

OASIS TOWN CENTER

NOGALES POWER CENTER

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



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.

On average, more than 1,000,000 Mexican residents living within 75 miles of the boarder pass through Nogales annually on their way to shop in various shopping destinations around Tucson and Phoenix metro areas. Spending more than \$400 per trip resulting in nearly \$450 million dollars, with nearly \$330 million dollars spent in Tucson alone.

Demographics	1 mile	3 miles	5 miles	10 miles
Estimated Population (2017)	2,904	20,746	22,310	36,935
Projected Population (2022)	2,809	20,196	21,702	35,788
Estimated HH Income (2017)	\$43,265	\$46,972	\$47,004	\$52,535
Projected HH Income (2022)	\$58,652	\$62,498	\$62,179	\$67,617

Traffic Count

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

More Information:



W.M. GRACE COMPANIES

Direct - 602.956.8254
Email - Info@wmgraceco.com

6925 East Indian School Rd. Scottsdale, AZ 85251

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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Why do business in Nogales? Great weather, great people, great business advantages, safe, friendly, and easily accessible.

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 - Oasis Cinema 9 is the only movie theater in Nogales and offers 9 movie screens



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The State of Arizona has lowered taxes, streamlined regulation, and established a suite of incentives to support corporate growth and expansion. The Arizona Competitiveness Package, groundbreaking legislation adopted in 2011, makes it easier for existing Arizona companies to prosper and establishes Arizona as one of the most desirable places for expanding companies to do business.

There are two major private medical providers Mariposa Community Health Center and Carondelet Holy Cross Hospital and 12 other medical facilities located in Nogales, Arizona.

Doing business in the city of Nogales, Arizona, the development and licensing process has been streamlined to make it as easy as possible to bring your new business to Nogales, Arizona. Located directly on the US-Mexico Border across from Nogales, Sonora; 60 miles south of Tucson, Arizona on Interstate 19.

The average on way commute time is approx. 18 minutes.

The daytime floating population is approx. 65,000 people which should keep your business open and flourishing. The city of Nogales, AZ has made retrieving your business applications on nogalesaz.gov/Business/Licenses convenient as possible. The city is willing to work with you and offers a Free Site Plan Pre-Application Meeting with all applicable city departments present to immediately communicate initial concerns or challenges.

There is something to do just about every month of the year in Nogales and the surrounding areas, several events vcelebrate the local hertitage and culture. Incuding parades, commeratice events, film festivals, jazz and mariachi music, wine tasting tours, horse races, nature tours, car shows, art walks and bicycling. Every Friday there is Farmers Market that is open in the downtown district.

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Basic Summary Report	1 mile	3 miles	5 miles	10 miles
Population				
Estimated Population (2017)	2,904	20,746	22,310	36,935
Projected Population (2022)	2,809	20,196	21,702	35,788
Projected Growth (2022)	-0.7%	-0.5%	-0.5%	0.6%
Households				
Total Employers (2017)	391	1,124	1,145	1,406
Workplace Emploeyss (2017)	5,179	15,062	15,253	17,497
Labor Force Age 16 Years or Over (2017)	2,186	15,842	16,986	27,680
Household Size	3.0	3.0	3.0	3.1
Race				
% White	68.9%	70.5%	70.9%	70.9%
%Hispanic	94.8%	94.8%	94.3%	90.8%
%Black	0.9%	0.9%	0.9%	1.0%
%Asian	0.8%	0.9%	0.8%	0.8%
%Other	26.8%	24.7%	24.4%	24.6%
White				
White	2,000	14,629	15,812	26,199
Hispanic				
Hispanic	2,752	19,669	21,037	33,545
Black				
Black	26	195	208	360
Asian				
Asian	23	177	185	286
Other				
Other	780	5,127	5,448	9,086
Housing				
% Renter Occupied Housing (2017)	50.2%	48.1%	46.1%	35.9%
% Owner Occupied Housing (2017)	49.8%	51.9%	53.9%	64.1%
Median Home Value	\$120,577	\$122,002	\$121,373	\$125,154
Income				
Average Household Income (2017)	\$43,265	\$46,972	\$47,004	\$52,535
Projected Household Income (2022)	\$58,562	\$62,498	\$62,179	\$67,617
Per Capita Income (2022)	\$20,390	\$21,936	\$21,641	\$22,961
College Education (Age 25+)				
% <9th Grade	18.2%	20.3%	19.8%	15.8%
% Some High School	14.4%	14.7%	14.7%	13.8%
% High School	30.6%	28.6%	28.7%	27.9%
% Some College	18.9%	17.1%	17.3%	18.5%
% Associates Degree	4.7%	4.7%	4.7%	6.0%
% Bachelors Degree	8.7%	10.2%	10.3%	12.8%
% Masters Degree	36.9%	36.5%	36.8%	42.6%
% Professional/Doctorate Degree	13.3%	14.7%	14.8%	18.1%
Age				
Median Age	34.4	36.0	35.8	34.0



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