

115 N GRAND AVENUE

Former Wells Fargo Building in Downtown Nogales, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE OR LEASE



SUBJECT

115 N GRAND AVENUE

Former Wells Fargo Building in Downtown Nogales, AZ



PROPERTY DETAILS

Availability	2,500-5,178 SF
Lease Rate	Contact Agent
NNN Rate	To be Determined
Sales Price	\$1,025,000
Lot Size	0.25 AC (10,890 SF)
Tax Parcel No.	101-43-075
Year Built	1963
Zoning	General Commercial (City of Nogales)
Address	115 North Grand Avenue, Nogales AZ 85621

HIGHLIGHTS

- Iconic downtown location just steps away from the DeConcini Port of Entry
- High vehicle and pedestrian traffic
- Drive-thru capability
- Great visibility

TRAFFIC COUNTS

Grand Ave	16,945 VPD (2020)
Crawford St	2,816 VPD (2022)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	6,304	\$57,725	2,077
3 Miles	14,953	\$60,592	12,954
5 Miles	20,862	\$70,886	16,061

115 N GRAND AVENUE

Former Wells Fargo Building in Downtown Nogales, AZ

AERIAL



Rob Tomlinson / Principal / rtomlinson@picor.com / +1 520 546 2757

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/21/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

115 N GRAND AVENUE

Former Wells Fargo Building in Downtown Nogales, AZ




15 out of 256 in AZ
Top 6%


30 of 155 in AZ
Top 20%



SUBJECT


1 out of 155 in AZ
Top 1%

DeConcini Port of Entry

 Placer.ai

Placer collects information on the foot traffic of millions of consumers and uses location analytics to provide a better understanding of consumer behavior. The ranking overview provides a snapshot of a chain's foot traffic compared to other chain locations within a defined rea. We've highlighted rankings in respect to the entire state of Arizona.

INTERSTATE
19

N

US/Mexico Border