



5th St & Pan American Ave

101 E 5th St
Douglas, AZ 85607

For more information
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FOR LEASE



PROPERTY HIGHLIGHTS

- Located in Douglas, Arizona — a border city connected to Agua Prieta, Mexico, with continuous cross-border traffic and commerce.
- Situated within the primary commercial corridor serving the local population and surrounding Cochise County.
- Strong accessibility to regional trade and workforce base.

PROPERTY DETAILS

- Building Size: ±2,713 SF
- Lot Size: ±0.72 Acres
- Property Type: Commercial – Restaurant / Drive-In
- County: Cochise County
- Trade Area: Sierra Vista–Douglas
- Lease Rate: Contact Broker

PROPERTY OVERVIEW

Freestanding commercial property located in Douglas, Arizona on ±0.72 acres with an existing ±2,713 SF building. Formerly operated as a restaurant/drive-in facility. The site offers frontage within Douglas' primary commercial corridor and benefits from cross-border activity associated with the Agua Prieta Port of Entry. Suitable for restaurant, drive-thru, owner-user retail, or repositioning opportunity. Lease rate available upon request.



DEMOGRAPHICS

POPULATION

- 1 Mile: 4,620
- 3 Miles: 17,412
- 5 Miles: 18,364

MEDIAN HOUSEHOLD INCOME

- 1 Mile: \$31,840
- 3 Miles: \$44,688

*Average Household Size: 2.8 Persons

IDEAL USES

- Restaurant / Fast Food
- Drive-In / Drive-Thru concept
- Owner-User Retail
- Owner-User Retail

AERIAL MAP



**SUBJECT
LOCATION**



Border Taco

Pan American Ave: 14,939 VPD (2024)



5th St: 13,506 VPD (2024)



TRADE MAP



Highway 191, 842 VPD (2024)

Historic U.S. 80: 8,953 VPD (2024)

Pan American Ave: 14,939 VPD (2024)

US/Mexico Border

DOUGLAS UNIFIED SCHOOL DISTRICT #327
EST. 1908
±1,338 Students

Veteran's Park Memorial
Swimming Pool

SUBJECT

6

GADSDEN

ART CAR
WORLD

BW
Best Western

Walmart
Supercentre

Carl's Jr.

DQ

SUBWAY

Carl's Jr.

McDonald's

Chevron

Veteran's Park Memorial
Swimming Pool

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



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