

MAJOR ANCHOR SPACE FOR SUBLEASE IN NOGALES, AZ

Mariposa Mall, 300 W. Mariposa Road

RETAIL



PROPERTY INFO

Mariposa Mall: This shopping center is located on Mariposa Road approximately three miles north of the US-Mexico border. Nogales, Arizona, is a trade area of approximately 41,208 people (Source: Claritas), and the Nogales, Sonora, population is approximately 220,292 people (Source: Claritas, 2010 census). This border traffic adds significantly to the retail trade for this area. In addition to the fine tenants located in Mariposa Mall, a number of other national retailers are in the area including a Super Walmart, Home Depot and Safeway.

Space Size:	±50,213 SF
Base Rent:	Call agent
NNN:	Currently estimated at \$2.12/SF
Pylon Signage:	Top position!
Center's Anchor Tenants:	JC Penney, Ross Dress for Less, Marshalls, Boot Barn, Dollar Tree, Shoe Carnival, Aaron's and F21

CONTACT US

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CBRE

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SITE PLAN



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AREA OVERVIEW



LOMA LINDA PLAZA

SAFeway	dd's DISCOUNTS	ICE
Luck in the box	Kentucky Fried Chicken	Payless
SUBWAY	Little Caesars	T-Mobile

Holiday Inn	Best Western
Carls Jr.	CANDLEWOOD SUITES

HARBOR FREIGHT	DOLLAR GENERAL
McDonald's	Dunkin' Donuts

MARIPOSA SHOPPING CENTER

ROSS DRESS FOR LESS	DOLLAR TREE	F21 FOREVER 21
BOOT BARN	petco	PETSMART
Aeropostale	Foot Locker	Foot Locker
AutoZone	GNC	SHOE CARNIVAL
MELROSE	Aarons	

Demographic Comprehensive

	Nogales	Santa Cruz County
2017 Estimated Population	20,384	46,955
2022 Projected Population	19,895	45,985
Estimated Households	6,505	15,373
Avg. Household Income	\$42,938	\$52,734

Traffic Counts

W. Mariposa Road	±12,799
N. Grand Avenue	±15,420

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