



**RETAIL/OFFICE DEVELOPMENT**

**Property Highlights**

Location	820 N. Grand Avenue
Available	±0.54 Acres (23,425 SF)
Tax Parcel No.	101-30-018
Zoning	General Commercial
Lease Rate	\$20.00/SF/Yr

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

Demographics 2017 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population	7,658	17,475	22,115
Households	2,516	6,778	7,213
Avg Household Income	\$35,013	\$41,377	\$43,582

**Traffic Counts** 24-hr. two-way volume of average weekday traffic. Source: Arizona Department of Transportation

Grand Avenue	19,523 VPD (2015)
--------------	-------------------

