

# OASIS TOWN CENTER

## Nogales Power Center

East of the SEC of I-19 and Mariposa Rd.  
Nogales, Arizona 85621



### PROPERTY DETAILS:

- Nogales is home to the most state-of-the-art Port of Entry in the entire United States, and Arizona is ranked first in the nation in projected job growth and economic growth prospects. Great weather, great people, great business advantages, safe, friendly, and easily accessible by freeway. With the daily influx of Mexican visitors to the city of Nogales, Arizona they are the driving force for its current retail marketplace and accounts for nearly half of all sales generated at the dozens of restaurants, big box, bargain, specialty, and auto-parts stores in the city.
- Visitors from Mexico spend their Easter break in Nogales every year for approx. two weeks at a time.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	2,904	20,746	22,310
Estimated Population (2022)	2,809	20,196	21,702
Estimated Household Income (2017)	\$43,265	\$46,972	\$47,004
Estimated Household Income (2022)	\$58,652	\$62,498	\$62,179

### TRAFFIC COUNTS

I-19	8,000 VPD
North Mariposa Rd	12,000 VPD
West Grand Ave	15,000 VPD

### MORE INFORMATION:



W.M. GRACE COMPANIES  
SINCE 1966

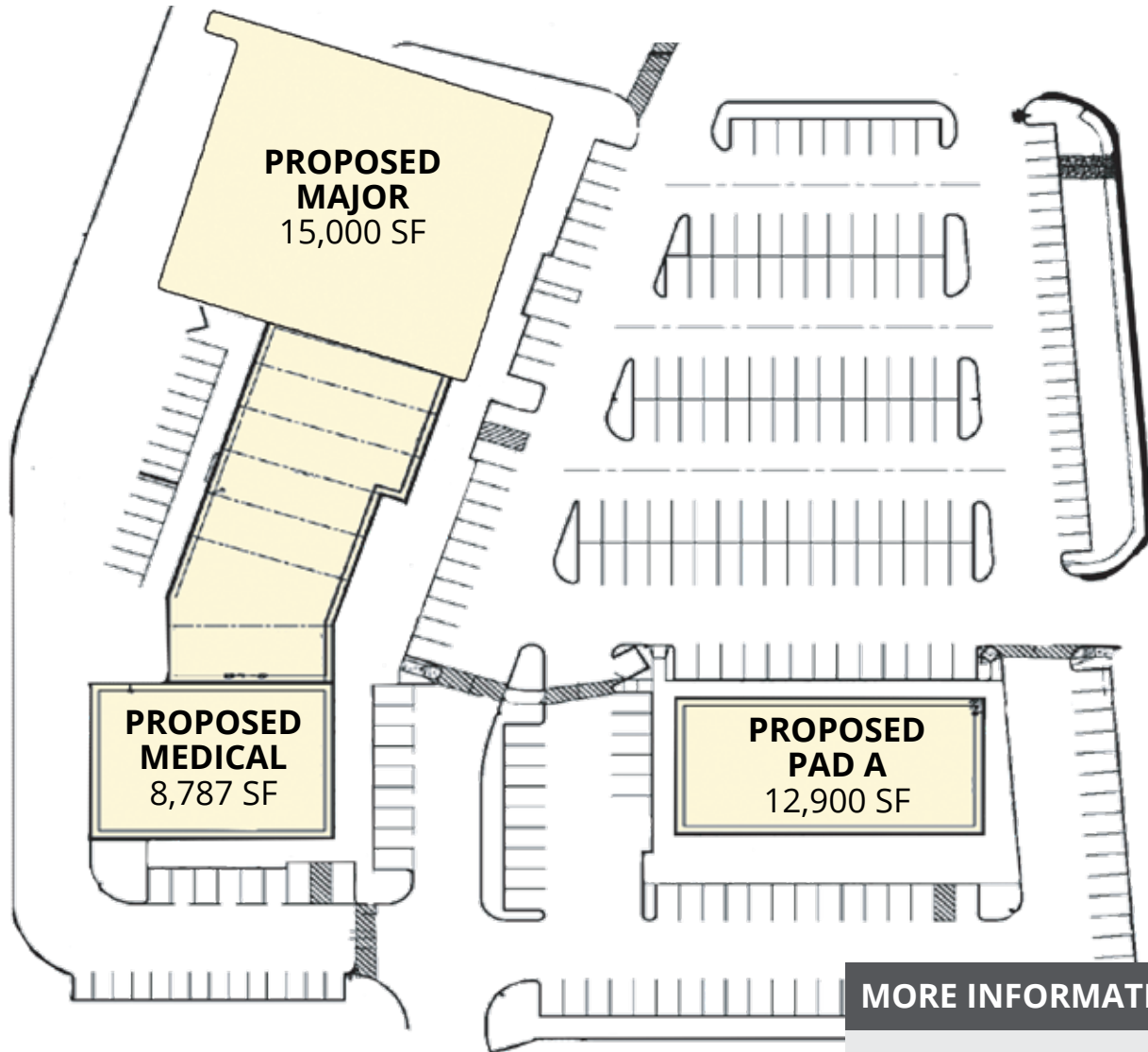
(602) 956-8254  
info@wmgraceco.com  
6925 E Indian School Rd.  
Scottsdale, AZ 85251  
www.wmgraceco.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### BASIC SUMMARY REPORT

**1 mile**      **3 miles**      **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
<b>POPULATION</b>			
Population (2017)	2,904	20,746	2,310
Projected Population (2022)	2,809	20,196	21,702
Projected Growth (2022)	-0.7%	-0.5%	-0.5%
<b>EMPLOYMENT</b>			
Total Employers (2017)	391	1,124	1,145
Workplace Employees (2017)	5,179	15,062	15,253
Labor Force Age 16 Years or Over (2017)	2,186	15,842	16,986
<b>HOUSEHOLDS</b>			
Household Size	3.0	3.0	3.0
<b>RACE</b>			
% White	68.9%	70.5%	70.9%
% Hispanic	94.8%	94.8%	94.3%
% Black	0.9%	0.9%	0.9%
% Asian	0.8%	0.9%	0.8%
% Other	26.8%	24.7%	24.4%
White	2,000	14,629	15,812
Hispanic	2,752	19,669	21,037
Black	26	195	208
Asian	23	177	185
Other	780	5,127	5,448
<b>HOUSING</b>			
% Renter Occupied Housing Units	50.2%	48.1%	46.1%
% Owner Occupied Housing Units	49.8%	51.9%	53.9%
Median Home Value	\$120,577	\$122,002	\$121,373
<b>INCOME</b>			
Average Household Income (2017)	\$43,265	\$46,972	\$47,004
Projected Average Household Income (2022)	\$58,562	\$62,498	\$62,179
Per Capita Income (2022)	\$20,390	\$21,936	\$21,641
<b>COLLEGE EDUCATION (Age 25+)</b>			
% < 9th Grade	18.2%	20.3%	19.8%
% Some High School	14.4%	14.7%	14.7%
% High School	30.6%	28.6%	28.7%
% Some College	18.9%	17.1%	17.3%
% College - Associates Degree	4.7%	4.7%	4.7%
% College - Bachelors Degree	8.7%	10.2%	10.3%
% College - Masters Degree	36.9%	36.5%	36.8%
% College - Professional/Doctorate Degree	13.3%	14.7%	14.8%
<b>AGE</b>			
Median Age	34.4	36.0	35.8

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