



LOMA LINDA SHOPPING CENTER RETAIL/OFFICE SPACE FOR LEASE

Loma Linda Shopping Center is located along the southern side of Mariposa Road (also known as State Highway SR-189) at the off-ramp of I-19 about 2.5 miles north of the international Mexican border in Nogales, Arizona.

2 Anchor Space Adjacent to dd's Discounts

(dd's Discounts is a store owned by Ross Stores, Inc.)

33,004 sq. ft. – 351-1 W. Mariposa, Nogales, AZ - \$7.00/sq ft NNN

**32,937 sq. ft. – 351-3 W. Mariposa, Nogales, AZ - \$6.00/sq ft NNN
(Currently demised for 25,869 Square Feet)**

Anchor Space Adjacent to Big 5 near Safeway

15,465 sq.ft. – West portion of 385 W. Mariposa, Nogales, AZ - \$8.00/sq ft NNN

1,794 sq.ft. – 357 W. Mariposa, Nogales, AZ - \$18.00/sq ft NNN



**Broker: Julie Niles, Property Manager
Venture West Real Estate Services, LLC
Office 520.392-8829 jniles@venturewest.com Fax 520.722.1927**

The information herein contained has been provided to us from various sources. Although we have no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective customer is advised that all information contained herein should be independently verified. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

Loma Linda Shopping Center
349-499 W. Mariposa Road
Nogales, Arizona

Triple Net Charges:

Triple Net Charges are estimate at \$3.00/sq ft.

Estimated 10,000,000 Mexican shoppers cross the border annually.

Comments:

Loma Linda Shopping Center has six operating anchor stores, and is in close proximity to two other shopping centers: Mariposa Mall Shopping Center which is Nogales' largest Center, and Oasis Town anchored by Home Depot and Wal-Mart.

City of Nogales' Population is youthful with 70% of residents less than 45 years of age.

City of Nogales' Population – Approximately 21,375

Neighboring Sonora, Mexico Population- Approximately 1,823,606

Demographic Information:

Nogales benefits from high levels of traffic due to:

The main cities in Sonora, Mexico are less than one day's drive from Nogales.

- 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.
- The Mariposa Border Crossing was expanded from 4 car lanes to 12 car lanes in 2015. Semi-truck traffic is expected to double.
- Mariposa Road is State Highway 189. ADOT Maintains Traffic counts.

52-55% of Nogales' Taxable Sales attributed to Mexican Nationals.

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

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

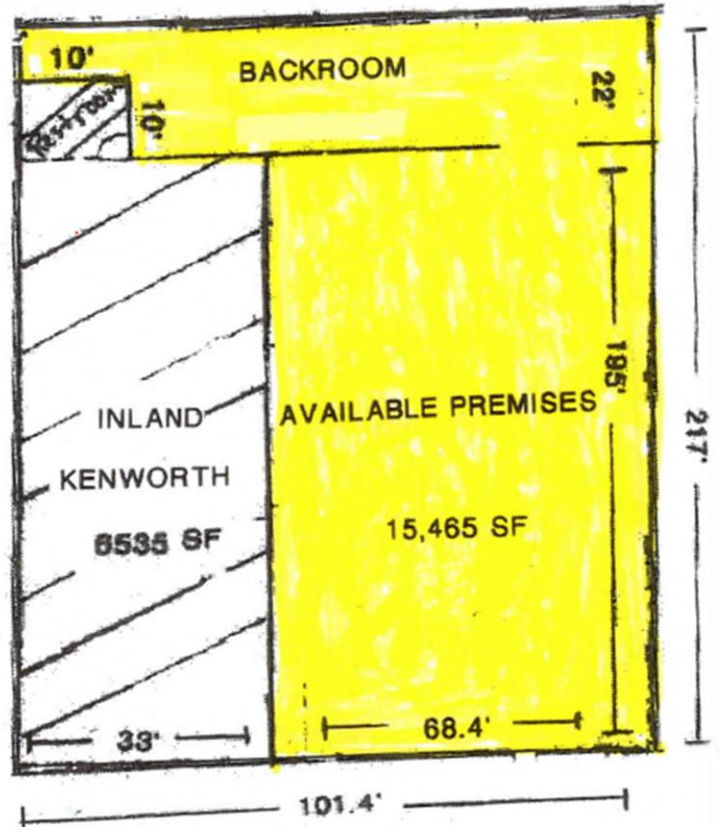
Zoning: GC
(General Commercial)



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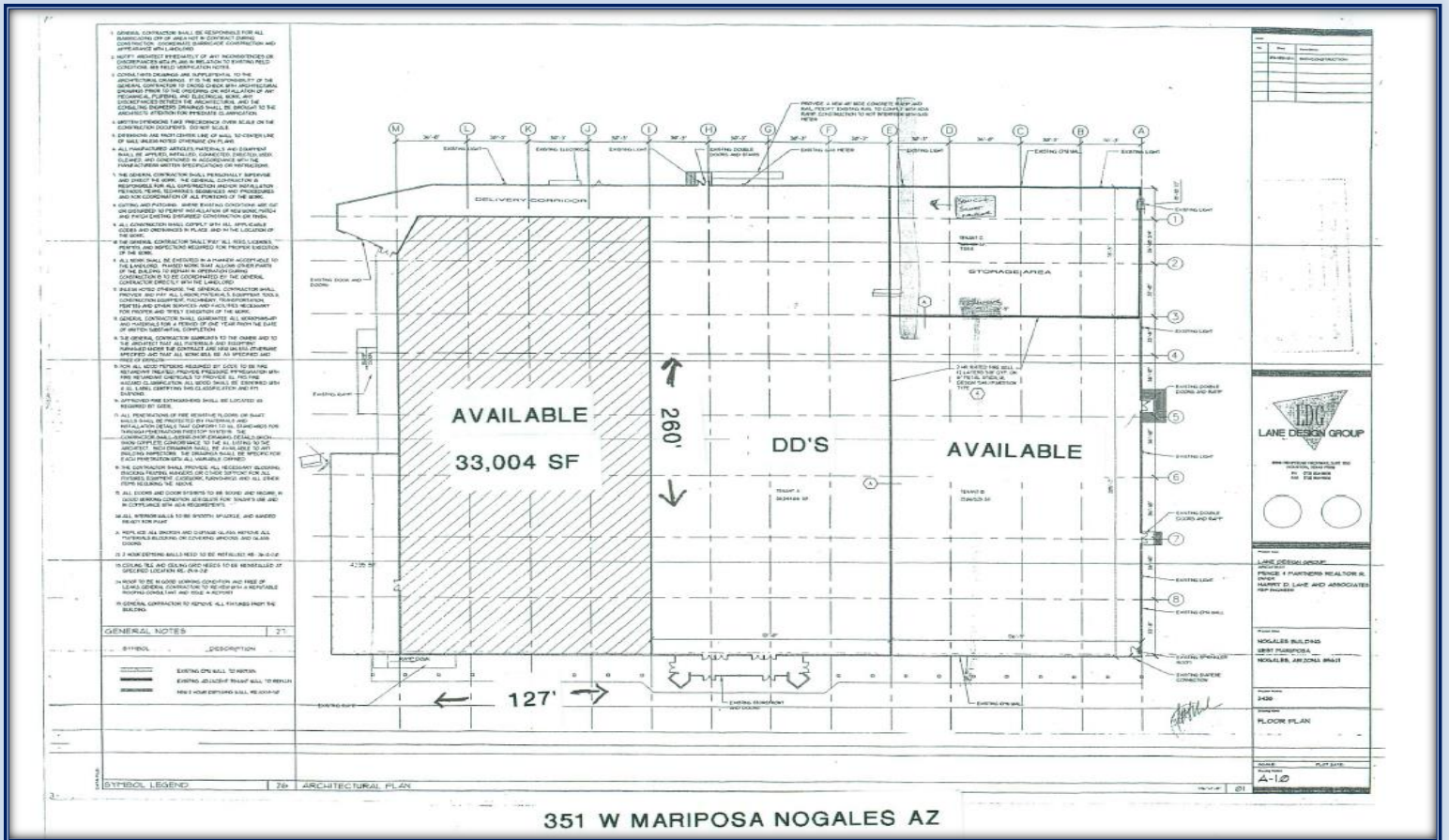
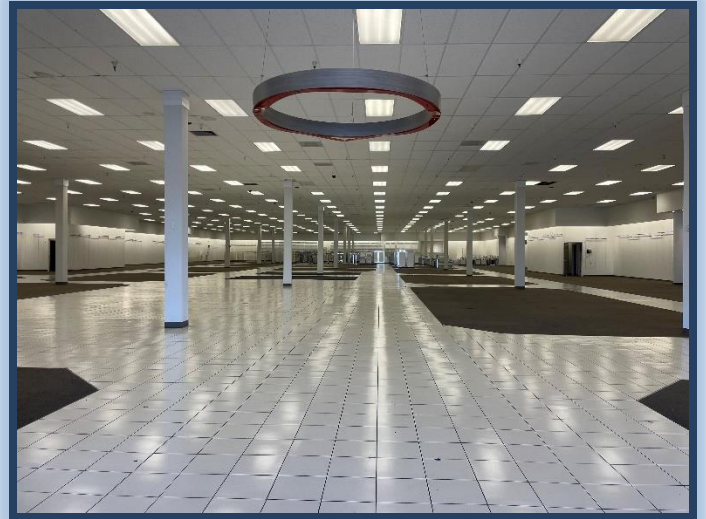
West portion of 385 W. Mariposa



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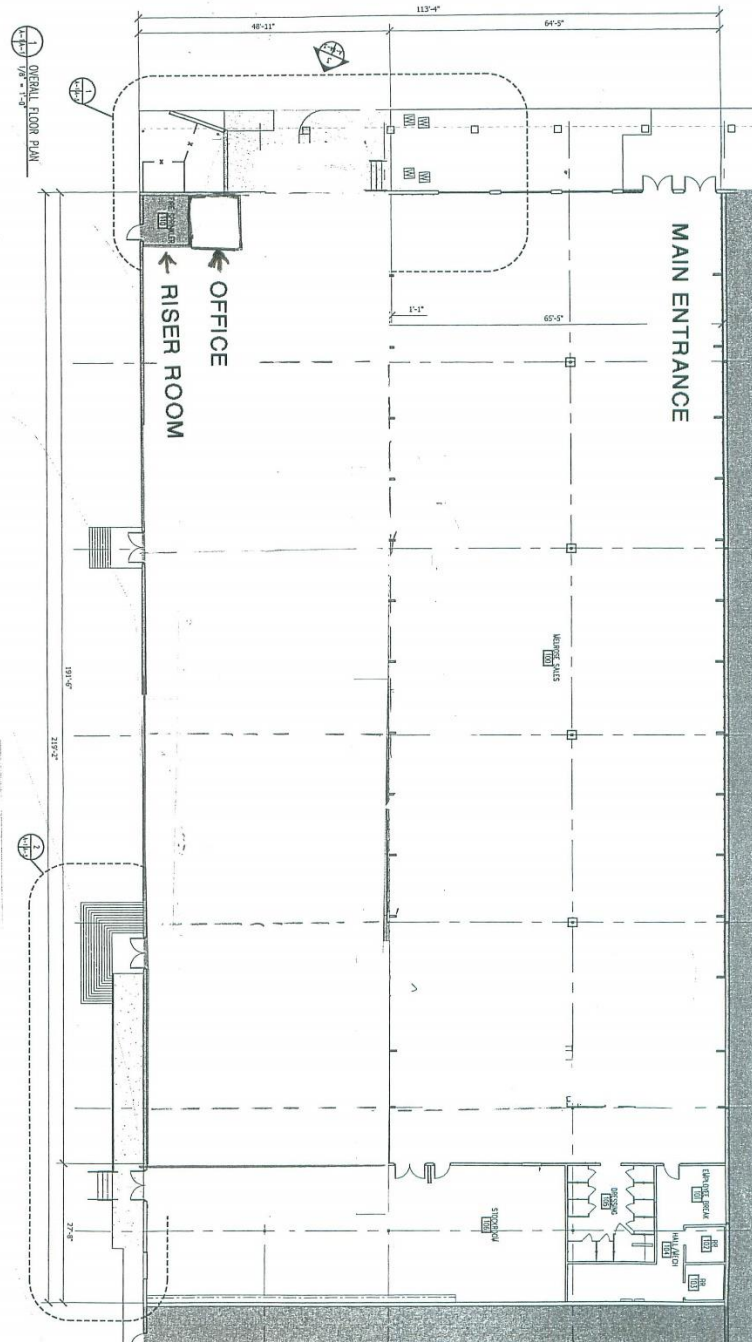
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351-1 W. Mariposa



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351-3 W. Mariposa



351-3 W MARIPOSA NOGALES, ARIZONA
 DIMENSIONED FLOOR PLAN

A-1

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