

Mariposa Mall

300 W Mariposa Rd | Nogales, AZ

Major Anchor Space in Nogales, AZ



Mariposa Mall

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For Sublease

±50,213

Available Size SF

Property Features

+ Available:	±50,213 SF
+ Lease Rate:	Contact Agent
+ NNN Charges:	Est. \$2.12/SF
+ Signage:	Top position on pylon

Property Overview

Mariposa Mall: 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 20,000 people (Source: ESRI, 2022), and the Nogales, Sonora, population is approximately 48,000 people (Source: ESRI, 2022).

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.



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Demographics

2022 Estimates	Population	Households	Avg HH Income
Nogales	19,992	7,016	\$55,073
Santa Cruz County	48,066	16,957	\$69,843
2027 Estimates	Population	Households	Avg HH Income
Nogales	20,169	7,171	\$62,797
Santa Cruz County	48,439	17,324	\$80,594

Source: ESRI

Traffic Counts

Mariposa Rd	23,544 VPD (2022)
Grand Ave	16,268 VPD (2022)
Interstate 19	22,493 VPD (2022)

Source: ADOT

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Contact Us

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