



317 - 321 N GRAND AVE NOGALES, AZ



Description

Location: 317- 321 N. Grand Avenue
Nogales, AZ 85621
Parcel: 101-50-040

Lot Size: 19,950 square foot lot

Lease Rate: \$ 17.00/SF/YR

Sales Price: \$500,000.00

Real Estate Taxes: \$1,168.10 (2015)

Zoning: General Commercial

Traffic Count

Grand Ave: 19,523 VPD (2015)

(Source: Arizona Department of Transportation)

Property Highlights

- ◆ Located ½ mile north of the International Port of Entry into Mexico.
- ◆ Located across from a successful Food City anchored shopping center.
- ◆ Site has access to two major north / south streets.
- ◆ Major US / Mexico border city with Nogales, Sonora having a population of over 250,000.

Demographic Highlights

2016 Estimates	1 MI	3 MI	5 MI
Population:	7,658	17,475	22,002
Households:	2,516	5,582	6,928
Average HH Income:	\$35,013	\$41,440	\$43,129

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:
Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

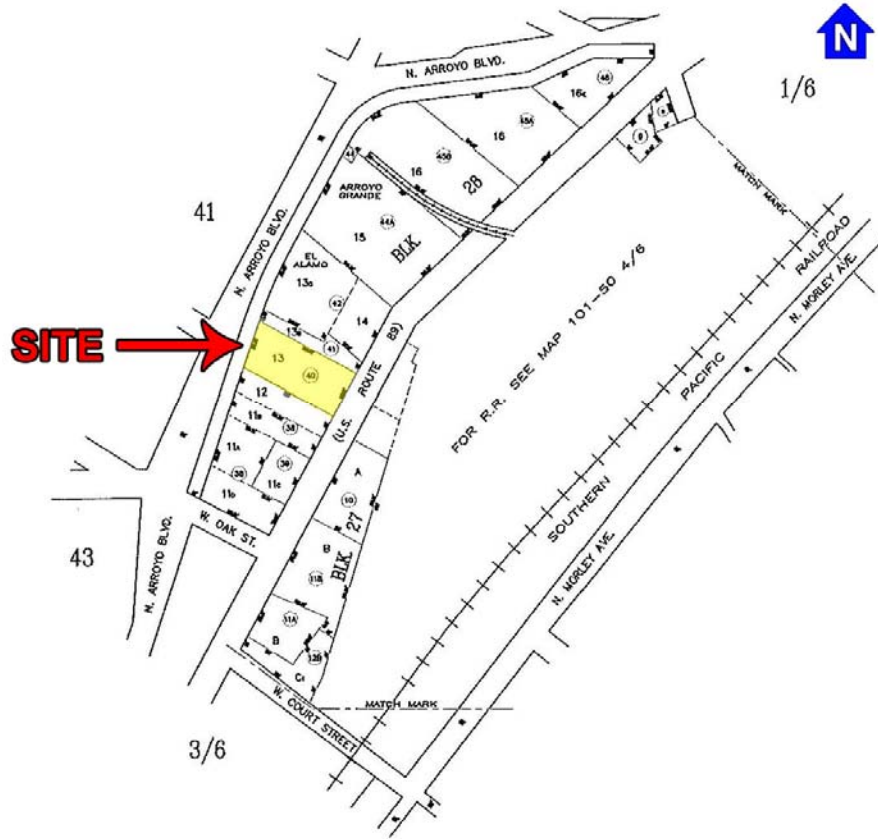
317-321 N. Grand Avenue

Nogales, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL



317-321 N. Grand Avenue

Nogales, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA

