

Mariposa Mall

204 -340 W Mariposa Rd
Nogales, AZ 85621

±3 Miles North of US-Mexico Border



Property Details

- + Available

- ±960 SF

- ±1,270 SF

- ±2,400 SF

- ±2,500 SF

- ±3,628 SF

- ±6,697 SF
- + Lease Rate

- \$14.00 - \$20.00/SF NNN
- + NNN Charge

- \$4.75/SF estimated
- + Anchor Tenants

- Aeropostale

- Bath & Body Works

- Boot Barn

- Dollar Tree

- Five Below

- Hobby Lobby

- JC Penney

- Marshalls

- Ross

- Old Navy

- Shoe Carnival

- Ulta Beauty
- + Nogales, Sonora population

- ±220,292 *source: Claritas*
- + Nogales, Arizona trade area

- ±41,208 *source: Esri*
- + Border traffic adds significantly to retail trade in the area
- + Excellent tenant mix with retailers nearby including:

- Wal-Mart

- Home Depot

- Safeway and more

Demographics <i>2024 Estimated</i>	3 Miles	5 Miles	10 Miles	Traffic Counts	
Population	21,003	23,185	39,187	Mariposa Rd	±22,640 VPD
2028 Projected Population	21,332	23,560	39,909	Grand Ave	±24,304 VPD
Households	7,533	8,224	13,431	Source: ADOT	
Avg. Household Income	\$60,576	\$62,705	\$72,807		
Median Age	37.7	37.7	36.9		
Daytime Population	25,584	27,715	38,825		
Source: ESRI					

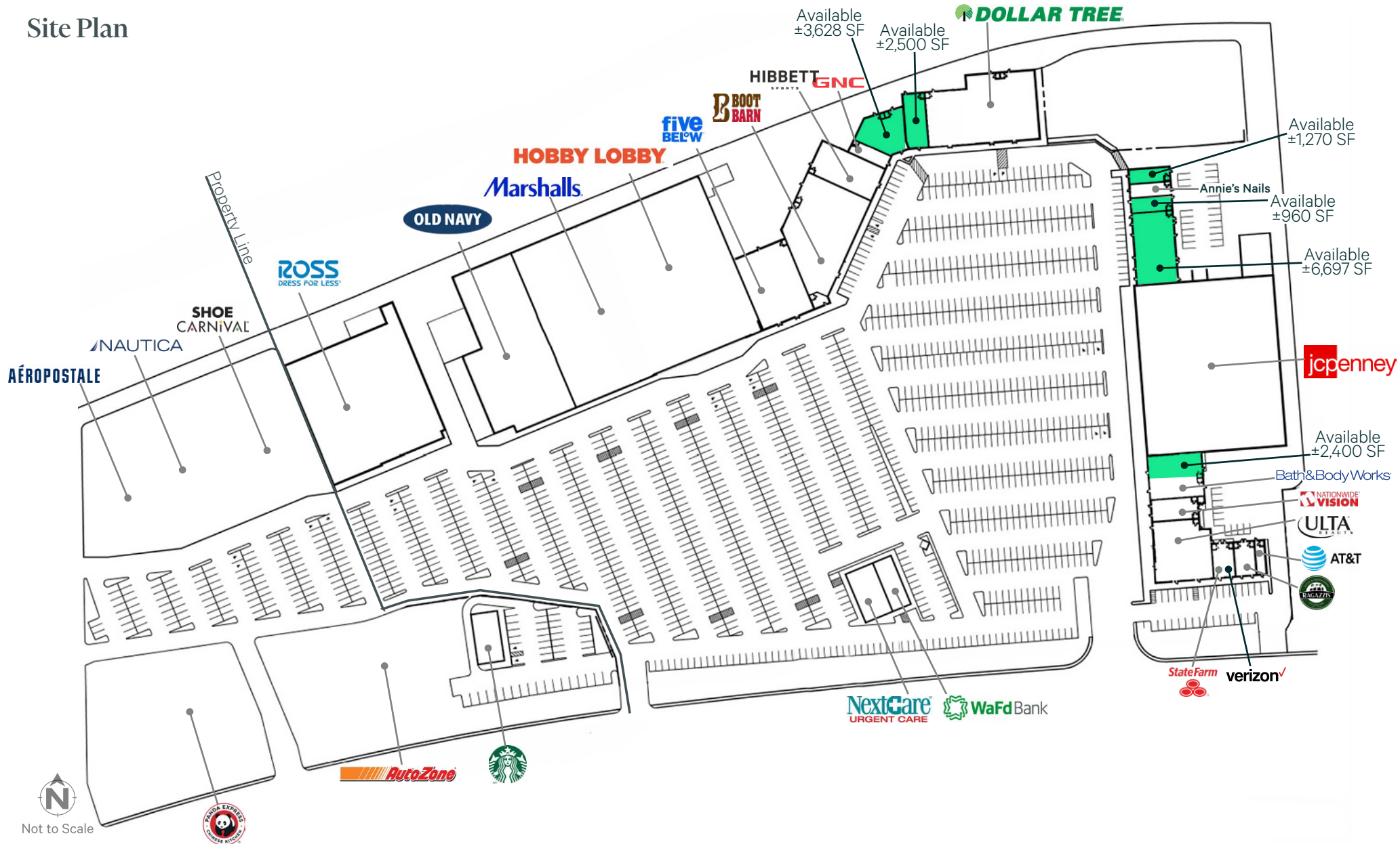


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Retail | For Lease

Site Plan



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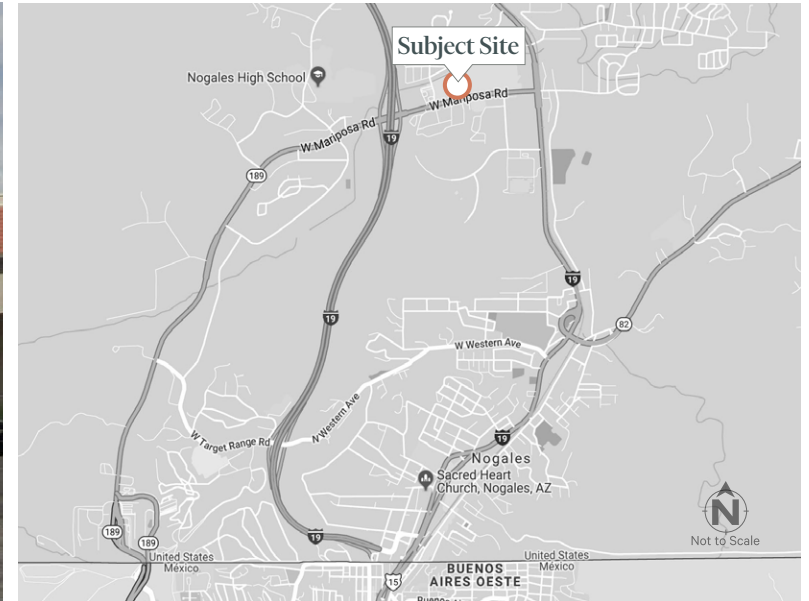
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Contact Us

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