



LA PLACITA AT OASIS TOWN CENTER



NOGALES POWER CENTER

EAST OF THE SEC OF I-19 & MARIPOSA RD. | NOGALES, ARIZONA 85621

PROPERTY HIGHLIGHTS

- » Two miles from the University of Arizona, downtown Tucson and the Tucson International Airport
- » Next to ± 300 acre Kino Sports and Entertainment Complex, currently undergoing a major 90 acre expansion to include an 8,600 SF ice complex, a 130,000 SF field house, and an 8,500 seat stadium
- » Additional hotels, restaurants, and several multi-family projects are being planned on an adjacent parcel
- » Next to Banner University Medical Center South Campus

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
Population	6,778	100,251	259,994
Households	2,059	32,369	91,813
Average Household Income	\$47,813	\$48,333	\$53,134

TRAFFIC COUNTS

	VEHICLES PER DAY
Ajo Way	23,617 North
I-10	70,601
Kino	36,979

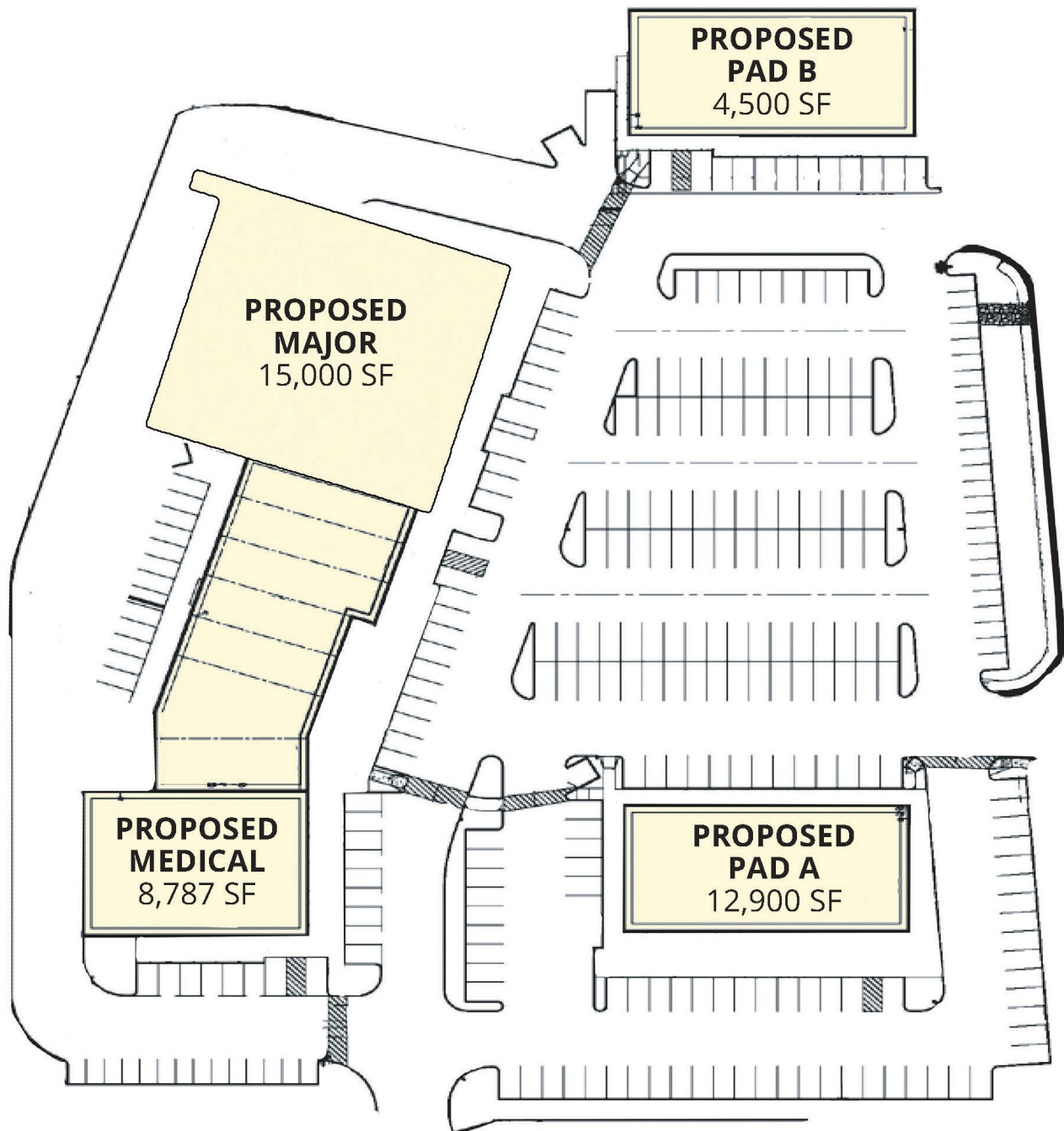


W.M. GRACE COMPANIES
SINCE 1966

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BASIC SUMMARY REPORT**1 MILE****3 MILE****5 MILE****POPULATION**

Population	5,904	30,746	37,310
Projected Population	2,809	20,196	21,702
Projected Growth	-0.7%	-0.5%	-0.5%

HOUSEHOLDS

Household Size	3.0	3.0	3.0
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EMPLOYMENT

Total Employers	391	1,124	1,145
Workplace Employees	5,179	15,062	15,253
Labor Force Age 16 Years or Over	2,186	15,842	16,986

RACE

% 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

HOUSING

% 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

INCOME

Average Household Income	\$43,265	\$46,972	\$47,004
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COLLEGE EDUCATION (Age 25+)

% < 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%

AGE

Median Age	34.4	36.0	35.8
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