

## RESTAURANT FOR LEASE OR SALE

WSWC of Pan American Ave & 5<sup>th</sup> St  
401 Chiricahua Road, Douglas, Arizona



### FEATURES

BUILDING SIZE	±3,584 SF*
LAND SIZE	±24,829 SF*
SALE PRICE	\$850,000
LEASE RATE	\$5,000 NNN
PROPERTY TAXES	\$12,734.00 (2024)
PARCEL NUMBER	409-09-082B

\*SOURCE: Cochise County Assessor

### POPULATION

(2024 Estimates)

DOUGLAS, ARIZONA	15,344*
AGUA PRIETA, MEXICO	100,641**

\*SOURCE: <https://worldpopulationreview.com/us-cities/arizona/douglas>

\*\*SOURCE: <https://worldpopulationreview.com/cities/mexico/agua-prieta>

### HIGHLIGHTS

- Rare restaurant opportunity at the United States/ Mexico port of entry
- Fixtured restaurant
- Remodeled in 2018 (per owner)
- Dominant retail destination in Douglas
- Outparcel to Super Walmart
- Nearly 4 million people enter this port of entry each year
- Excellent visibility and access/ large monument sign
- There is a walkway that leads nearly 1 million pedestrians past this restaurant each year
- Potential drive-thru option

### NEARBY RETAILERS

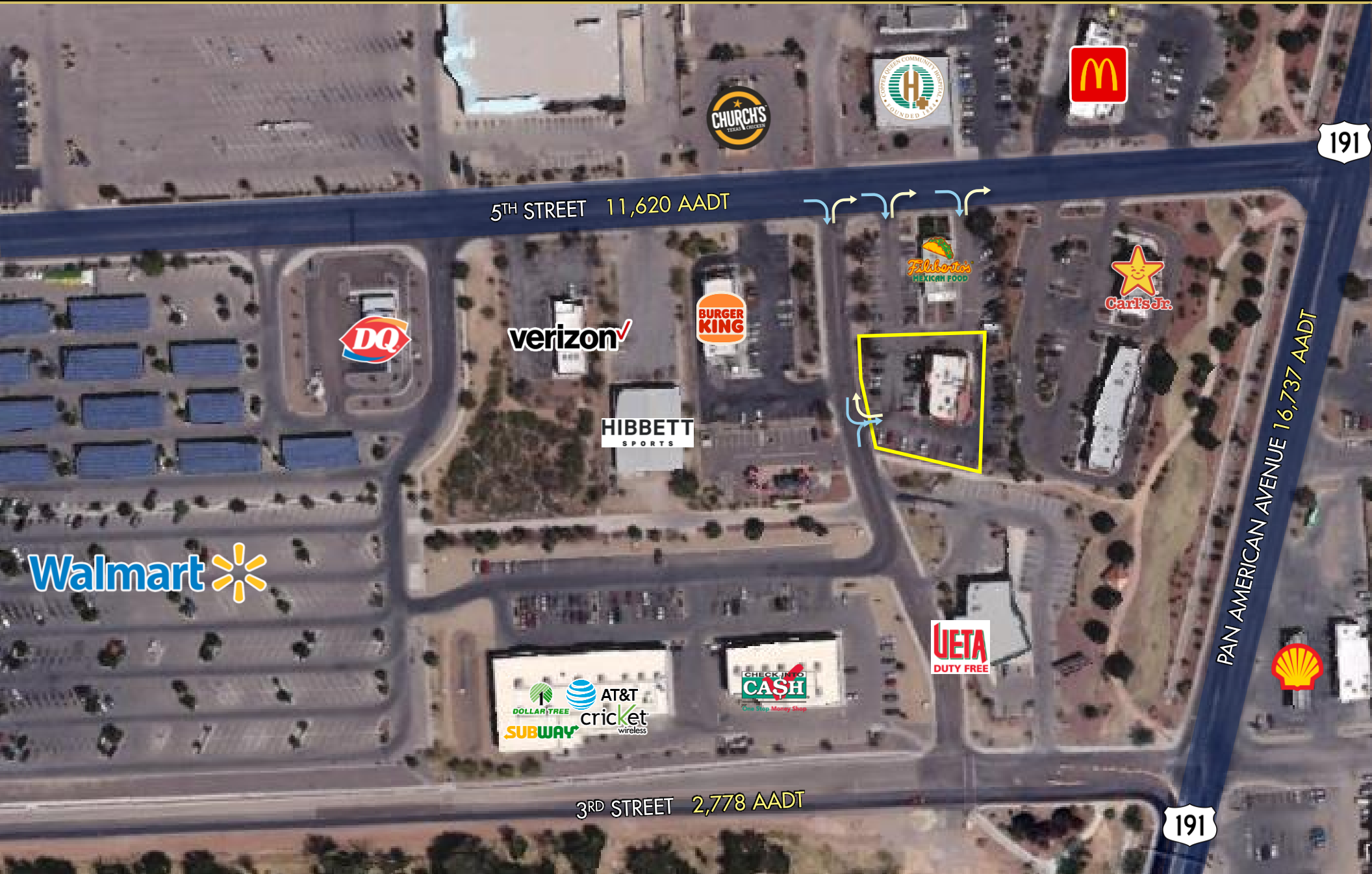


The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 2/25/2025

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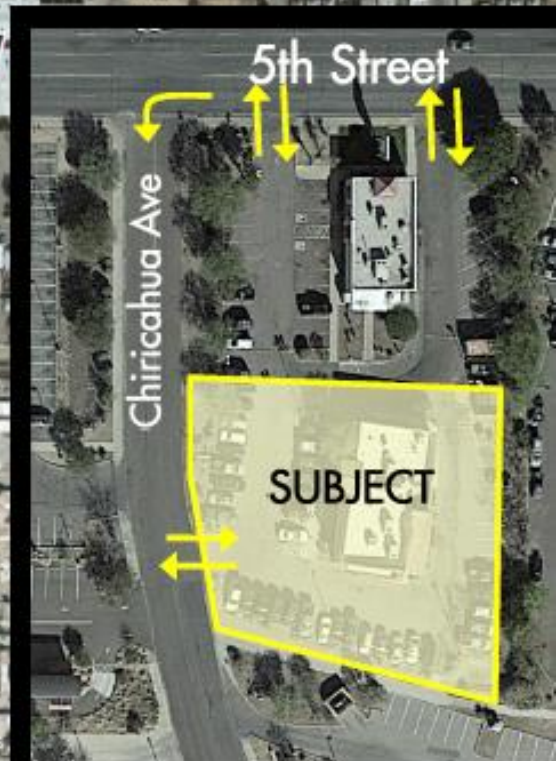
SITE AERIAL



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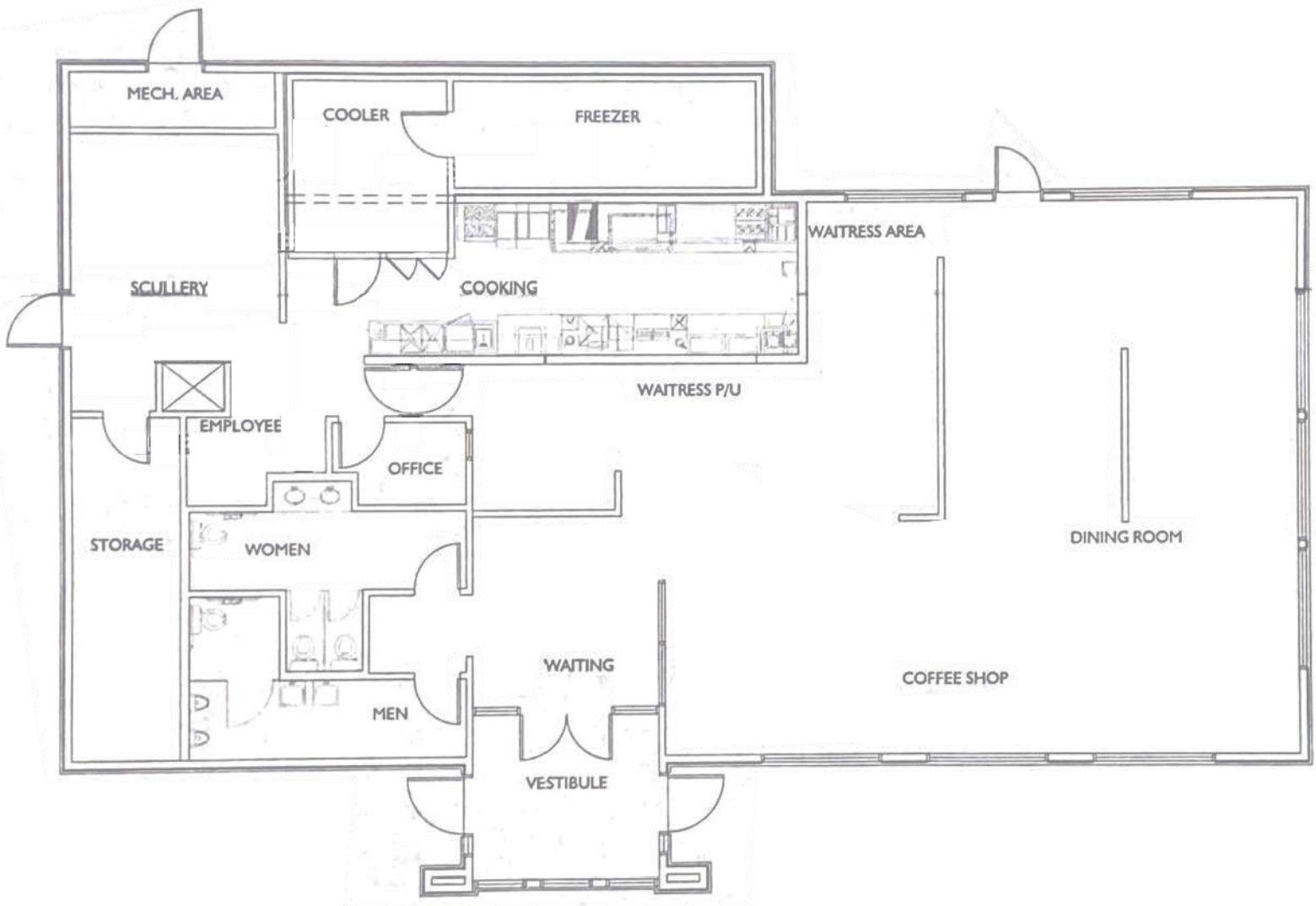


**AGUA PRIETA, SONORA**  
POPULATION ±100,000





**FLOOR PLAN**



## Douglas, Arizona

One of the principal economic activities in Douglas is retail trade. The retail market is much larger than the existing city population base because of the growing market in Agua Prieta, Cananea, Nacozari and Cumpas, Sonora.

According to a 2017 study by the Sierra Vista Metropolitan Planning Organization (SVMPO), approximately 80.9 percent of people crossing the border in Douglas are frequent crossers (more than two times per week). The study confirmed that the travelers' principal destination was Douglas, and the number one reason for crossing was shopping. The average expenditures of \$196 per person result in an estimated economic impact to the city of Douglas and Cochise county of over \$740 million each year. The ease of travel through the Douglas port of entry for pedestrians and vehicles is critical to continuing to encourage visitors to shop in stores, eat in restaurants and conduct business in Douglas.

Douglas has been recently dubbed one of the nation's best "micropolitan" areas, communities with 10,000 – 50,000 residents with superior amenities, growing economies and moderate costs of living.

Source: Copyright © 2019 Arizona Commerce Authority [www.azcommerce.com](http://www.azcommerce.com)

Source: <https://www.douglasaz.gov/441/About-Douglas>

## Annual Border Crossings – Douglas

2023 Pedestrians: 776,065  
2023 Personal Vehicle Passengers: 2,834,632  
2023 Bus Passengers: 4,898  
2023 Trucks: 27,272  
Total: 3,642,867

SOURCE: <https://douglasaz.gov/573/Border-Crossing-Data>