family Dollar
- Shadow anchored by Safeway
- Located minutes from Naco, Sonora, Palomina, Hereford and 30 minutes from Douglas, Arizona
- Great visibility
- Excellent ingress/egress
- Abundant parking with easy access from surrounding communities
- Located on **± 12 acres of land**



AERIAL VIEW

Tenant	Suite #	Size (SF)
Safeway (Shadow Anchored)	101 S. Naco Hwy	
Vapes and Vibes	1101 S. Naco Hwy., #A-1	±1,200
AVAILABLE	1101 S. Naco Hwy., #A-2	±1,800
Family Dollar	1101 S. Naco Hwy., #A-4	±8,646
Jaguar Fitness Elite	1101 S. Naco Hwy., #B-1	±4,100
Copper State Baptist Church	1101 S. Naco Hwy., #B-4	±1,200
AVAILABLE	1101 S. Naco Hwy., #B-5	±1,800
PizzaRama	1101 S. Naco Hwy., #B-7	±2,400
AVAILABLE	1101 S. Naco Hwy., #B-9	±900
Dollar Tree	1101 S. Naco Hwy., #B-10	±22,356



AERIAL VIEW- LAND



DEMOGRAPHICS (2023)

	10 Minute	20 Minute	30 Minute
Population	5,038	7,697	23,565
Average Family Income	\$39,980	\$50,405	\$58,319
Employees	3,207	5,066	9,742
(2020) Retail Expenditures	\$42 Million	\$46 Million	\$208 Million

