

OFFICE



Up to 4,761 SF 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 2021 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population	3,483	21,605	22,599
Households	1,133	7,346	7,653
Avg. Household Income	\$58,605	\$54,114	\$55,154

Daytime Population	
Residents	20,188
Commuters	10,000
Mexican Visitors	30,000
TOTAL	60,188



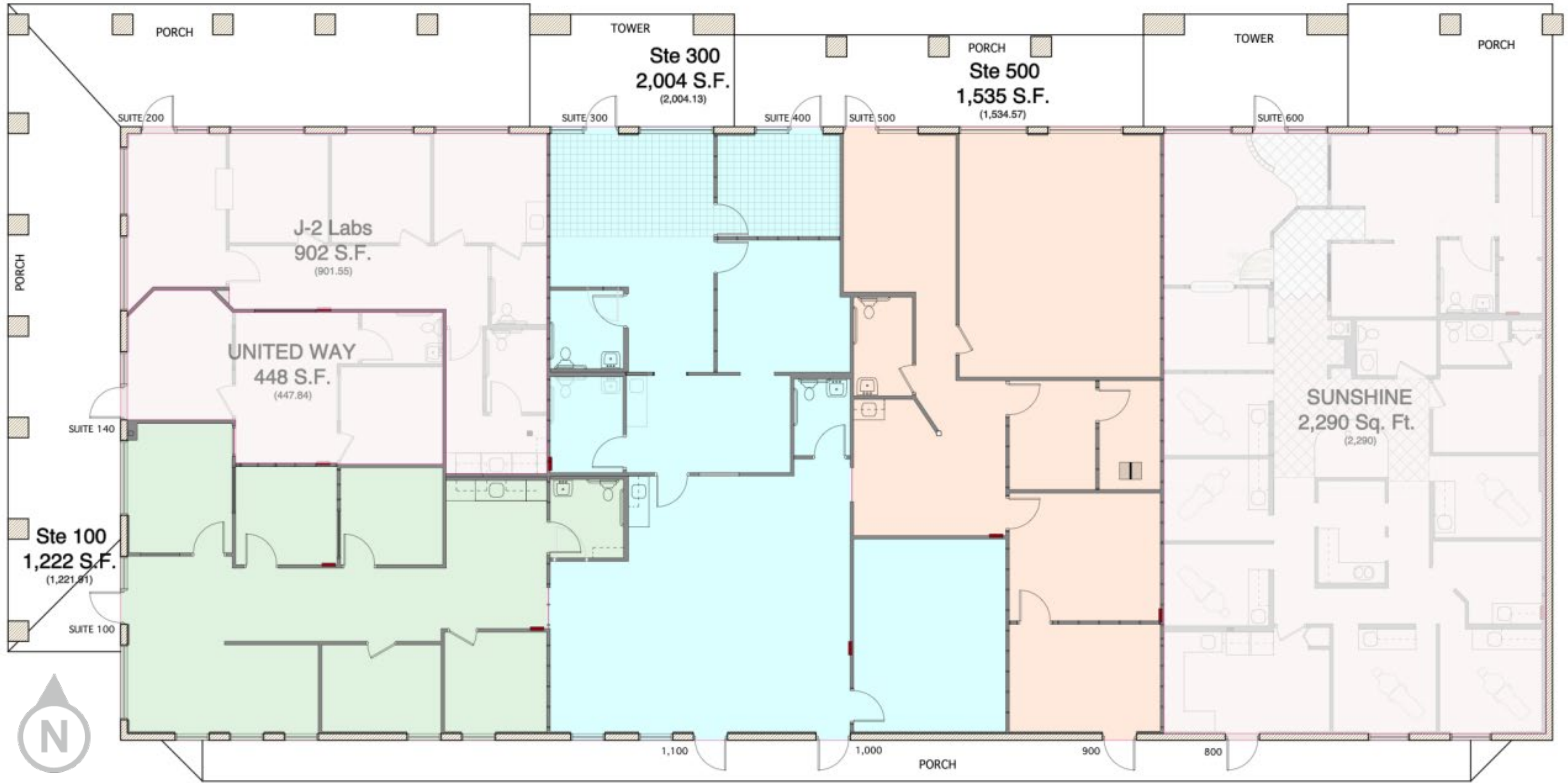
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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.

4/29/2022

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
Suite 500	1,535	\$13.50 MG	100% office

*All suites can be combined for a total of 4,761 SF including.

** Utilities and 2% tax not included.

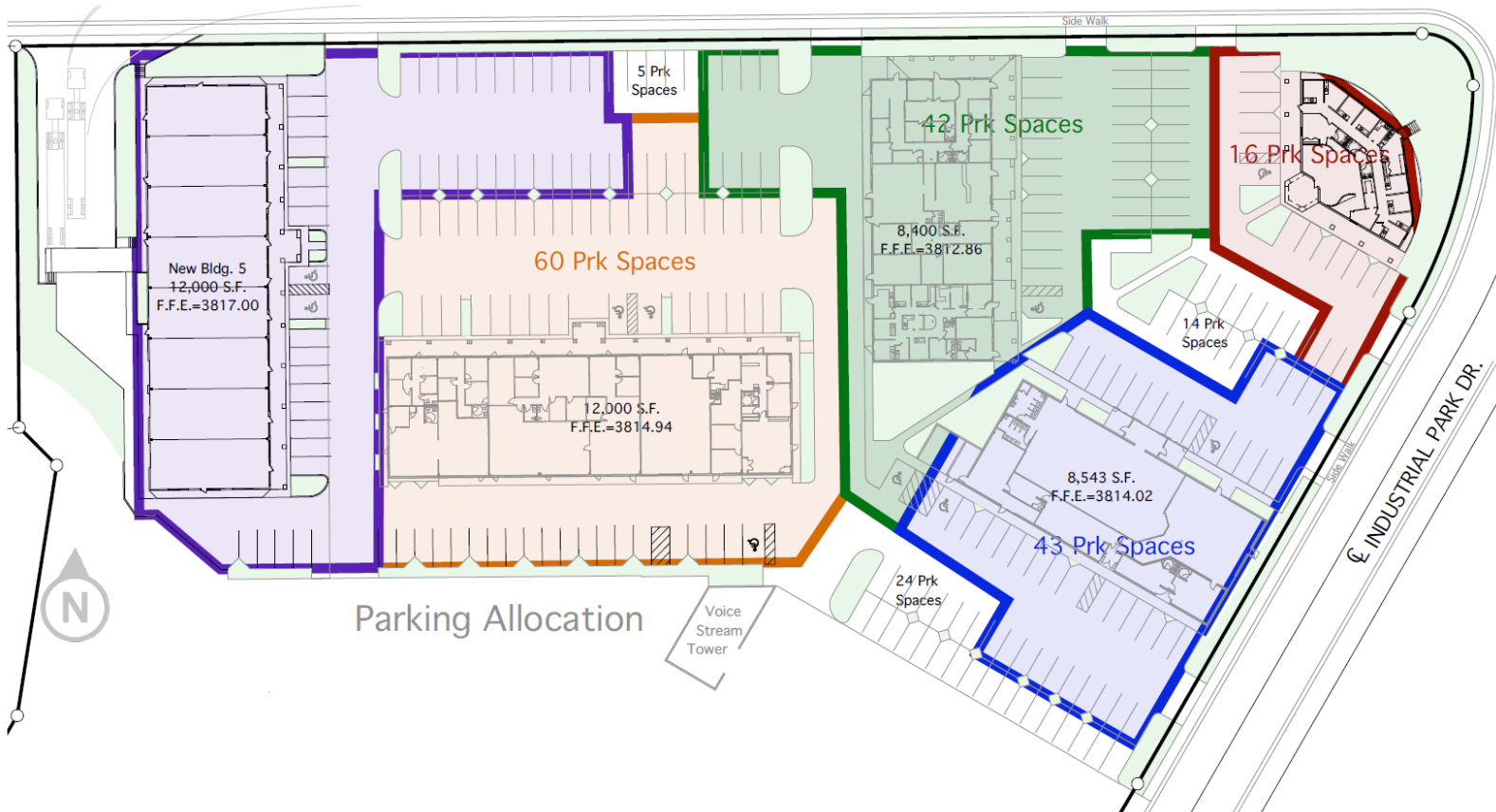
Se habla español
 For more information, please contact:

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

Site Plan

OFFICE



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

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

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.

4/29/2022