

**OFFICE****Up to 3,226SF Office Suites Available****Lease Rate: \$13.50/SF, Modified Gross****Join DaVita Dialysis, Dependable Health, Holy Cross Hospital Rehab Center, Dentistry Office and more****Property Highlights**

- Close proximity to Mariposa Point of Entry
- Easy access
- Plenty of parking
- Well maintained property
- Great lease rates

The City of Nogales, AZ has a daily influx of Mexican visitors, which is a driving force for its current retail marketplace for nearly half of all sales generated at the dozens of restaurants, big box, bargain, and specialty stores. On a daily basis, approximately 17,000 Mexican residents cross the border exclusively to shop in Nogales. Another 17,000 Mexican residents visit Nogales for employment, business opportunities, and/or to visit friends & family.

Se Habla Español  
For more information, please contact:

**Cintya Denisse Angulo Garcia**  
**Commercial Properties**  
+1 520 546 2736  
dangulo@picor.com

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com



**FOR LEASE**

# Plaza Campana

855-875 W. Bell Road, 1605 N. Industrial Park Drive  
Nogales, Arizona 85621

Demographics 2023 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population	3,454	20,471	21,642
Households	1,185	7,202	7,579
Avg. Household Income	\$38,735	\$64,137	\$65,249

## Daytime Population

Residents	20,188
Commuters	10,000
Mexican Visitors	30,000
<b>TOTAL</b>	<b>60,188</b>



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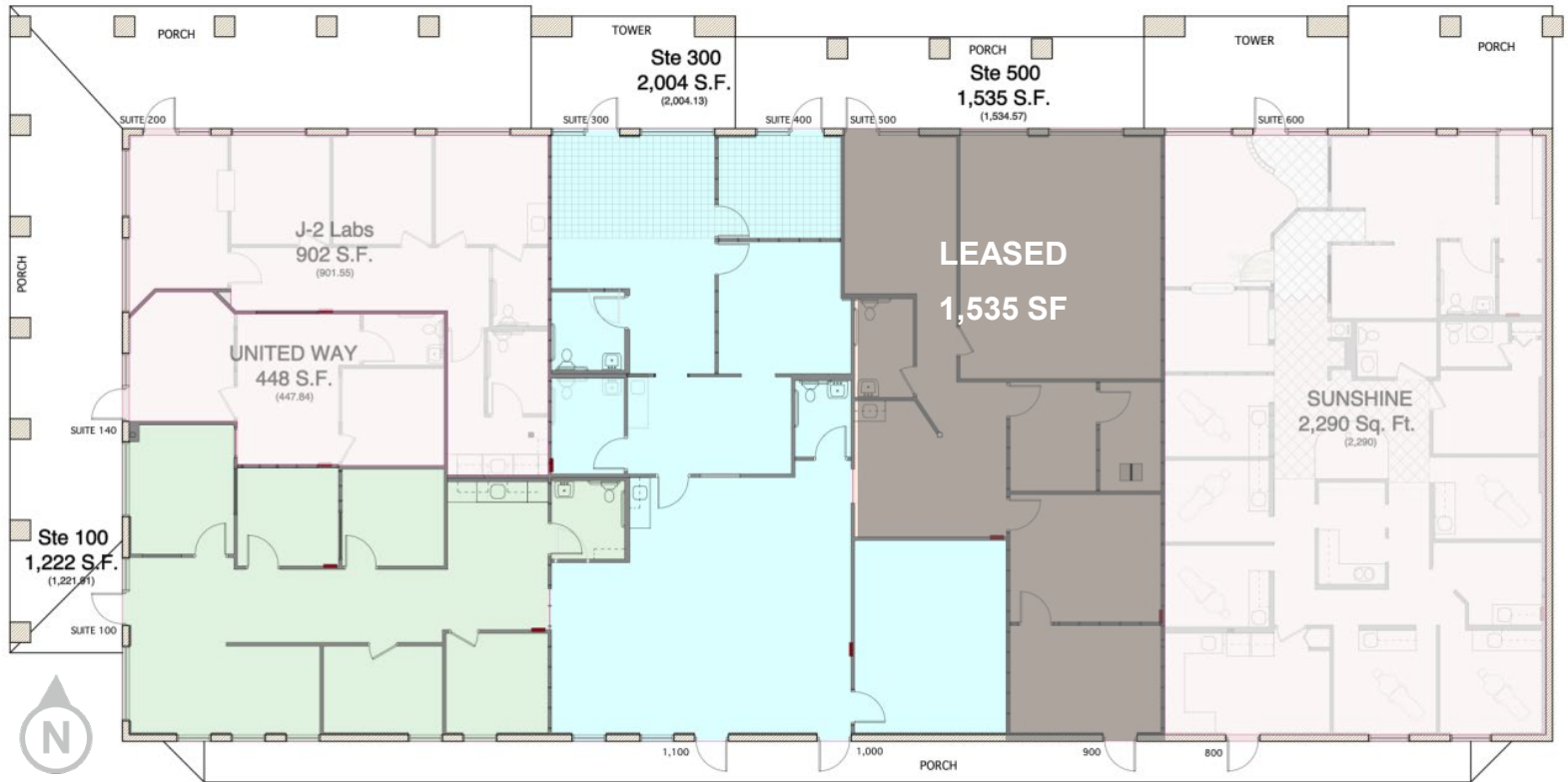
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6/16/2023



## Floor Plan - 855 W. Bell Road

### OFFICE



Available Suite*	Size (SF)	Price/SF/YR**	Configuration
Suite 100	1,222	\$13.50 MG	100% office
Suite 300	2,004	\$13.50 MG	100% office

\*All suites can be combined for a total of 3,226 SF including.

\*\* Utilities and 2% tax not included.

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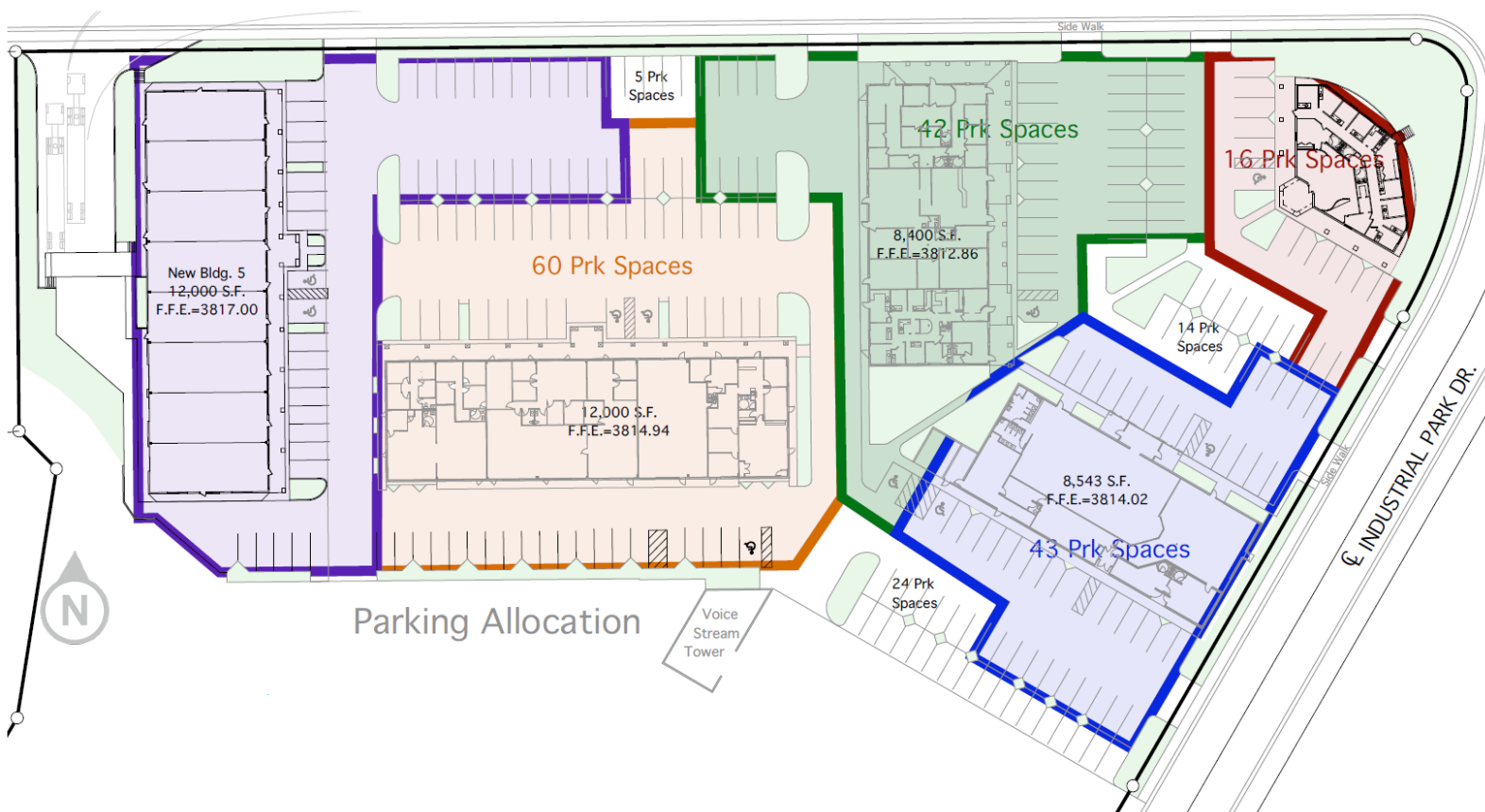
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**Site Plan**

**OFFICE**



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