

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

WWW.CHRISTIFULLI.COM | 5141 N 40th STREET SUITE 200 | PHOENIX, AZ 85018

Brian Christifulli
602-726-1649

Partner
Brian@Christifulli.com

Tony Nosko
602-726-1649

Associate Broker
Tony@Christifulli.com

Kurt Kalocin
480-210-9721

Senior Vice President
Kurt@Christifulli.com



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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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