



State Owned Property For Sale

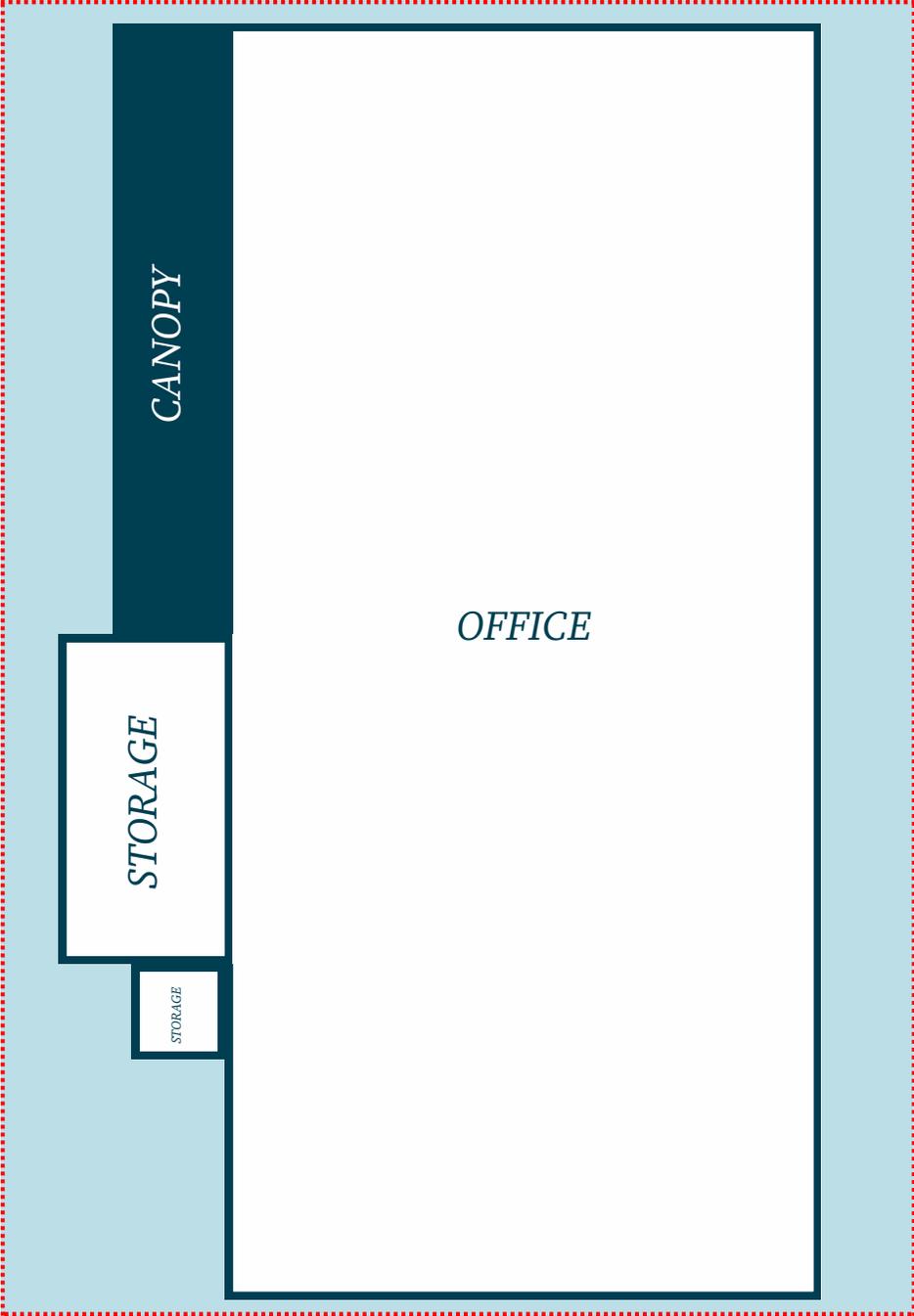
2771 N. Grand Avenue, Nogales, AZ 85621



FLOOR PLAN

Space Overview

	<ul style="list-style-type: none"> • 2771 N. Grand Avenue, Nogales, AZ 85261
	<ul style="list-style-type: none"> • Site Size (.83 acres) 36,155 SF <ul style="list-style-type: none"> ◦ Building Size 4,550 SF ◦ 373 SF Storage ◦ 381 SF Canopy ◦ 2,059 SF Steel Parking Canopy
	<ul style="list-style-type: none"> • 4 Seperate Restrooms
	<ul style="list-style-type: none"> • 46 parking spaces, including 8 covered spaces (10.13 spaces per 1,000 square feet of building area)
	<ul style="list-style-type: none"> • \$500,000
<p>APN</p>	<ul style="list-style-type: none"> • Parcel # 105-23-049
<p>ZONING</p>	<ul style="list-style-type: none"> • GC, General Commercial, City of Nogales
<p>SITE INFO</p>	<ul style="list-style-type: none"> • Partially fenced and secured site with Grand Avenue frontage. • In proximity to retail and dining amenities. • 1978 construction.





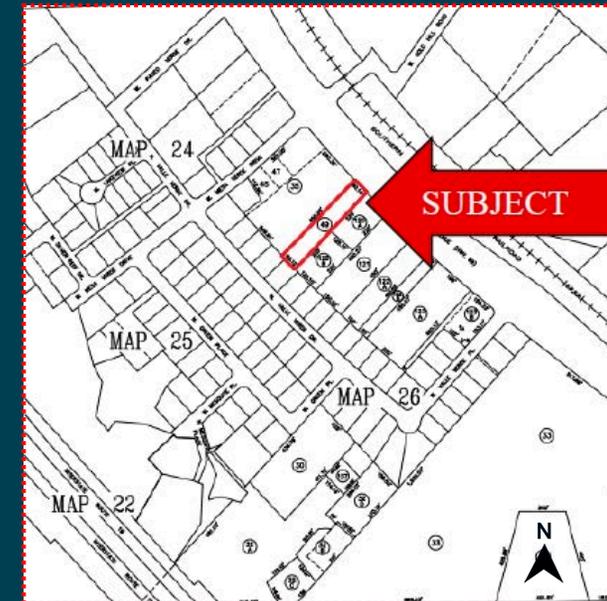
DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

5 Mile Radius

Population	2,198	16,856	26,705
Households	732	5,929	9,210
Families	550	4,246	6,708
Average Household Size	2.97	2.83	2.89
Owner Occupied Housing Units	450	3,235	5,492
Renter Occupied Housing Units	282	2,694	3,718
Median Age	37.2	37.2	37.2
Median Household Income	\$40,083	\$41,490	\$44,482
Average Household Income	\$60,993	\$62,276	\$66,267



EXTERIOR PHOTOS



ENTRANCE FROM GRAND AVE



REAR BUILDING

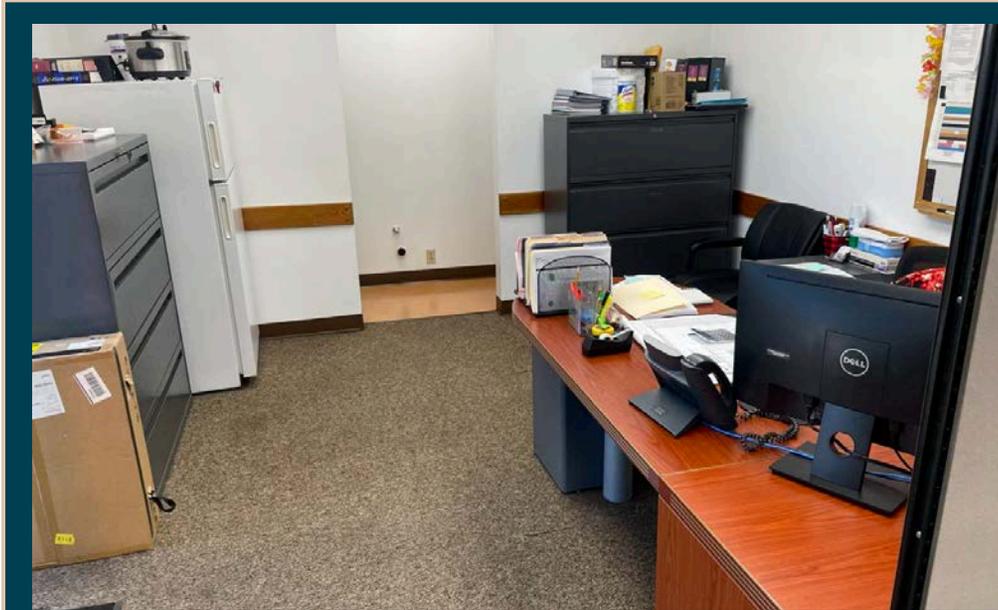


PARKING LOT



OUTDOOR PATIO SE SIDE

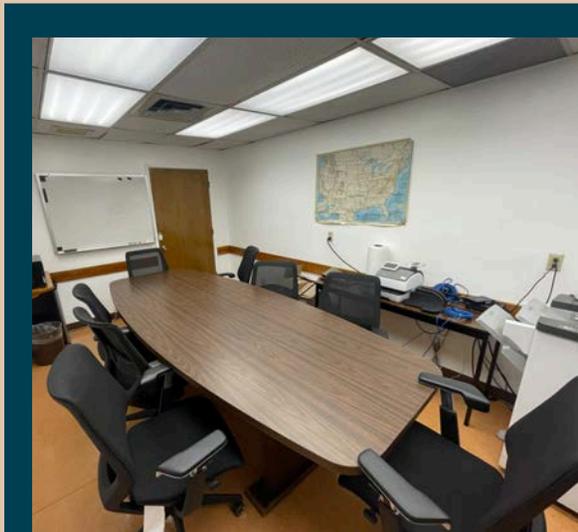
INTERIOR PHOTOS



RECEPTION AREA



OFFICE SPACE NEAR RECEPTION



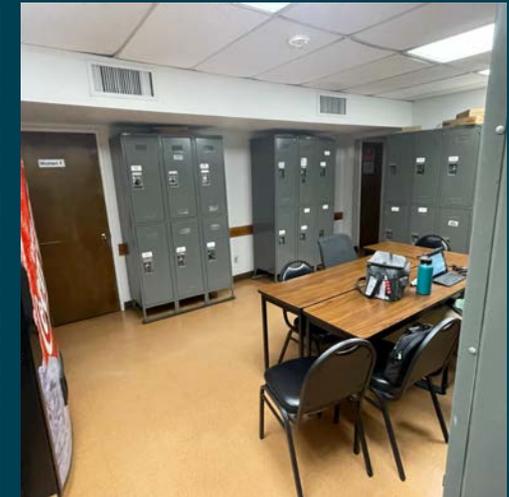
CONFERENCE ROOM



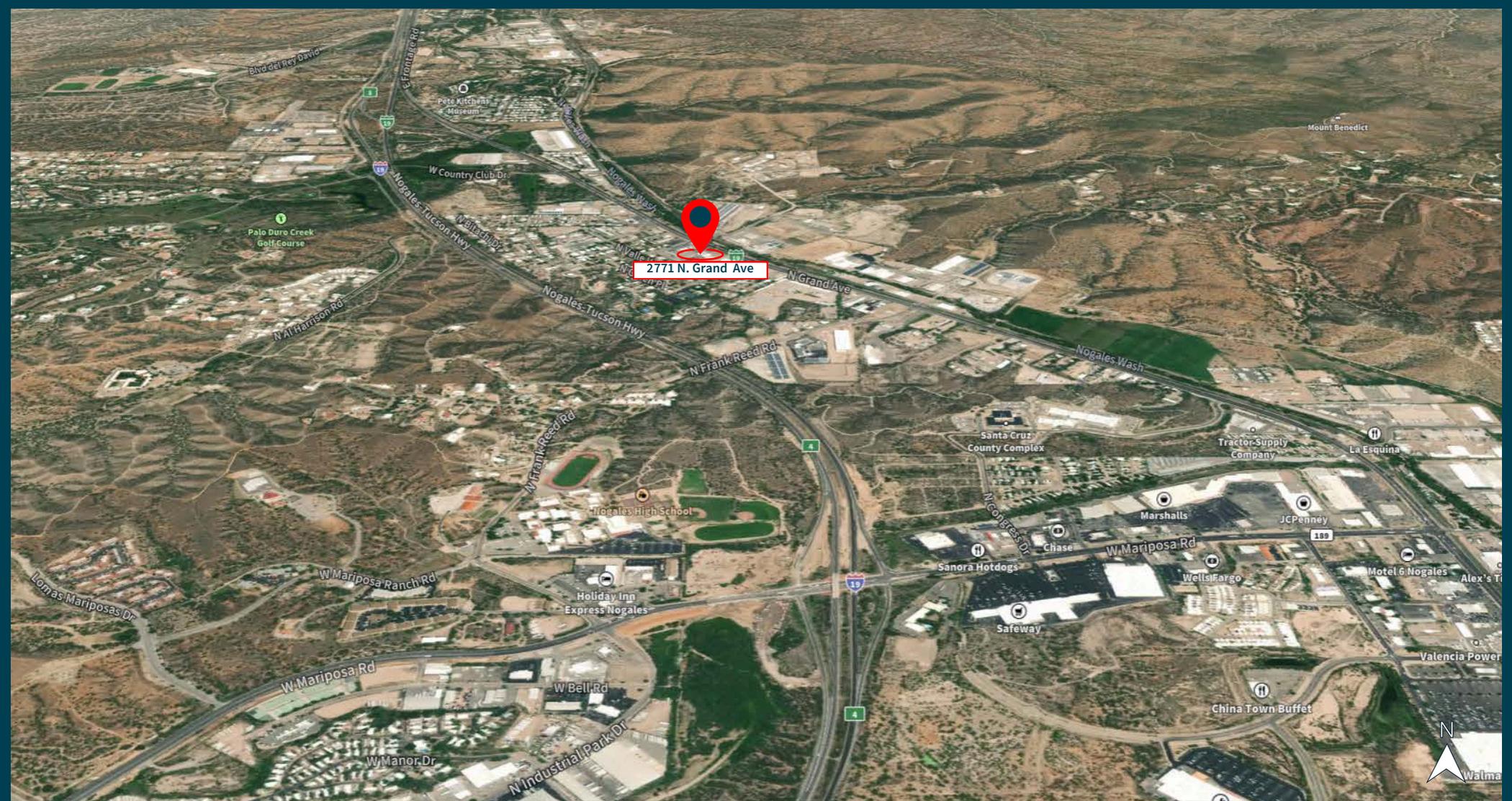
STORAGE ROOM



NETWORK/STORAGE ROOM



EMPLOYEE BREAK ROOM



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