FOR LEASE IN NOGALES, ARIZONA APPROX. 3,800 SF



112 N Grand Ave, Nogales, AZ - Redevelopment



NOW LEASING

- Up to 3,800 SF contiguous space or can be demised into two spaces
- Rare drive-thru opportunity adjacent to border crossing on main arterial
- 22 parking spaces high parking ratio
- Nogales is home to some of the highest grossing locations for fast food and retailers in the state
- 7.2 million car passengers pass through border crossing annually
- 3.5 million pedestrians come through border crossing annually
- 10,000 buses a year cross border to bring shoppers over
- · Site located on main pedestrian path for shopping
- Great opportunity for coffee user or QSR to get into this trade corridor

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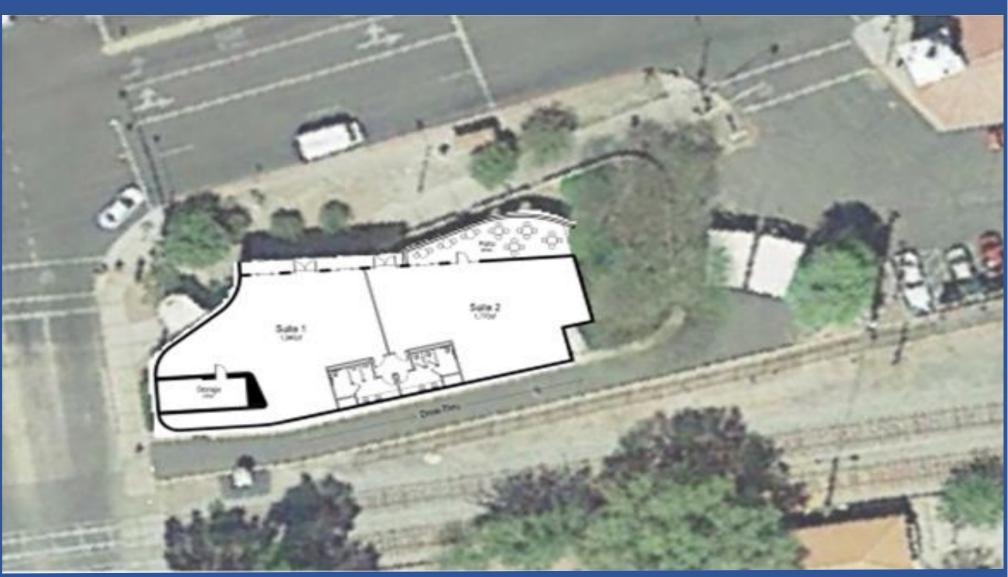


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FOR LEASE IN NOGALES, ARIZONA **APPROX. 3,800 SF**



112 N Grand Ave, Nogales, AZ - Redevelopment



HIGHLIGHTS

- Approx. 3,800 SF of new retail space right on Grand Ave and across from busiest vehicle and pedestrian border crossing stations.
- Building will be redeveloped and offers an extremely rare drive-thru opportunity
- Retail tenants have significantly high sales volumes in this trade corridor due to more than 10,500,000 annual border crossers coming over to shop

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