



LOMA LINDA SHOPPING CENTER RETAIL 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.

Anchor Space Adjacent to dd's Discounts

And in close proximity to new Ross Store

.32,347 sq. ft. – 351-3 W. Mariposa, Nogales, AZ - \$8.00/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 - \$10.00/sq ft NNN



Broker: Julie Niles, Property Manager
Venture West Real Estate Services, LLC
Office 520.392-8829 jniles@venturewest.com Fax 520.722.1166

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 estimated at \$3.25/SF

Comments:

Loma Linda Shopping Center has four 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.

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.

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

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

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

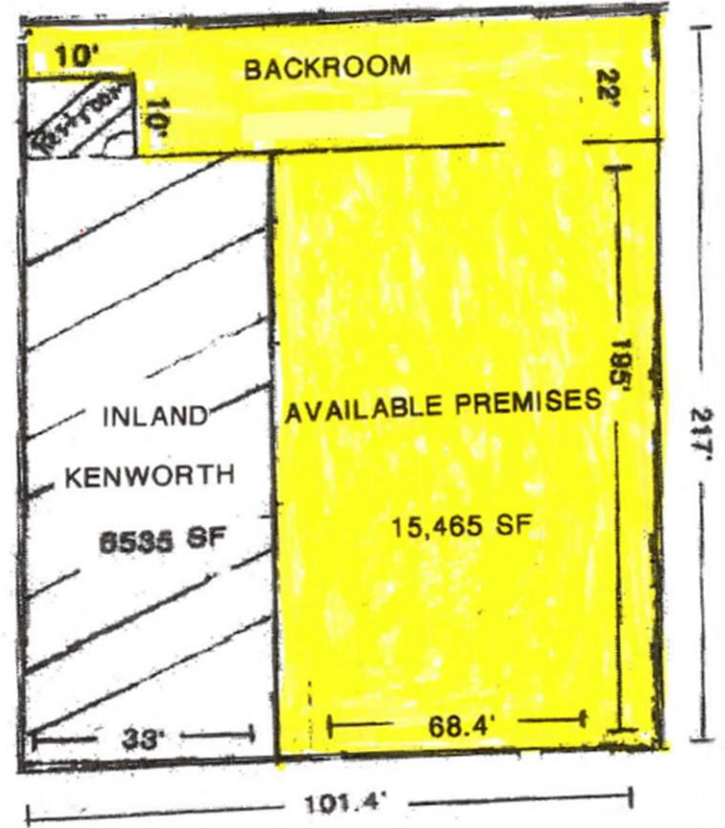
Zoning: GC
(General Commercial)



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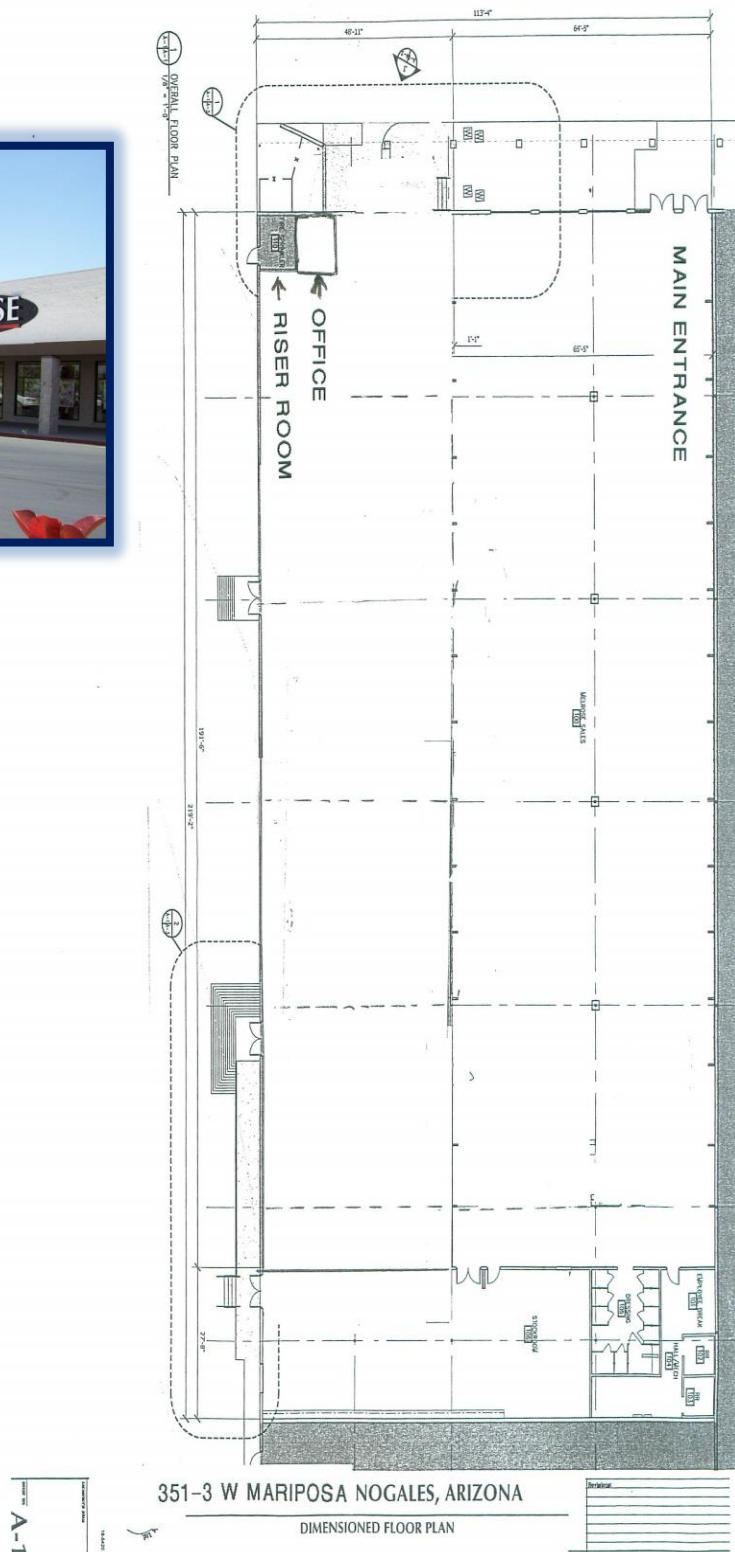
West portion of 385 W. Mariposa



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351-3 W. Mariposa



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