



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

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

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

AERIAL MAP



**SUBJECT
LOCATION**



Border Taco

Pan American Ave: 14,939 VPD (2025)



5th St: 13,506 VPD (2025)



TRADE MAP



Highway 191: 842 VPD (2024)

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

Pan American Ave: 14,939 VPD (2024)

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GADSDEN

ART CAR WORLD

DOUGLAS UNIFIED SCHOOL DISTRICT #37
EST. 1908
±3,600 Students

Veteran's Park
Memorial Swimming
Pool

Walmart
Supercentre

SUBJECT

Carib's

BW
Best Western

DQ

McDonald's

Chevron

Carib's

SUBWAY

US/Mexico Border

DOUGLAS MARKET OVERVIEW



16.3K

DOUGLAS AZ
POPULATION



5,669

TOTAL
HOUSEHOLDS



\$42,019

MEDIAN HOUSEHOLD
INCOME

DOUGLAS PORT OF ENTRY

"RAUL H. CASTRO PORT OF ENTRY"

1. 3.7 MILLION ANNUAL CROSSINGS
2. 1.1% INCREASE IN NORTHBOUND

PEDESTRIANS

3. ± 10K DAILY CROSSINGS
4. 70% OF DOUGLAS'S TOTAL RETAIL

SALES TAX REVENUE IS GENERATED BY

VISITORS ACROSS THE BORDER.

LARGEST EMPLOYERS

1. GOVERNMENT/BORDER SECURITY
2. DOUGLAS UNIFIED SCHOOL DISTRICT
3. COCHISE COLLEGE
4. CHIRICAHUA COMMUNITY HEALTH CENTER



±3,600

DOUGLAS UNIFIED SCHOOL
DISTRICT- 562 EMPLOYEES

- #2 IN SIERRA VISTA HIGH SCHOOLS
- #67 OUT OF 167 BEST TEACHERS IN AZ
- SERVES 3,600 ACROSS 6 SCHOOLS
- HIGHLY DIVERSE WITH A 96% HISPANIC STUDENT BODY
- EMPLOYS 172 FULL-TIME CLASSROOM TEACHERS



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