

112 N GRAND AVE

DOWNTOWN NOGALES, ARIZONA 85621

A Landmark Opportunity in the Heart of the Border City

PRIME DOWNTOWN LOCATION



FOR LEASE

\$14/SF MODIFIED GROSS

-  **RETAIL & SERVICES**
National retailers & local businesses
-  **GOVERNMENT SERVICES**
Near U.S. Customs & City Services
-  **TOURISM DESTINATION**
Historic district, museums & culture



HIGH VISIBILITY
Prime location near Grand Ave & Park St



DOWNTOWN NOGALES
Surrounded by retail, restaurants & tourism



FLEXIBLE SPACE
±5,400 SF building with adaptive floor plan



BORDER ACCESS
Minutes to U.S. Customs & Border Protection

PROPERTY OVERVIEW

A rare opportunity to own a one-of-a-kind commercial property in the heart of Downtown Nogales. This ±5,400 SF building sits on ±0.67 acres and offers unmatched visibility, architectural character, and flexible space for a wide range of commercial uses.

The property's distinctive design, open interior spaces, private offices, and multiple entry points make it ideal for retail, restaurant, galleries, event space, office, or adaptive reuse concepts.

Located near Morley Avenue, major retailers, restaurants, government services, and the U.S. border, this property is positioned for long-term success.



±5,400 SF BUILDING SIZE



±0.67 ACRES LOT SIZE



1968 YEAR BUILT

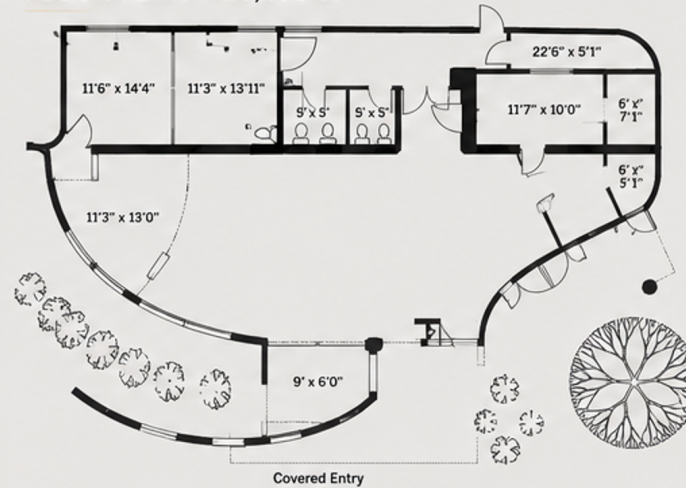


GC ZONING



ADAPTIVE REUSE POTENTIAL

FLOOR PLAN - ±5,400 SF



Floor plan not to scale. All dimensions are approximate.

PROPERTY SUMMARY

- Address:** 112 N Grand Ave
Nogales, AZ 85621
- Parcel #:** 101-50-103
- County:** Santa Cruz
- Building Size:** ±5,400 SF
- Lot Size:** ±0.67 Acres
(29,171 Sq Ft)
- Year Built:** 1968
- Zoning:** GC - General Commercial
- Land Use:** Financial Bldg / Bank
- Assessed Value (FCV Total):** \$382,879 (2025)
- 2025 Taxes:** Contact Broker



CHRISTINA CALDERON
Commercial Broker

520-423-7888

ChristinaCalderonRE@gmail.com

christinacalderon.com



8387 North Oracle Rd. Suite 100
Oro Valley, Arizona 85704

