



AVAILABLE FOR LEASE

Bisbee Plaza Shopping Center

LOCATED AT:

101 S. Naco Highway
SEC of S. Naco Highway & AZ-92
Bisbee, Arizona 85603

FEATURES:

- ✓ Anchored by Family Dollar
- ✓ Shadow Anchored by Safeway
- ✓ Located minutes from Naco, Sonora, Palomina, Hereford and 30 minutes from Douglas, Arizona.
- ✓ Great Visibility
- ✓ Excellent Ingress/Egress
- ✓ Abundant Parking with easy access from surrounding communities
- ✓ Located on ± 12 Acres of Land

AREA RETAILERS:

Bisbee Plaza is located in the heart of Bisbee's Commercial district. It is located a few minutes from Old Town Bisbee, Naco & Douglas.



AVAILABLE:

- ± 1,200 SF Office/Retail from \$9.00 PSF + NNN*
- ± 1,800 SF Office/Retail from \$9.00 PSF + NNN*
Combinable To ±3,000
- ± 1,200 SF Office/Retail from \$9.00 PSF + NNN*
± 1,800 SF from \$9.00 PSF + NNN*
(Former Restaurant)
- ± 4,100 SF Office/Retail from \$9.00 PSF + NNN*
(former Bank with vault) Divisible
- ± 22,356 SF Retail/Industrial/Warehouse from \$6.00
PSF + NNN* Divisible

*NNN estimated at \$2.40



For More Information Contact:

Andy Seleznov, CCIM

Melissa Lal, CCIM

Elaina Elliott

P: 520.296.0200 / F: 520.296.1571

6298 E. Grant Rd., Suite #100

Tucson AZ 85712

andy@larsenbaker.com

melissa@larsenbaker.com

elaina@larsenbaker.com

www.LarsenBaker.com

Available
Properties:



Project Map



Demographics 2018

Drive Time	10 Minute	20 Minute	30 Minute
Population	1,519	6,324	9,656
Average Household Income	\$48,894	\$53,223	\$60,934
Total Retail Expenditures	\$488,525	\$37.2 Million	\$44.2 Million
Number of Employees	203	3,885	5,995

TRAFFIC COUNTS : 12,557 Vehicles Per Day
Naco Hwy: 4,818 AZ-92: 7,739

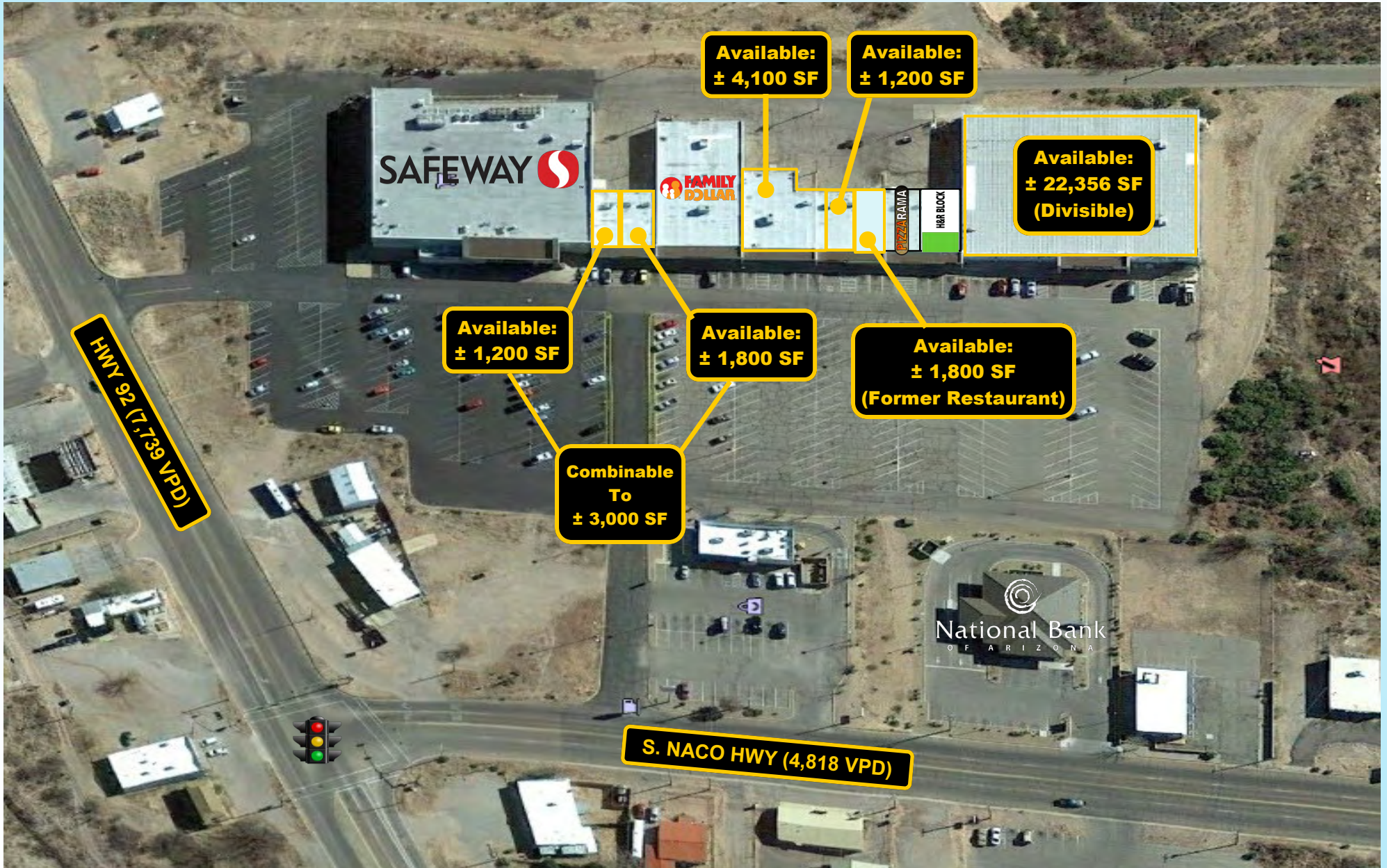
Area Map



Area Tenants



Bisbee Plaza
SE Corner of Naco Hwy & AZ-92
Bisbee, Arizona
Aerial View



NOT TO SCALE
SUBJECT TO CHANGE

Bisbee Plaza

SE Corner of Naco Hwy & AZ-92

Bisbee, Arizona

Area Map



Old Town Bisbee ± 5 Minutes
Douglas ± 30 Minutes →

HWY 92 (7,739 VPD)

Bisbee Plaza

S. NACO HWY (4,818 VPD)

10 Minutes to Naco, Mexico ↓

NOT TO SCALE
SUBJECT TO CHANGE

Bisbee Plaza

SE Corner of Naco Hwy & AZ-92

Bisbee, Arizona

Area Tenants



NOT TO SCALE
SUBJECT TO CHANGE

Bisbee Plaza
SE Corner of Naco Hwy & AZ-92
Bisbee, Arizona
Current Tenant List

Tenant	Suite #	Sq. Ft.
Safeway (Shadow Anchored)	101 S. Naco Hwy.,	
Available*	101 S. Naco Hwy., #A-1	±1,200
Available*	101 S. Naco Hwy., #A-2	±1,800
*Combinable To ±3,000		
Family Dollar	101 S. Naco Hwy., #A-4	±8,646
Available (Divisible)	101 S. Naco Hwy., #B-1	±4,100
Available	101 S. Naco Hwy., #B-4	±1,200
Available (Former Restaurant)	101 S. Naco Hwy., #B-5	±1,800
PizzaRama	101 S. Naco Hwy., #B-7	±2,400
H&R Block	101 S. Naco Hwy., #B-9	±900
Available (Divisible)	101 S. Naco Hwy., #B-10	±22,356

EMPLOYMENT



White Collar

62%



Blue Collar

15%



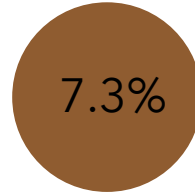
Services

23%

Bisbee Plaza

S Naco Hwy, Naco, Arizona,
85620

Drive time of 10 minutes



7.3%
Unemployment
Rate



19

Total Businesses



203

Total Employees

BUSINESS

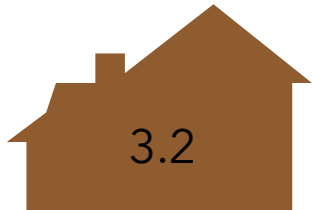
KEY FACTS

1,519

Population



42.1
Median Age



3.2

Average
Household
Size

\$38,030

Median
Household
Income

EDUCATION



19%
No High School
Diploma



32%
High School
Graduate



28%
Some College



21%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



295

2018 Millennial Population
(Born 1981 to 1998) (Esri)



247

2018 Generation X
Population (Born 1965 to
1980) (Esri)



423

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

 **LARSEN
BAKER**
Development • Brokerage
Management
6298 E. Grant Rd., #100 Tucson, AZ
520.296.0200 • www.LarsenBaker.com

EMPLOYMENT



White Collar

60%



Blue Collar

16%



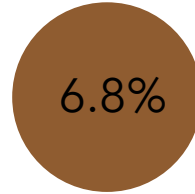
Services

24%

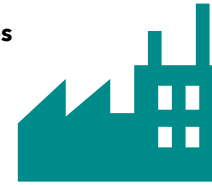
Bisbee Plaza

S Naco Hwy, Naco, Arizona,
85620

Drive time of 20 minutes



Unemployment
Rate



356

Total Businesses



3,885

Total Employees

BUSINESS

KEY FACTS

6,324

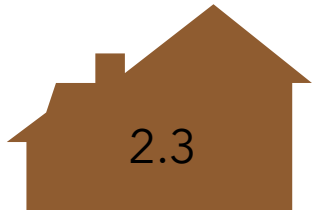
Population



Median Age

\$40,885

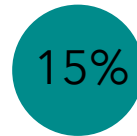
Median
Household
Income



2.3

Average
Household
Size

EDUCATION



No High School
Diploma



27%
High School
Graduate



30%
Some College



28%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



1,162

2018 Millennial Population
(Born 1981 to 1998) (Esri)



1,074

2018 Generation X
Population (Born 1965 to
1980) (Esri)



1,968

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

 **LARSEN
BAKER**
Development • Brokerage
Management
6298 E. Grant Rd., #100 Tucson, AZ
520.296.0200 • www.LarsenBaker.com

EMPLOYMENT



White Collar

58%



Blue Collar

18%



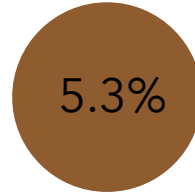
Services

24%

Bisbee Plaza

S Naco Hwy, Naco, Arizona,
85620

Drive time of 30 minutes



5.3%
Unemployment
Rate



426

Total Businesses



5,995

Total Employees

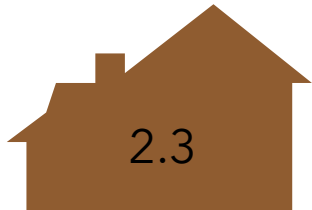
KEY FACTS

9,656

Population



47.8
Median Age



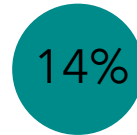
2.3

Average
Household
Size

\$44,019

Median
Household
Income

EDUCATION



14%
No High School
Diploma



25%
High School
Graduate



32%
Some College



29%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



1,732

2018 Millennial Population
(Born 1981 to 1998) (Esri)



1,688

2018 Generation X
Population (Born 1965 to
1980) (Esri)



3,026

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)