EXCLUSIVE OFFERING MEMORANDUM

112 N Grand Avenue | Nogales, AZ

Owner User or STNL Value-Add Opportunity

SOUTHWEST
URBAN
COMMERCIAL

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EXECUTIVE SUMMARY

Southwest Urban is pleased to present the opportunity to acquire 112 N Grand Avenue, a 5,400 square foot former bank building on a 0.67-acre parcel in the heart of Nogales, Arizona. Positioned along the city's primary commercial corridor, this high-visibility property offers flexible GC (General Commercial) zoning and is currently vacant—making it ideal for immediate occupancy or strategic repositioning.

With existing bank infrastructure in place, including a vault and security features, the property is well-suited for financial services, retail, medical, or office use. Its proximity to the U.S.–Mexico border, walkable downtown core, and major trade routes enhances its appeal to both local businesses and cross-border operators, offering strong long-term potential for owner-users or investors alike.

INVESTMENT OVERVIEW

OWNER USER OR STNL VALUE-ADD OPPORTUNITY

This offering presents a unique opportunity to acquire a high-visibility commercial property in the historic downtown core of Nogales, Arizona, ideally suited for owner-users, retail operators, or net lease investors. Formerly occupied by a national banking institution, the 5,400 square foot building includes high-value infrastructure such as a secure vault, safety deposit boxes, and reinforced security systems. With General Commercial (GC) zoning and full vacancy, the asset is well-positioned for adaptive reuse, redevelopment, or immediate reactivation for a range of commercial uses.

The property's versatile zoning, strategic layout, and built-in infrastructure allow for conversion to a variety of end uses including financial services, medical offices, retail storefronts, or professional services. Its location within a walkable urban core and minutes from a major international border point enhances its long-term value. With Nogales continuing to play a critical role in U.S.–Mexico trade, there is a growing demand for quality commercial space catering to logistics, administrative, and service-oriented users. Investors or end-users can take advantage of the property's unique features and corner presence to create a destination business or secure a strategic regional outpost.

Site Features

- ±5,400 SF freestanding commercial building
- Situated on a ±0.67-acre lot with ample on-site parking
- Existing bank improvements including vault, safety deposit boxes, teller lines, and security infrastructure
- Zoned GC – General Commercial (City of Nogales), supporting a wide range of commercial uses
- Strong street presence with direct access and visibility along Grand Avenue

This location offers a rare combination of high visibility, functional infrastructure, and proximity to critical regional economic drivers, making it an ideal candidate for users or investors targeting net lease potential, retail/office repositioning, or long-term hold in a dynamic, binational marketplace.

INVESTMENT OVERVIEW

PROPERTY DETAILS

PROPERTY ADDRESS	112 N Grand Avenue | Nogales, AZ 85621
SQUARE FEET	5,400
LOT SIZE	0.67 AC
PARCEL NUMBER	101-50-103
ASKING PRICE	$900,000
LEASE RATE	$8 Per Year, NNN
ZONING	GC

QUICK FACTS

Fewer than 20,000 square feet of new commercial space delivered in the past 12 months

Active development pipeline accounts for less than 0.3% of existing inventory

Over $18 million in commercial property sales recorded in the Nogales area over the past year

LOCATION OVERVIEW

NOGALES, ARIZONA

Nogales' commercial real estate market benefits from steady local demand, cross-border commerce, and limited new supply—creating a stable environment for both users and investors. As a key regional hub near the U.S.–Mexico border, the city supports a diverse mix of users, including retailers, medical providers, professional services, and financial institutions.

Market Dynamics

Demand remains strong along Nogales' main corridors, particularly Grand Avenue, where businesses benefit from high visibility and proximity to the border crossing. Vacancy across general commercial uses remains moderate and aligned with historical trends, driven by user demand rather than speculative development.

Tenant and Use Trends

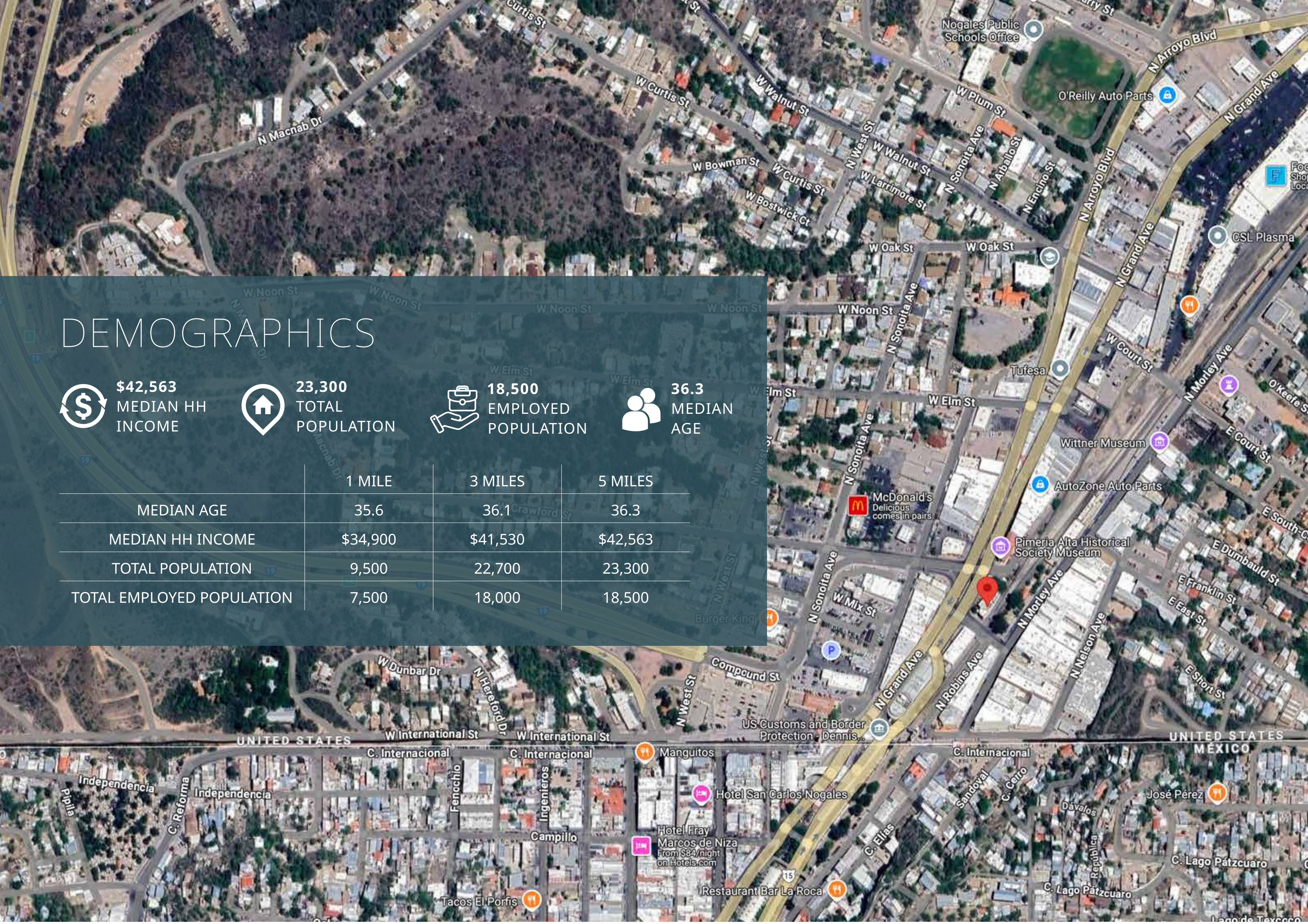
The market is supported by a mix of retail, office, and service-based tenants, including healthcare clinics, law offices, and small-format retailers. Properties with existing infrastructure, such as former bank or medical spaces, are in demand by both tenants and owner-users seeking cost-effective occupancy.

Development and Supply

New development remains limited, with most activity tied to owner-users or build-to-suit projects. This restrained pipeline helps maintain stable rents and reduces prolonged vacancy across older inventory.

Rent Growth and Investment

Rents have grown modestly but consistently, underpinned by limited supply and continued user interest. Investors are drawn to Nogales for its affordable pricing, reliable tenant base, and potential to reposition centrally located assets in a market with long-term growth prospects.



DEMOGRAPHICS

$42,563
MEDIAN HH INCOME

23,300
TOTAL POPULATION

18,500
EMPLOYED POPULATION

36.3
MEDIAN AGE

	1 MILE	3 MILES	5 MILES
MEDIAN AGE	35.6	36.1	36.3
MEDIAN HH INCOME	$34,900	$41,530	$42,563
TOTAL POPULATION	9,500	22,700	23,300
TOTAL EMPLOYED POPULATION	7,500	18,000	18,500

Southwest Urban is a boutique real estate firm with residential and commercial brokerages, general contracting, development, and property management. Founded in 2012 by the principals, Southwest Urban offers unique and diversified investment opportunities for private equity real estate investors.

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