



## 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           |

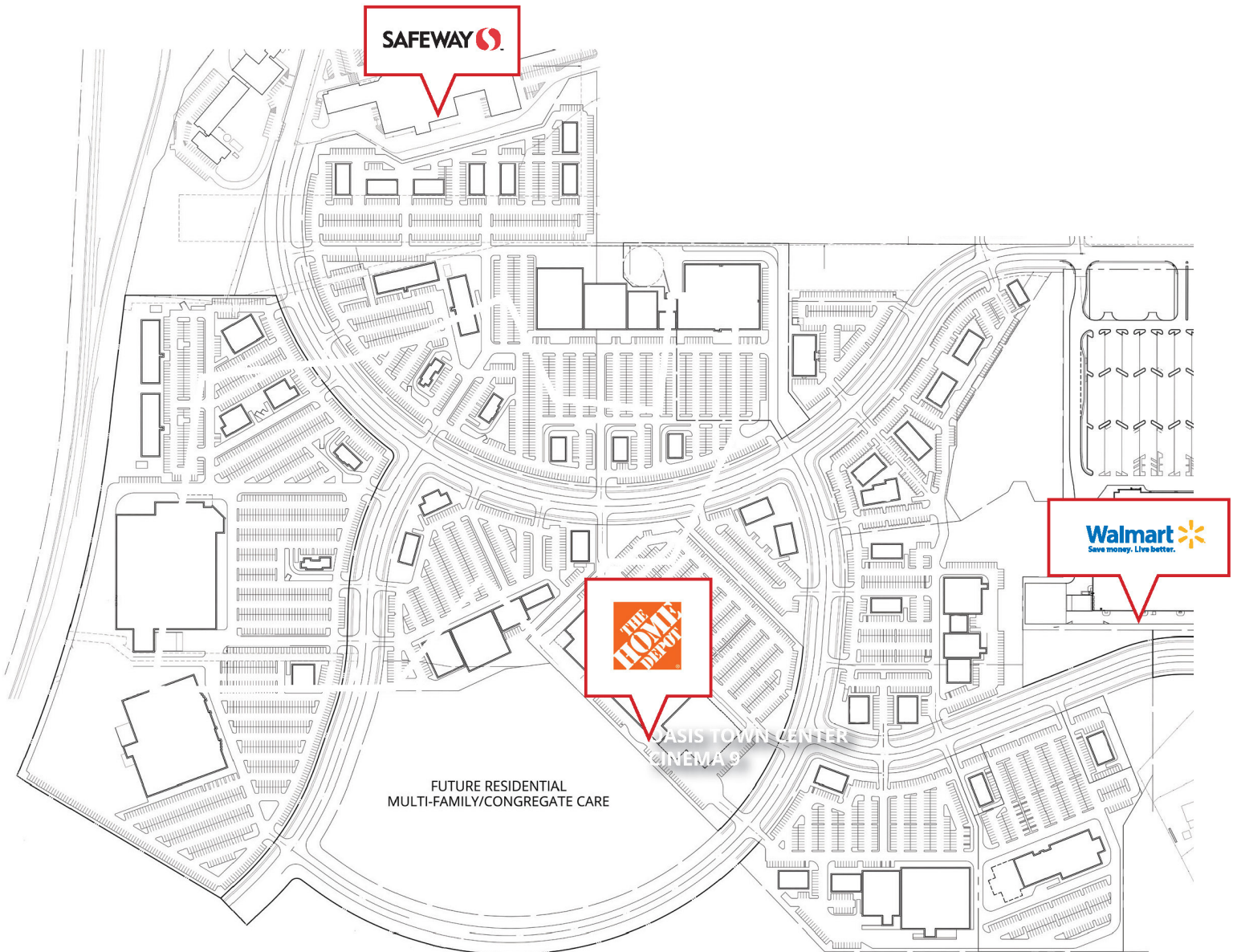


**W.M. GRACE COMPANIES**  
SINCE 1966

#### CONTACT

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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 |
|----------------|-----|-----|-----|

**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 |
|--------------------------|----------|----------|----------|

**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 |
|------------|------|------|------|

