

FORMER KRESS BUILDING

48 N Morley Ave | Nogales, AZ 85621

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FOR LEASE



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PROPERTY DETAILS

Available	Approx 12,000 SF Showroom 10,000 SF + Warehouse
Lease Rate	Contact Agent
Zoning	General Commercial (City of Nogales)
Market Area Tenants	My Melrose, Fallas, Food City, Pep Boys, & Stage Apparel

HIGHLIGHTS

- Unique downtown Nogales location
- Very short walking distance to the largest Port of Entry on the Arizona/Mexico border
- Distinctive historic building
- An estimated 1,000 consumer visits per day in the City of Nogales

TRAFFIC COUNTS

Morley Ave	2,557 VPD (2023)
Grand Ave	15,611 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	5,504	\$56,352	1,962
3 Miles	15,025	\$58,413	13,305
5 Miles	20,617	\$66,681	16,140



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3/7/2025*

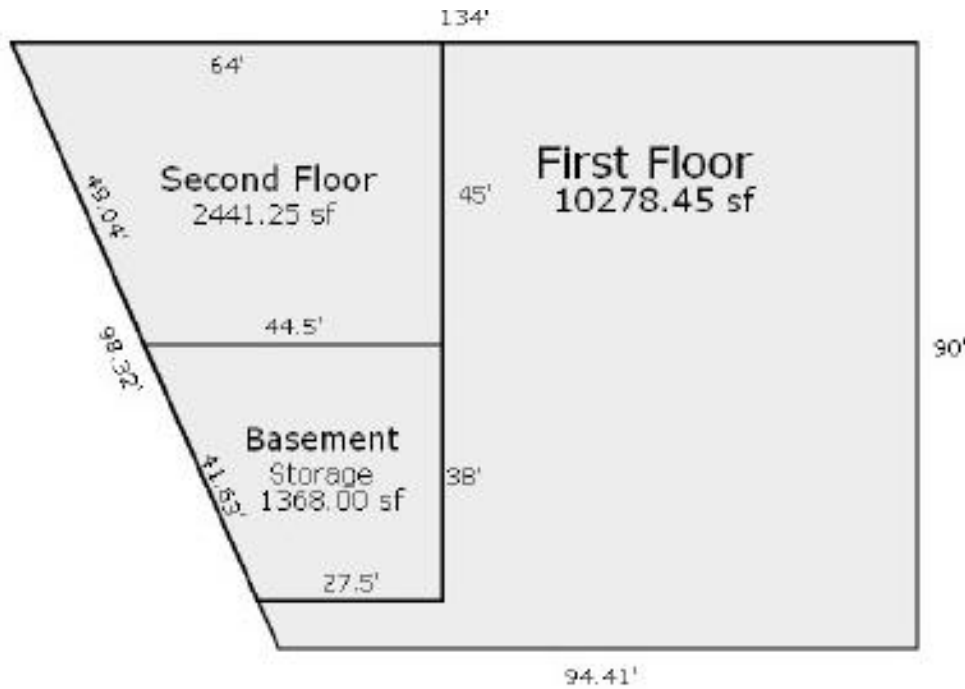
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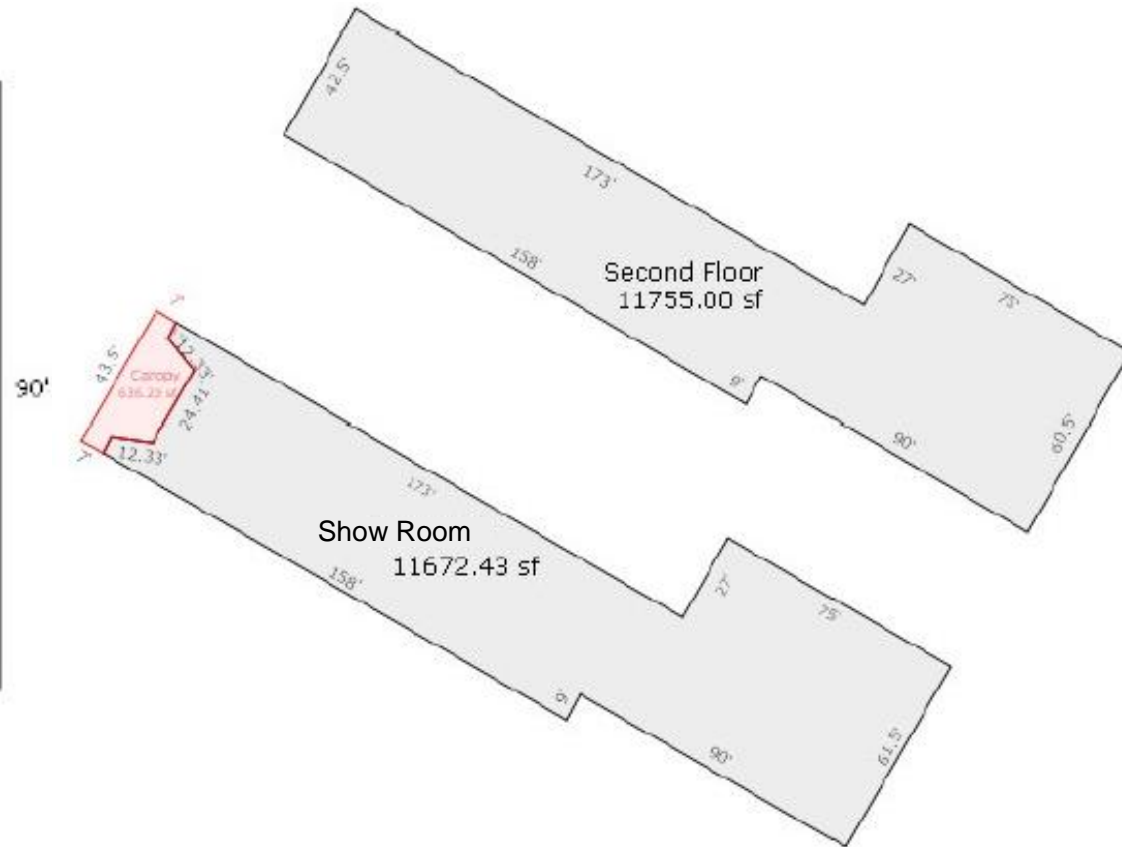
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FLOOR PLAN

Warehouse - Floor Plan



Showroom & Second Floor – Floor Plan



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AERIAL



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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 area. We've highlighted rankings in respect to the entire state of Arizona.



15 out of 256 in AZ
Top 6%



30 of 155 in AZ
Top 20%



1 out of 155 in AZ
Top 1%

SUBJECT

DeConcini Port of Entry

US/Mexico Border

US/Mexico Border

