



RETAIL/OFFICE SPACE FOR LEASE

★ ONE JUNIOR ANCHOR SPACE AVAILABLE ★

Location: Nogales Plaza Shopping Center is located along the east side of Grand Avenue approximately one-half mile north of the Dennis DeConcini Port of Entry international Mexican border crossing in Nogales, Arizona. **Zoning:** GC – General Commercial.

For Lease:

Retail/Office Spaces:

9,985 sq. ft. – 331 N Grand Court Plaza, Nogales, AZ
5,038 sq. ft. – 460 N Grand Court Plaza, Nogales, AZ
3,302 sq. ft. – 360 N Grand Court Plaza, Nogales, AZ
1,511 sq. ft. – 282 N Grand Court Plaza, Nogales, AZ
1,500 sq. ft. – 393 N Grand Court Plaza, Nogales, AZ

Contact Broker for Rental Rates and Bonus Incentives

Triple Net Charges are estimated at \$4.65/SF.

Let's Make A Deal !!!



Julie Niles, Property Manager
Venture West Real Estate Services, LLC
Office 520.392.8829 jniles@venturewest.com Fax 520.722.1166

Nogales Plaza Shopping Center



Comments:

Nogales Plaza Shopping Center is anchored by Food City of the Bashas' grocery store chain. Junior Anchors include Family Dollar, Peter Piper Pizza, Pep Boys, Goodwill, and CSL Plasma. One Junior Anchor space, previously occupied by Stage Stores, is available.

This shopping center, with national credit tenants and local tenants, is the largest mixed use shopping center within one-half mile of the border crossing, making it convenient for walking shoppers. Our substantial parking areas easily accommodate shoppers with privately owned vehicles.

Demographic Information:

Nogales benefits from high levels of traffic due to:

- Manufacturing Trade with Mexico- Maquila Enterprises
- Produce Trade with Mexico
- Tourism between the United States and Mexico
- I-19 is the only interstate into Nogales. Exits 1-4 connect to Grand Avenue and the Mexican Border.

City of Nogales' Population – Approximately 21,375. City of Nogales' Population is youthful with 70% of residents less than 45 years of age.

Neighboring Sonora, Mexico Population- Approximately 3,000,000. The main cities in Sonora, Mexico are less than one day's drive from Nogales.

Estimated 10,000,000 Mexican shoppers cross the border annually. In 2023 Direct Travel Spending in Santa Cruz County is estimated at \$287.9 Million Annually. YOY increase of 10.4%. 52-55% of Nogales' Taxable Sales are attributed to Mexican Nationals.

Nearby U.S. communities in close shopping proximity to Nogales include:

- Rio Rico
- Green Valley
- Sahuarita
- Tubac
- Patagonia

South 32 Hermosa Mine has broken ground in Patagonia and should be operational in 2027.



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Nogales Plaza

Nogales, Arizona



Tenant Directory

Suite #	Tenant	Square Ft
251	\$1.00 Store	5,460
267	Pinal Hispanic Council	3,009
275	Pinal Hispanic Council	5,513
331	Available	9,985
371	Sally Beauty	3,756
377	Cricket	2,009
391	Wells Fargo ATM	1,429
393	Available	1,500
270	Rancho Grande	1,105
274	La Reyna Por Su Sabor	1,518
282	Available	1,511
350	CSL Plasma	18,858
360	Available	3,302
400	Family Dollar	12,000
450	Food City	42,761
460	Available	5,038
466	Peter Piper Pizza	10,000
470	Pep Boys	22,211
490	Goodwill	18,370

