COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
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317-321 N GRAND AVE NOGALES, AZ

Description

Location:	317- 321 N. Grand Avenue Nogales, AZ 85621 Parcel: 101-50-040
Lot Size:	19,950 square foot lot
Lease Rate:	$ 17.00/SF/YR
Sales Price:	$500,000.00
Real Estate Taxes:	$1,168.10 (2015)
Zoning:	General Commercial

Traffic Count

Grand Ave: 19,523 VPD (2015)

(Source: Arizona Department of Transportation)

Property Highlights

- Located ½ mile north of the International Port of Entry into Mexico.
- Located across from a successful Food City anchored shopping center.
- Site has access to two major north / south streets.
- Major US / Mexico border city with Nogales, Sonora having a population of over 250,000.

Demographic Highlights

2016 Estimates	1 MI	3 MI	5 MI
Population:	7,658	17,475	22,002
Households:	2,516	5,582	6,928
Average HH Income:	$35,013	$41,440	$43,129

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:

Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

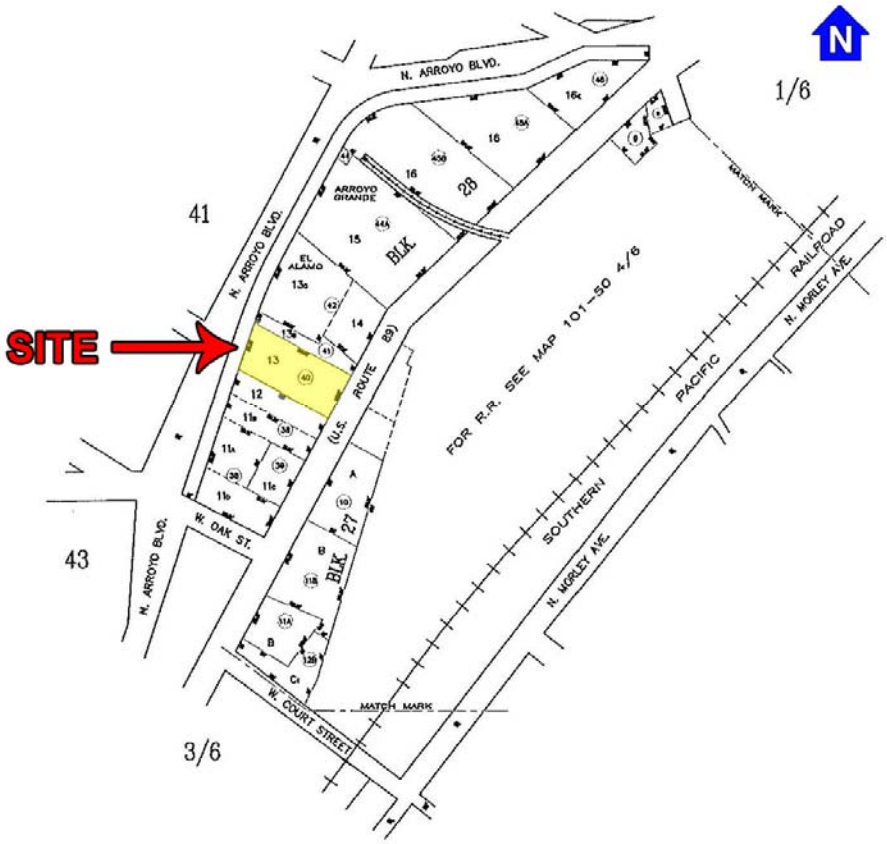
The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

317-321 N. Grand Avenue

Nogales, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

AERIAL



317-321 N. Grand Avenue

Nogales, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA

Community Profile for

Nogales

Nogales, Arizona, and its twin city, Nogales, Sonora, Mexico (Ambos Nogales), are on the international border separating the United States and Mexico. The Arizona city serves as both the economic, educational, and cultural capital and the county seat of Santa Cruz County, the smallest and southernmost of Arizona's counties. The city enjoys moderate year-round weather because of its high Sonoran Desert setting at an elevation of 3,865 feet. Nogales was established in 1880 by Jacob and Isaac Isaacson, who built a trading post along the international border. Two years later, Nogales was the site of the first rail connection between Mexico and the United States, and the city was incorporated in 1893.

Principal Economic Activities

Boasting 200 years of entrepreneurship, mercantilism, and international commerce through three ports of entry, Nogales' economy thrives on international trade, manufacturing, tourism, and related services. The Ambos Nogales region is home to one of the largest cooperative manufacturing (maquiladora) clusters in North America, with more than 110 companies located in the region. It is also home to America's largest port of entry for Mexican produce—more than four billion pounds of fruits and vegetables enter through Nogales' Mariposa Port a year. Mexican shoppers cross the border and generate more than 60% of Nogales' sales tax revenue.

Scenic Attractions

The city of Nogales and Santa Cruz County have 200 properties listed in the National Register of Historic Sites, two of which are Tumacacori National Monument, visited by Father Kino in 1691; and Tubac Presidio, established by the Spanish in 1752 on an Indian village site. Other sites include the Old Tubac Schoolhouse, Old Nogales City Hall, Santa Cruz County Courthouse, and Patagonia Railroad Depot. The Patagonia-Sonoita Creek Sanctuary, 19 miles east, attracts worldwide visitors to see its diverse bird life. Nogales' original city hall houses Pimeria Alta Historical Society Museum. Nearby are Parker Canyon, Pena Blanca Lake and Patagonia Lake State Park. Visitors also enjoy area ghost towns, mining camps, and wineries near Sonoita and Elgin.

Community Facilities

Educational institutions in Nogales include the University of Arizona –Santa Cruz, Cochise College, and Nogales Unified School District.

Nogales is home to Carondelet Holy Cross Hospital, a 56-bed facility, and Mariposa Community Health Center which operates three health centers in Nogales and Santa Cruz County. Nogales International Airport serves Nogales and Santa Cruz County with a 7,200 ft. runway that accommodates private passenger service and specialty air cargo operations. The city of Nogales has a wide range of recreational facilities including nine parks, a museum, an art gallery, two recreation centers, two swimming pools, six athletic fields, a library, four tennis courts, and three exciting nearby golf courses.

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333 North Central Ave., Suite 1900 | Phoenix, AZ 85004 | 602-845-1200 | info@azcommerce.com | www.azcommerce.com

Community Profile for

Nogales, Arizona

ARIZONA COMMERCE AUTHORITY

BASIC INFORMATION

Founded:	1880	**Incorporated:**	1893
Elevation:	3,865 ft.	**Location:**	Santa Cruz County

Distance to major cities:

Phoenix:	179 miles	**San Diego:**	473 miles
Tucson:	67 miles	**Los Angeles:**	551 miles
Las Vegas:	472 miles		

POPULATION

	1990	2000	2014 (est.)
Nogales	19,595	20,878	21,647
Santa Cruz County	29,900	38,381	49,554
State of Arizona	3,680,800	5,130,632	6,667,241

Arizona Dept. of Administration - azstats.gov

PROPERTY TAX

	1990	2000	2014
Elementary / High School	5.16	7.50	5.88
City / Fire District	0.00	0.00	0.00
Santa Cruz County	4.89	4.58	5.43
Totals (Santa Cruz County)	10.05	12.08	11.31

Arizona Dept. of Revenue & Arizona Tax Research Foundation

SALES TAX / TRANSACTION PRIVILEGE TAX

Nogales	2.00%
Santa Cruz County	1.00%
State	5.60%

Arizona Dept. of Revenue & Arizona Tax Research Foundation

LABOR FORCE

	1990	2000	2014
Civilian Labor Force	8,471	7,404	8,416
Unemployed	1,535	750	1,476
Unemployment Rate	18.1%	10.1%	17.5%

Arizona Dept. of Administration - azstats.gov

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	4,582	38.0%
High school or equivalent, no college	3,562	29.6%
Some college or Associate degree	2,491	20.7%
Bachelor's degree or advanced degree	1,410	11.7%

Census Bureau - Fact Finder

INDUSTRY (RANKED BY EMPLOYMENT)

	Count	Share
Retail trade	1,893	27.7%
Education, health care & social assistance	1,102	16.1%
Arts, entertainment, food & recreation services	765	11.2%
Wholesale trade	747	10.9%
Transportation, warehousing, & utilities	469	6.9%
Professional, scientific, & administrative services	456	6.7%
Public administration	302	4.4%
Manufacturing	295	4.3%
Other services, except public administration	284	4.2%
Construction	237	3.5%
Finance, insurance & real estate	224	3.3%
Agriculture, forestry, fishing, hunting, & mining	38	0.6%
Information	26	0.4%

Census Bureau - Fact Finder

This profile was prepared by the Arizona Commerce Authority in cooperation with local sources. For further information, please contact:

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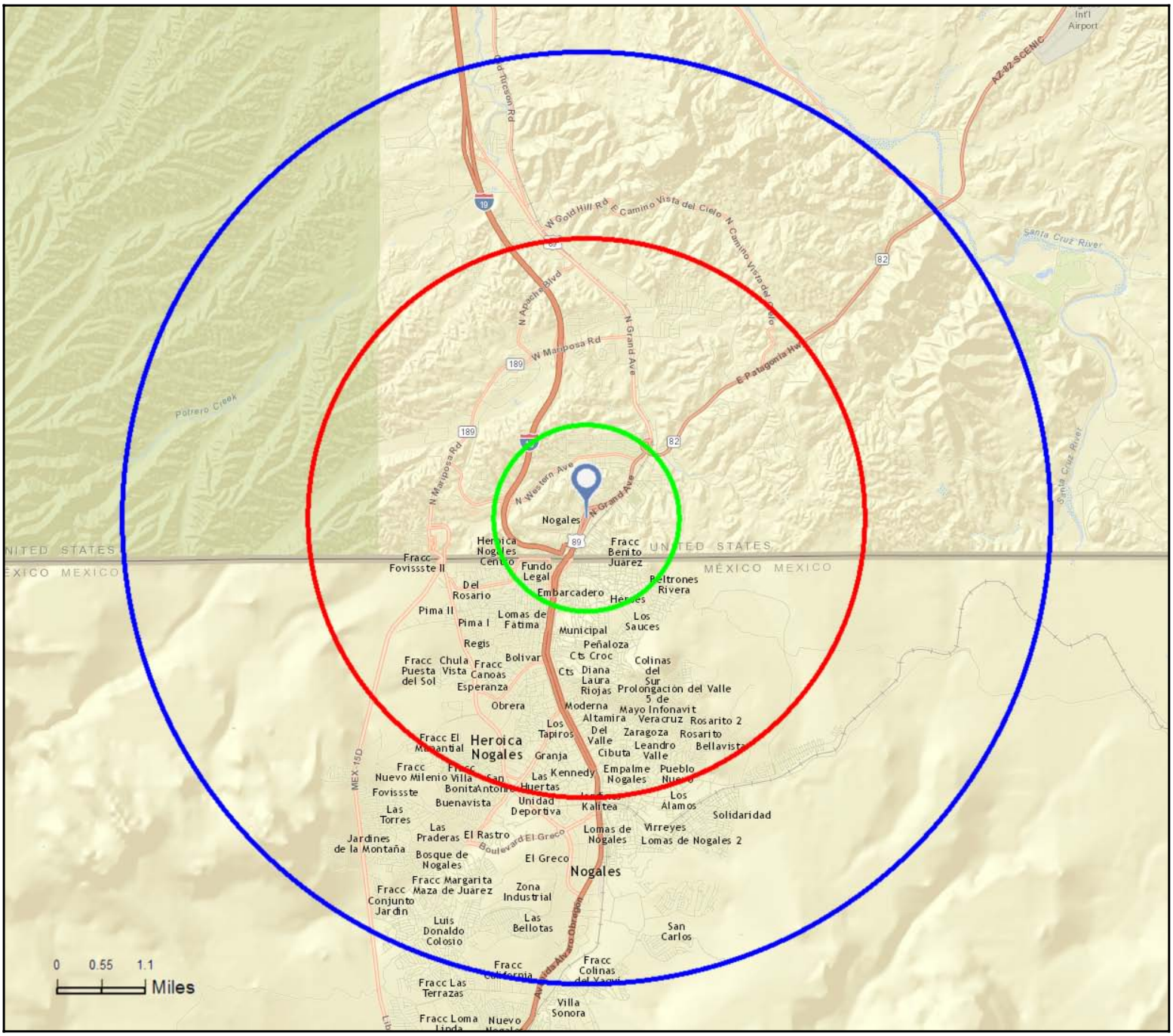
Site Map

317 N Grand Ave, Nogales, Arizona, 85621
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.33879
Longitude: -110.93887



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Executive Summary

317 N Grand Ave, Nogales, Arizona, 85621
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	8,392	18,045	21,977
2010 Population	7,658	17,475	22,002
2016 Population	7,407	17,003	21,371
2021 Population	7,223	16,617	20,868
2000-2010 Annual Rate	-0.91%	-0.32%	0.01%
2010-2016 Annual Rate	-0.53%	-0.44%	-0.46%
2016-2021 Annual Rate	-0.50%	-0.46%	-0.48%
2016 Male Population	45.6%	45.9%	46.1%
2016 Female Population	54.4%	54.1%	53.9%
2016 Median Age	37.9	35.8	34.8

In the identified area, the current year population is 21,371. In 2010, the Census count in the area was 22,002. The rate of change since 2010 was -0.46% annually. The five-year projection for the population in the area is 20,868 representing a change of -0.48% annually from 2016 to 2021. Currently, the population is 46.1% male and 53.9% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.0.

Race and Ethnicity			
2016 White Alone	68.4%	71.1%	70.5%
2016 Black Alone	0.6%	0.6%	0.5%
2016 American Indian/Alaska Native Alone	1.1%	0.9%	0.8%
2016 Asian Alone	0.4%	0.5%	0.6%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	27.1%	24.5%	25.1%
2016 Two or More Races	2.4%	2.5%	2.5%
2016 Hispanic Origin (Any Race)	95.2%	95.2%	95.1%

Persons of Hispanic origin represent 95.1% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households			
2000 Households	2,531	5,195	6,310
2010 Households	2,516	5,582	6,928
2016 Total Households	2,472	5,525	6,840
2021 Total Households	2,432	5,447	6,737
2000-2010 Annual Rate	-0.06%	0.72%	0.94%
2010-2016 Annual Rate	-0.28%	-0.16%	-0.20%
2016-2021 Annual Rate	-0.33%	-0.28%	-0.30%
2016 Average Household Size	2.94	3.03	3.09

The household count in this area has changed from 6,928 in 2010 to 6,840 in the current year, a change of -0.20% annually. The five-year projection of households is 6,737, a change of -0.30% annually from the current year total. Average household size is currently 3.09, compared to 3.14 in the year 2010. The number of families in the current year is 5,272 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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Executive Summary

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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	$25,330	$28,448	$29,503
2021 Median Household Income	$27,076	$34,612	$35,846
2016-2021 Annual Rate	1.34%	4.00%	3.97%
Average Household Income			
2016 Average Household Income	$35,013	$41,440	$43,129
2021 Average Household Income	$38,120	$46,071	$48,142
2016-2021 Annual Rate	1.71%	2.14%	2.22%
Per Capita Income			
2016 Per Capita Income	$12,045	$13,627	$14,025
2021 Per Capita Income	$13,207	$15,250	$15,770
2016-2021 Annual Rate	1.86%	2.28%	2.37%

Households by Income

Current median household income is $29,503 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $35,846 in five years, compared to $59,476 for all U.S. households

Current average household income is $43,129 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $48,142 in five years, compared to $84,021 for all U.S. households

Current per capita income is $14,025 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $15,770 in five years, compared to $32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,785	5,619	6,852
2000 Owner Occupied Housing Units	1,204	2,938	3,680
2000 Renter Occupied Housing Units	1,326	2,257	2,630
2000 Vacant Housing Units	255	424	542
2010 Total Housing Units	2,846	6,128	7,612
2010 Owner Occupied Housing Units	1,174	2,882	3,622
2010 Renter Occupied Housing Units	1,342	2,700	3,306
2010 Vacant Housing Units	330	546	684
2016 Total Housing Units	2,893	6,253	7,749
2016 Owner Occupied Housing Units	1,050	2,599	3,257
2016 Renter Occupied Housing Units	1,422	2,926	3,583
2016 Vacant Housing Units	421	728	909
2021 Total Housing Units	2,926	6,338	7,854
2021 Owner Occupied Housing Units	1,047	2,553	3,187
2021 Renter Occupied Housing Units	1,385	2,894	3,549
2021 Vacant Housing Units	494	891	1,117

Currently, 42.0% of the 7,749 housing units in the area are owner occupied; 46.2%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 7,612 housing units in the area - 47.6% owner occupied, 43.4% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 0.80%. Median home value in the area is $123,959, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 3.68% annually to $148,526.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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Business Summary

317 N Grand Ave, Nogales, Arizona, 85621
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.33879
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Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	335	1,013	1,194
Total Employees:	2,925	12,532	14,160
Total Residential Population:	7,407	17,003	21,371
Employee/Residential Population Ratio:	0.39:1	0.74:1	0.66:1

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	4	1.2%	13	0.4%	10	1.0%	50	0.4%	13	1.1%	61	0.4%
Construction	6	1.8%	18	0.6%	22	2.2%	693	5.5%	32	2.7%	746	5.3%
Manufacturing	4	1.2%	17	0.6%	27	2.7%	1,757	14.0%	32	2.7%	1,988	14.0%
Transportation	14	4.2%	114	3.9%	94	9.3%	808	6.4%	119	10.0%	965	6.8%
Communication	4	1.2%	13	0.4%	15	1.5%	62	0.5%	15	1.3%	63	0.4%
Utility	2	0.6%	30	1.0%	6	0.6%	120	1.0%	6	0.5%	120	0.8%
Wholesale Trade	10	3.0%	65	2.2%	60	5.9%	423	3.4%	74	6.2%	501	3.5%
Retail Trade Summary	121	36.1%	1,065	36.4%	277	27.3%	3,341	26.7%	314	26.3%	3,669	25.9%
Home Improvement	3	0.9%	28	1.0%	14	1.4%	159	1.3%	15	1.3%	160	1.1%
General Merchandise Stores	9	2.7%	220	7.5%	21	2.1%	1,027	8.2%	21	1.8%	1,028	7.3%
Food Stores	10	3.0%	175	6.0%	58	5.7%	671	5.4%	84	7.0%	939	6.6%
Auto Dealers, Gas Stations, Auto Aftermarket	17	5.1%	127	4.3%	35	3.5%	298	2.4%	38	3.2%	311	2.2%
Apparel & Accessory Stores	29	8.7%	148	5.1%	42	4.1%	251	2.0%	43	3.6%	255	1.8%
Furniture & Home Furnishings	6	1.8%	14	0.5%	14	1.4%	67	0.5%	14	1.2%	70	0.5%
Eating & Drinking Places	21	6.3%	280	9.6%	49	4.8%	681	5.4%	54	4.5%	704	5.0%
Miscellaneous Retail	26	7.8%	72	2.5%	45	4.4%	187	1.5%	46	3.9%	202	1.4%
Finance, Insurance, Real Estate Summary	23	6.9%	75	2.6%	87	8.6%	336	2.7%	104	8.7%	418	3.0%
Banks, Savings & Lending Institutions	14	4.2%	36	1.2%	38	3.8%	103	0.8%	39	3.3%	103	0.7%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Insurance Carriers & Agents	4	1.2%	9	0.3%	20	2.0%	63	0.5%	28	2.3%	86	0.6%
Real Estate, Holding, Other Investment Offices	5	1.5%	30	1.0%	29	2.9%	170	1.4%	37	3.1%	229	1.6%
Services Summary	108	32.2%	905	30.9%	305	30.1%	2,810	22.4%	357	29.9%	3,346	23.6%
Hotels & Lodging	10	3.0%	105	3.6%	17	1.7%	181	1.4%	18	1.5%	188	1.3%
Automotive Services	3	0.9%	11	0.4%	21	2.1%	104	0.8%	23	1.9%	115	0.8%
Motion Pictures & Amusements	5	1.5%	30	1.0%	17	1.7%	132	1.1%	19	1.6%	136	1.0%
Health Services	7	2.1%	70	2.4%	34	3.4%	886	7.1%	40	3.4%	1,037	7.3%
Legal Services	5	1.5%	20	0.7%	12	1.2%	46	0.4%	15	1.3%	53	0.4%
Education Institutions & Libraries	16	4.8%	393	13.4%	30	3.0%	718	5.7%	31	2.6%	789	5.6%
Other Services	62	18.5%	276	9.4%	174	17.2%	743	5.9%	211	17.7%	1,027	7.3%
Government	14	4.2%	601	20.5%	69	6.8%	2,099	16.7%	78	6.5%	2,249	15.9%
Unclassified Establishments	24	7.2%	9	0.3%	42	4.1%	32	0.3%	49	4.1%	34	0.2%
Totals	335	100.0%	2,925	100.0%	1,013	100.0%	12,532	100.0%	1,194	100.0%	14,160	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

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Business Summary

317 N Grand Ave, Nogales, Arizona, 85621
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Latitude: 31.33879
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	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by NAICS Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture, Forestry, Fishing & Hunting	1	0.3%	2	0.1%	5	0.5%	28	0.2%	6	0.5%	31	0.2%
Mining	1	0.3%	5	0.2%	1	0.1%	5	0.0%	1	0.1%	5	0.0%
Utilities	1	0.3%	20	0.7%	4	0.4%	93	0.7%	4	0.3%	93	0.7%
Construction	7	2.1%	18	0.6%	25	2.5%	701	5.6%	36	3.0%	755	5.3%
Manufacturing	4	1.2%	15	0.5%	28	2.8%	1,770	14.1%	34	2.8%	2,001	14.1%
Wholesale Trade	10	3.0%	65	2.2%	60	5.9%	423	3.4%	74	6.2%	501	3.5%
Retail Trade	97	29.0%	780	26.7%	222	21.9%	2,639	21.1%	254	21.3%	2,944	20.8%
Motor Vehicle & Parts Dealers	15	4.5%	116	4.0%	29	2.9%	269	2.1%	31	2.6%	275	1.9%
Furniture & Home Furnishings Stores	2	0.6%	5	0.2%	3	0.3%	8	0.1%	3	0.3%	8	0.1%
Electronics & Appliance Stores	4	1.2%	10	0.3%	10	1.0%	45	0.4%	10	0.8%	46	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.9%	28	1.0%	14	1.4%	159	1.3%	15	1.3%	160	1.1%
Food & Beverage Stores	9	2.7%	175	6.0%	54	5.3%	656	5.2%	80	6.7%	924	6.5%
Health & Personal Care Stores	4	1.2%	14	0.5%	12	1.2%	52	0.4%	12	1.0%	52	0.4%
Gasoline Stations	2	0.6%	11	0.4%	6	0.6%	29	0.2%	7	0.6%	36	0.3%
Clothing & Clothing Accessories Stores	31	9.3%	152	5.2%	44	4.3%	255	2.0%	45	3.8%	259	1.8%
Sport Goods, Hobby, Book, & Music Stores	2	0.6%	7	0.2%	5	0.5%	57	0.5%	6	0.5%	67	0.5%
General Merchandise Stores	9	2.7%	220	7.5%	21	2.1%	1,027	8.2%	21	1.8%	1,028	7.3%
Miscellaneous Store Retailers	16	4.8%	41	1.4%	23	2.3%	82	0.7%	23	1.9%	82	0.6%
Nonstore Retailers	0	0.0%	0	0.0%	1	0.1%	0	0.0%	2	0.2%	6	0.0%
Transportation & Warehousing	12	3.6%	100	3.4%	72	7.1%	585	4.7%	94	7.9%	714	5.0%
Information	9	2.7%	44	1.5%	23	2.3%	163	1.3%	26	2.2%	269	1.9%
Finance & Insurance	20	6.0%	48	1.6%	61	6.0%	171	1.4%	70	5.9%	194	1.4%
Central Bank/Credit Intermediation & Related Activities	16	4.8%	39	1.3%	41	4.0%	108	0.9%	42	3.5%	108	0.8%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.2%	9	0.3%	20	2.0%	63	0.5%	28	2.3%	86	0.6%
Real Estate, Rental & Leasing	8	2.4%	34	1.2%	45	4.4%	197	1.6%	53	4.4%	254	1.8%
Professional, Scientific & Tech Services	25	7.5%	86	2.9%	96	9.5%	512	4.1%	109	9.1%	563	4.0%
Legal Services	5	1.5%	21	0.7%	14	1.4%	51	0.4%	18	1.5%	61	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	9	2.7%	70	2.4%	29	2.9%	176	1.4%	41	3.4%	251	1.8%
Educational Services	13	3.9%	379	13.0%	28	2.8%	711	5.7%	29	2.4%	782	5.5%
Health Care & Social Assistance	17	5.1%	148	5.1%	60	5.9%	1,049	8.4%	69	5.8%	1,216	8.6%
Arts, Entertainment & Recreation	5	1.5%	22	0.8%	9	0.9%	61	0.5%	10	0.8%	65	0.5%
Accommodation & Food Services	32	9.6%	386	13.2%	66	6.5%	862	6.9%	72	6.0%	892	6.3%
Accommodation	10	3.0%	105	3.6%	17	1.7%	181	1.4%	18	1.5%	188	1.3%
Food Services & Drinking Places	21	6.3%	280	9.6%	49	4.8%	681	5.4%	54	4.5%	704	5.0%
Other Services (except Public Administration)	26	7.8%	93	3.2%	68	6.7%	256	2.0%	84	7.0%	348	2.5%
Automotive Repair & Maintenance	1	0.3%	5	0.2%	13	1.3%	79	0.6%	15	1.3%	90	0.6%
Public Administration	14	4.2%	601	20.5%	69	6.8%	2,099	16.7%	78	6.5%	2,249	15.9%
Unclassified Establishments	24	7.2%	9	0.3%	42	4.1%	32	0.3%	49	4.1%	34	0.2%
Total	335	100.0%	2,925	100.0%	1,013	100.0%	12,532	100.0%	1,194	100.0%	14,160	100.0%

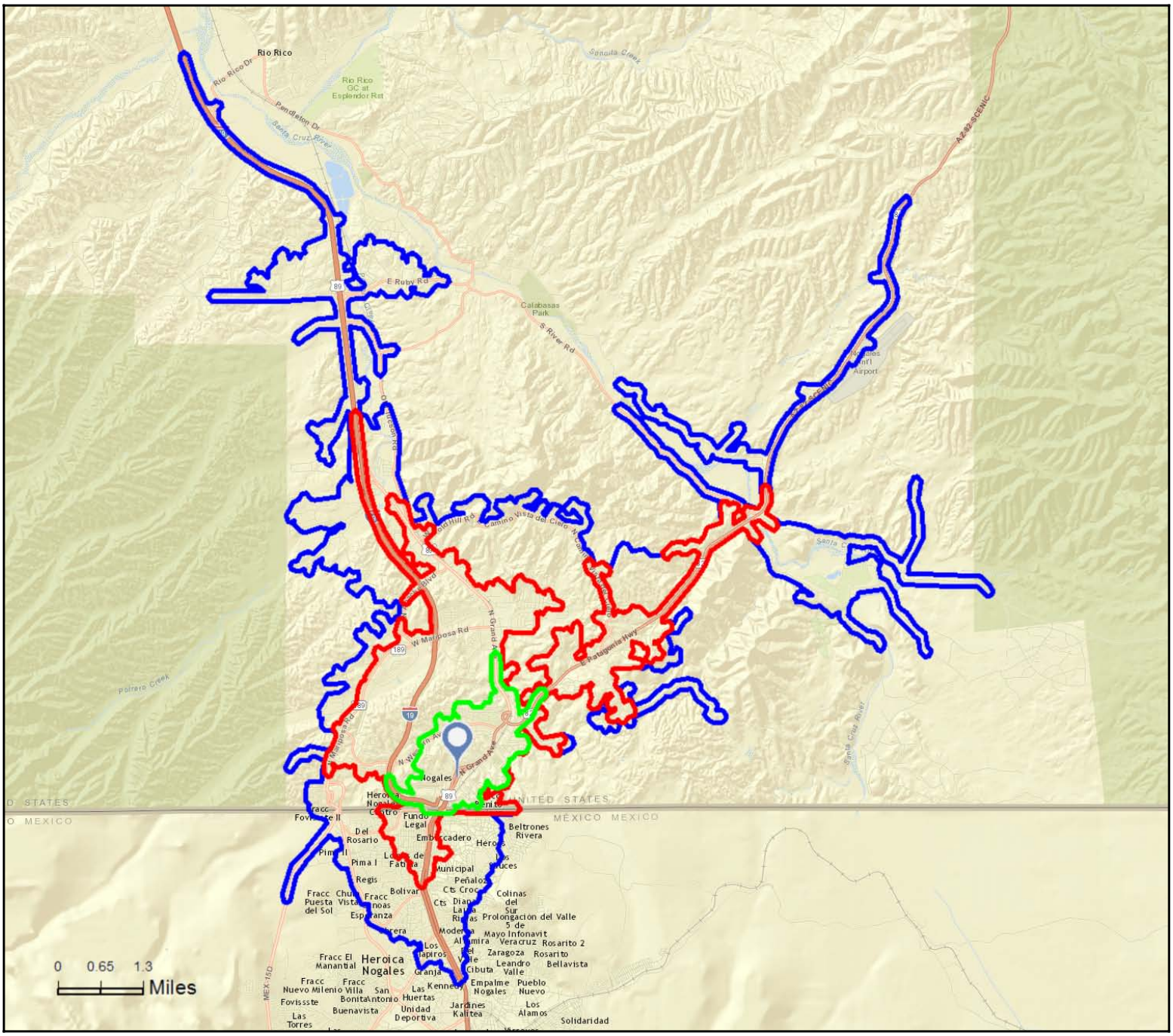
Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

July 27, 2016

Site Map

317 N Grand Ave, Nogales, Arizona, 85621
317 N Grand Ave, Nogales, Arizona, 85621
Drive Times: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 31.33879
Longitude: -110.93887



July 27, 2016

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Executive Summary

317 N Grand Ave, Nogales, Arizona, 85621
317 N Grand Ave, Nogales, Arizona, 85621
Drive Times: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 31.33879
Longitude: -110.93887

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	6,400	14,434	21,326
2010 Population	5,948	13,062	21,509
2016 Population	5,816	12,741	20,941
2021 Population	5,698	12,466	20,468
2000-2010 Annual Rate	-0.73%	-0.99%	0.09%
2010-2016 Annual Rate	-0.36%	-0.40%	-0.43%
2016-2021 Annual Rate	-0.41%	-0.44%	-0.46%
2016 Male Population	45.3%	45.9%	46.2%
2016 Female Population	54.7%	54.1%	53.8%
2016 Median Age	38.3	36.8	34.7

In the identified area, the current year population is 20,941. In 2010, the Census count in the area was 21,509. The rate of change since 2010 was -0.43% annually. The five-year projection for the population in the area is 20,468 representing a change of -0.46% annually from 2016 to 2021. Currently, the population is 46.2% male and 53.8% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 38.0.

Race and Ethnicity			
2016 White Alone	68.1%	69.8%	70.5%
2016 Black Alone	0.6%	0.5%	0.5%
2016 American Indian/Alaska Native Alone	1.2%	1.0%	0.8%
2016 Asian Alone	0.3%	0.4%	0.5%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	27.5%	25.9%	25.2%
2016 Two or More Races	2.3%	2.4%	2.5%
2016 Hispanic Origin (Any Race)	95.2%	95.2%	95.0%

Persons of Hispanic origin represent 95.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households			
2000 Households	1,960	4,219	6,092
2010 Households	1,972	4,249	6,706
2016 Total Households	1,958	4,216	6,635
2021 Total Households	1,934	4,162	6,540
2000-2010 Annual Rate	0.06%	0.07%	0.96%
2010-2016 Annual Rate	-0.11%	-0.12%	-0.17%
2016-2021 Annual Rate	-0.25%	-0.26%	-0.29%
2016 Average Household Size	2.90	2.97	3.12

The household count in this area has changed from 6,706 in 2010 to 6,635 in the current year, a change of -0.17% annually. The five-year projection of households is 6,540, a change of -0.29% annually from the current year total. Average household size is currently 3.12, compared to 3.17 in the year 2010. The number of families in the current year is 5,139 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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Executive Summary

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	5 minutes	10 minutes	15 minutes
Median Household Income			
2016 Median Household Income	$24,977	$26,188	$29,309
2021 Median Household Income	$26,487	$29,302	$35,573
2016-2021 Annual Rate	1.18%	2.27%	3.95%
Average Household Income			
2016 Average Household Income	$34,564	$37,683	$41,987
2021 Average Household Income	$37,544	$41,450	$46,817
2016-2021 Annual Rate	1.67%	1.92%	2.20%
Per Capita Income			
2016 Per Capita Income	$12,020	$12,628	$13,507
2021 Per Capita Income	$13,133	$13,980	$15,166
2016-2021 Annual Rate	1.79%	2.06%	2.34%
Households by Income			

Current median household income is $29,309 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $35,573 in five years, compared to $59,476 for all U.S. households

Current average household income is $41,987 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $46,817 in five years, compared to $84,021 for all U.S. households

Current per capita income is $13,507 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $15,166 in five years, compared to $32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,135	4,619	6,601
2000 Owner Occupied Housing Units	953	2,251	3,572
2000 Renter Occupied Housing Units	1,007	1,968	2,520
2000 Vacant Housing Units	175	400	509
2010 Total Housing Units	2,212	4,754	7,384
2010 Owner Occupied Housing Units	930	2,156	3,674
2010 Renter Occupied Housing Units	1,042	2,093	3,032
2010 Vacant Housing Units	240	505	678
2016 Total Housing Units	2,253	4,859	7,523
2016 Owner Occupied Housing Units	838	1,952	3,344
2016 Renter Occupied Housing Units	1,119	2,264	3,291
2016 Vacant Housing Units	295	643	888
2021 Total Housing Units	2,280	4,925	7,624
2021 Owner Occupied Housing Units	841	1,926	3,275
2021 Renter Occupied Housing Units	1,093	2,236	3,265
2021 Vacant Housing Units	346	763	1,084

Currently, 44.5% of the 7,523 housing units in the area are owner occupied; 43.7%, renter occupied; and 11.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 7,384 housing units in the area - 49.8% owner occupied, 41.1% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 0.83%. Median home value in the area is $121,901, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 3.56% annually to $145,222.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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Business Summary

317 N Grand Ave, Nogales, Arizona, 85621
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Drive Times: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 31.33879
Longitude: -110.93887

Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses:	327	826	1,143
Total Employees:	3,034	9,326	13,327
Total Residential Population:	5,816	12,741	20,941
Employee/Residential Population Ratio:	0.52:1	0.73:1	0.64:1

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	3	0.9%	13	0.4%	6	0.7%	29	0.3%	12	1.0%	52	0.4%
Construction	5	1.5%	21	0.7%	18	2.2%	562	6.0%	31	2.7%	742	5.6%
Manufacturing	4	1.2%	17	0.6%	19	2.3%	313	3.4%	28	2.4%	1,592	11.9%
Transportation	13	4.0%	91	3.0%	60	7.3%	471	5.1%	104	9.1%	816	6.1%
Communication	5	1.5%	18	0.6%	13	1.6%	57	0.6%	14	1.2%	61	0.5%
Utility	3	0.9%	45	1.5%	5	0.6%	109	1.2%	6	0.5%	118	0.9%
Wholesale Trade	10	3.1%	70	2.3%	45	5.4%	324	3.5%	71	6.2%	489	3.7%
Retail Trade Summary	112	34.3%	1,176	38.8%	235	28.5%	2,946	31.6%	303	26.5%	3,506	26.3%
Home Improvement	3	0.9%	42	1.4%	12	1.5%	153	1.6%	15	1.3%	160	1.2%
General Merchandise Stores	8	2.4%	299	9.9%	19	2.3%	1,008	10.8%	20	1.7%	1,026	7.7%
Food Stores	9	2.8%	189	6.2%	33	4.0%	423	4.5%	78	6.8%	822	6.2%
Auto Dealers, Gas Stations, Auto Aftermarket	17	5.2%	141	4.6%	29	3.5%	250	2.7%	35	3.1%	301	2.3%
Apparel & Accessory Stores	20	6.1%	106	3.5%	39	4.7%	234	2.5%	42	3.7%	247	1.9%
Furniture & Home Furnishings	6	1.8%	15	0.5%	13	1.6%	62	0.7%	14	1.2%	67	0.5%
Eating & Drinking Places	22	6.7%	308	10.2%	48	5.8%	660	7.1%	54	4.7%	705	5.3%
Miscellaneous Retail	26	8.0%	75	2.5%	43	5.2%	156	1.7%	45	3.9%	178	1.3%
Finance, Insurance, Real Estate Summary	28	8.6%	93	3.1%	77	9.3%	282	3.0%	101	8.8%	411	3.1%
Banks, Savings & Lending Institutions	16	4.9%	42	1.4%	36	4.4%	100	1.1%	38	3.3%	103	0.8%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Insurance Carriers & Agents	5	1.5%	12	0.4%	18	2.2%	55	0.6%	27	2.4%	83	0.6%
Real Estate, Holding, Other Investment Offices	7	2.1%	39	1.3%	24	2.9%	126	1.4%	36	3.1%	226	1.7%
Services Summary	109	33.3%	853	28.1%	255	30.9%	2,347	25.2%	346	30.3%	3,259	24.5%
Hotels & Lodging	10	3.1%	79	2.6%	16	1.9%	168	1.8%	17	1.5%	179	1.3%
Automotive Services	5	1.5%	21	0.7%	17	2.1%	72	0.8%	24	2.1%	115	0.9%
Motion Pictures & Amusements	6	1.8%	42	1.4%	15	1.8%	109	1.2%	19	1.7%	145	1.1%
Health Services	8	2.4%	113	3.7%	31	3.8%	818	8.8%	40	3.5%	1,037	7.8%
Legal Services	6	1.8%	24	0.8%	12	1.5%	46	0.5%	15	1.3%	53	0.4%
Education Institutions & Libraries	15	4.6%	324	10.7%	26	3.1%	530	5.7%	32	2.8%	756	5.7%
Other Services	59	18.0%	251	8.3%	138	16.7%	604	6.5%	199	17.4%	975	7.3%
Government	16	4.9%	628	20.7%	57	6.9%	1,863	20.0%	79	6.9%	2,252	16.9%
Unclassified Establishments	19	5.8%	10	0.3%	34	4.1%	24	0.3%	48	4.2%	29	0.2%
Totals	327	100.0%	3,034	100.0%	826	100.0%	9,326	100.0%	1,143	100.0%	13,327	100.0%

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Business Summary

317 N Grand Ave, Nogales, Arizona, 85621 2
317 N Grand Ave, Nogales, Arizona, 85621
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Latitude: 31.33879
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	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by NAICS Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.0%	2	0.2%	8	0.1%	6	0.5%	24	0.2%
Mining	1	0.3%	5	0.2%	1	0.1%	5	0.1%	1	0.1%	5	0.0%
Utilities	2	0.6%	36	1.2%	4	0.5%	93	1.0%	4	0.3%	93	0.7%
Construction	5	1.5%	22	0.7%	21	2.5%	569	6.1%	35	3.1%	750	5.6%
Manufacturing	4	1.2%	17	0.6%	19	2.3%	321	3.4%	30	2.6%	1,605	12.0%
Wholesale Trade	10	3.1%	70	2.3%	45	5.4%	324	3.5%	71	6.2%	489	3.7%
Retail Trade	87	26.6%	862	28.4%	183	22.2%	2,270	24.3%	243	21.3%	2,780	20.9%
Motor Vehicle & Parts Dealers	15	4.6%	130	4.3%	24	2.9%	226	2.4%	29	2.5%	268	2.0%
Furniture & Home Furnishings Stores	2	0.6%	4	0.1%	3	0.4%	8	0.1%	3	0.3%	8	0.1%
Electronics & Appliance Stores	4	1.2%	11	0.4%	10	1.2%	44	0.5%	10	0.9%	45	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.9%	42	1.4%	12	1.5%	153	1.6%	15	1.3%	160	1.2%
Food & Beverage Stores	9	2.8%	188	6.2%	30	3.6%	413	4.4%	74	6.5%	807	6.1%
Health & Personal Care Stores	5	1.5%	18	0.6%	11	1.3%	48	0.5%	12	1.0%	52	0.4%
Gasoline Stations	2	0.6%	11	0.4%	5	0.6%	25	0.3%	6	0.5%	33	0.2%
Clothing & Clothing Accessories Stores	22	6.7%	110	3.6%	41	5.0%	238	2.6%	44	3.8%	251	1.9%
Sport Goods, Hobby, Book, & Music Stores	2	0.6%	7	0.2%	5	0.6%	28	0.3%	5	0.4%	42	0.3%
General Merchandise Stores	8	2.4%	299	9.9%	19	2.3%	1,008	10.8%	20	1.7%	1,026	7.7%
Miscellaneous Store Retailers	15	4.6%	40	1.3%	22	2.7%	79	0.8%	23	2.0%	82	0.6%
Nonstore Retailers	0	0.0%	0	0.0%	1	0.1%	1	0.0%	2	0.2%	6	0.0%
Transportation & Warehousing	12	3.7%	80	2.6%	47	5.7%	369	4.0%	81	7.1%	585	4.4%
Information	11	3.4%	61	2.0%	22	2.7%	163	1.7%	25	2.2%	267	2.0%
Finance & Insurance	23	7.0%	57	1.9%	57	6.9%	160	1.7%	68	5.9%	191	1.4%
Central Bank/Credit Intermediation & Related Activities	18	5.5%	45	1.5%	39	4.7%	105	1.1%	41	3.6%	108	0.8%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	5	1.5%	12	0.4%	18	2.2%	55	0.6%	27	2.4%	83	0.6%
Real Estate, Rental & Leasing	10	3.1%	42	1.4%	36	4.4%	147	1.6%	51	4.5%	249	1.9%
Professional, Scientific & Tech Services	26	8.0%	87	2.9%	75	9.1%	345	3.7%	106	9.3%	538	4.0%
Legal Services	7	2.1%	26	0.9%	14	1.7%	51	0.5%	18	1.6%	61	0.5%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	8	2.4%	63	2.1%	21	2.5%	134	1.4%	37	3.2%	232	1.7%
Educational Services	12	3.7%	310	10.2%	24	2.9%	519	5.6%	30	2.6%	749	5.6%
Health Care & Social Assistance	17	5.2%	179	5.9%	51	6.2%	933	10.0%	68	5.9%	1,198	9.0%
Arts, Entertainment & Recreation	5	1.5%	22	0.7%	8	1.0%	42	0.5%	10	0.9%	74	0.6%
Accommodation & Food Services	33	10.1%	387	12.8%	64	7.7%	827	8.9%	71	6.2%	884	6.6%
Accommodation	10	3.1%	79	2.6%	16	1.9%	168	1.8%	17	1.5%	179	1.3%
Food Services & Drinking Places	22	6.7%	308	10.2%	48	5.8%	660	7.1%	54	4.7%	705	5.3%
Other Services (except Public Administration)	27	8.3%	96	3.2%	57	6.9%	210	2.3%	78	6.8%	331	2.5%
Automotive Repair & Maintenance	3	0.9%	13	0.4%	11	1.3%	53	0.6%	14	1.2%	89	0.7%
Public Administration	16	4.9%	628	20.7%	57	6.9%	1,863	20.0%	79	6.9%	2,252	16.9%
Unclassified Establishments	19	5.8%	10	0.3%	34	4.1%	24	0.3%	48	4.2%	29	0.2%
Total	327	100.0%	3,034	100.0%	826	100.0%	9,326	100.0%	1,143	100.0%	13,327	100.0%

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