



# COMMERCIAL—FOR SALE

209 N Arroyo Boulevard | Nogales, AZ

*Downtown Nogales Retail · Owner-User or Investment Opportunity*

SOUTHWEST  
**URBAN**  
COMMERCIAL

## INVESTMENT OVERVIEW

# DOWNTOWN RETAIL OPPORTUNITY

209 N Arroyo Boulevard is a ±7,391-square-foot freestanding retail building on a prominent corner of Arroyo Boulevard and Elm Street in the heart of downtown Nogales, Arizona. Set within the city's bustling historic trade zone, the property joins a vibrant mix of national and local retailers and offers an open floor plan that delivers maximum flexibility for owner-users and tenants alike. Rare off-street, paved and fenced parking—uncommon for this walkable downtown location—adds convenience and long-term value.

The building reflects clear pride of ownership, having been well maintained and upgraded with newer storefront windows, replaced water and sewer lines, a regularly maintained roof coating, full HVAC (no evaporative coolers), and quality interior finishes. With a major U.S.-Mexico port of entry just a few thousand feet away, the property is positioned to capitalize on regional economic expansion and steady international clientele from Mexico—a compelling opportunity for retailers, service businesses, or net-lease investors.

### Property Highlights

- ±7,391 SF freestanding retail / commercial building
- Zoned GC – General Commercial, supporting a wide range of uses
- Prominent corner location at Arroyo Blvd & Elm Street
- Rare off-street, paved & fenced parking
- Open, flexible floor plan ideal for owner-users
- Recent upgrades: storefront windows, water & sewer lines, roof coating, full HVAC
- Blocks from a major U.S.-Mexico port of entry

### Ideal For

Owner-users, retail and service operators, cross-border businesses, and investors seeking a well-located, move-in-ready downtown asset with value-add upside.



## INVESTMENT OVERVIEW

# PROPERTY DETAILS

PROPERTY ADDRESS	209 N Arroyo Boulevard   Nogales, AZ 85621
BUILDING SIZE	±7,391 SF
LOT SIZE	±0.26 AC
PARCEL NUMBER	101-43-067A
YEAR BUILT	1953
PROPERTY TYPE	Retail / Commercial
ZONING	GC - General Commercial (City of Nogales)
ASKING PRICE	\$799,000
MLS#	22604108



## LOCATION OVERVIEW

# NOGALES, ARIZONA

Nogales' commercial real estate market benefits from steady local demand, cross-border commerce, and limited new supply—creating a stable environment for both users and investors. As a key regional hub on the U.S.–Mexico border, the city supports a diverse mix of retailers, medical providers, professional services, and financial institutions.



## QUICK FACTS

Fewer than 20,000 SF of new commercial space delivered in the past 12 months

Active development pipeline accounts for less than 0.3% of existing inventory

Over \$18 million in commercial property sales recorded in the Nogales area over the past year

## Market Dynamics

Demand remains strong along Nogales' main downtown corridors, where businesses benefit from high visibility and proximity to the border crossing. Vacancy across general commercial uses remains moderate, driven by genuine user demand rather than speculative development.

## Tenant & Use Trends

The market is supported by a mix of retail, office, and service-based tenants. Well-maintained properties with existing infrastructure and off-street parking are in demand by both tenants and owner-users seeking cost-effective, move-in-ready occupancy.

## Rent Growth & Investment

Rents have grown modestly but consistently, underpinned by limited supply and continued user interest. Investors are drawn to Nogales for its affordable pricing, reliable tenant base, and potential to reposition centrally located assets in a market with long-term growth prospects.



# DEMOGRAPHICS

 **\$42,563**  
 MEDIAN HH INCOME

 **23,300**  
 TOTAL POPULATION

 **18,500**  
 EMPLOYED POPULATION

 **36.3**  
 MEDIAN AGE

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	35.6	36.1	36.3
MEDIAN HH INCOME	\$34,900	\$41,530	\$42,563
TOTAL POPULATION	9,500	22,700	23,300
TOTAL EMPLOYED POPULATION	7,500	18,000	18,500



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Southwest Urban Commercial is a boutique commercial real estate brokerage serving Arizona and the borderland market. Founded in 2012, the firm provides personalized, hands-on representation in the sale and leasing of commercial property, delivering unique and diversified opportunities for owner-users and private equity real estate investors.

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