

NOGALES PLAZA

251-490 N Grand Court Plaza | Nogales, AZ 85621

CUSHMAN &
WAKEFIELD

 **PICOR**

FOR LEASE



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PROPERTY DETAILS

Available	±9,985 SF, ±5,038 SF, ±3,302 SF, ±1,511 SF, ±1,500 SF, ±18,370 SF
Lease Rate	\$12.00 - \$18.00/SF NNN
NNN Cost	Currently estimated at \$4.75/SF
Zoning	Light Industrial

HIGHLIGHTS

- Located in the heart of Nogales, Arizona's primary retail hub
- Food City—anchored shopping center
- This is the only Food City in Nogales and draws 557,400 shopping trips per year
- Within easy walking distance of a huge Sonora trade area
- Well-suited for additional retailers, restaurants, and service providers
- New tenants would complement the existing success of Nogales Plaza
- Only Peter Piper Pizza, only Sally Beauty, and only Pep Boys in the Nogales market

TRAFFIC COUNTS

N Grand Ave	15,751 VPD (2025)
W Court St	3,848 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	7,041	\$57,561	2,277
3 Miles	16,828	\$59,547	15,014
5 Miles	21,242	\$63,599	16,777

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Se habla español

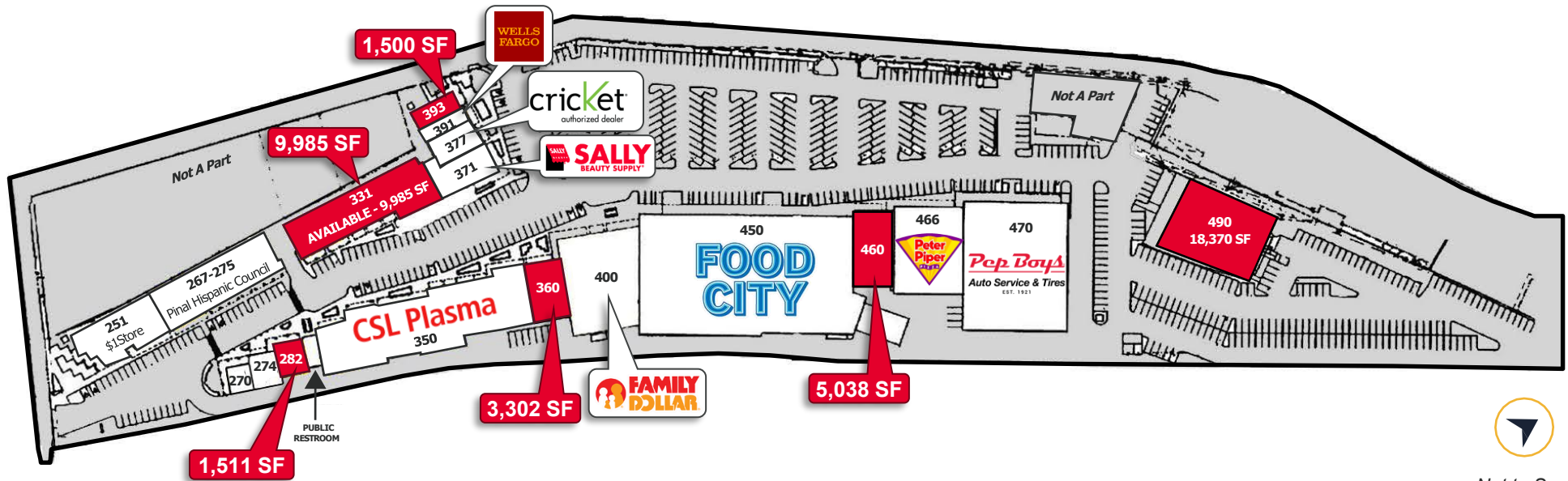
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SITE PLAN



Not to Scale

Suite	Tenant	SF
251	\$1 Store	5,460
267-275	Pinal Hispanic Council	8,522
331	AVAILABLE	9,985
371	Sally Beauty	3,756
377	Cricket	2,009
391	Wells Fargo	1,500
393	AVAILABLE	1,500

Suite	Tenant	SF
270	Rancho Grande	1,105
274	La Reyna Por Su Sabor	1,518
282	AVAILABLE	1,511
350	CSL Plasma	18,858
360	AVAILABLE	3,302
400	Family Dollar	12,000
450	Food City	42,761

Suite	Tenant	SF
460	AVAILABLE	5,038
466	Peter Piper Pizza	10,000
470	Pep Boys	22,211
490	AVAILABLE	18,370

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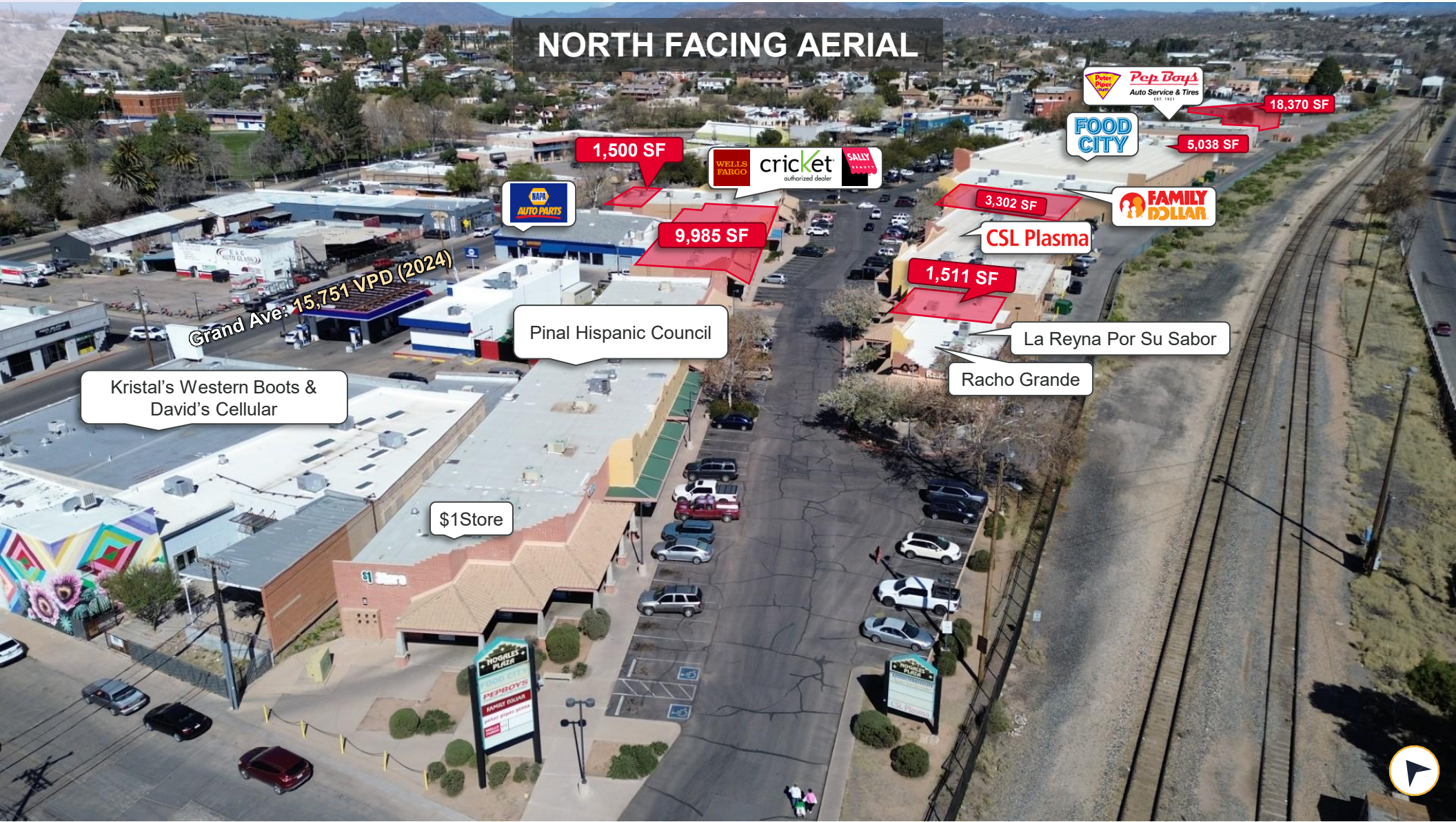
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NORTH FACING AERIAL



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SOUTH FACING 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.

