



**COMMERCIAL RETAIL ADVISORS, LLC**

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**540 N MORLEY AVE  
NOGALES, AZ**



### Description

Location: NEC of Morley Ave. & Bungalow Ct.  
540 N. Morley Avenue  
Nogales, AZ 85621  
Parcel: 101-38-026

Lot Size: 71,874 square feet of vacant land

Lease Rate: \$15.00/SF/YR

Sales Price: \$800,000.00

Real Estate Taxes: \$1,920.36 (2015)

Zoning: General Commercial

### Property Highlights

- ◆ Located 0.9 miles north of the International Point of Entry into Mexico.
- ◆ Morley Avenue turns into Grand Avenue, which is the main Port of Entry Crossing. Site has visibility to Grand Avenue.
- ◆ 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:	7,693	17,923	22,154
Households:	2,533	5,729	6,971
Average HH Income:	\$34,992	\$41,741	\$43,207

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

**For information, contact:**

**Craig Finfrock, CCIM, CRX, CLS**

**Designated Broker**

[cfinfrock@cradvisorsllc.com](mailto:cfinfrock@cradvisorsllc.com)

### Traffic Count

Morley Avenue: 3,910 VDP (2015)

Grand Avenue: 18,000 VPD (2015)

(Source: Arizona Department of Transportation)

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.



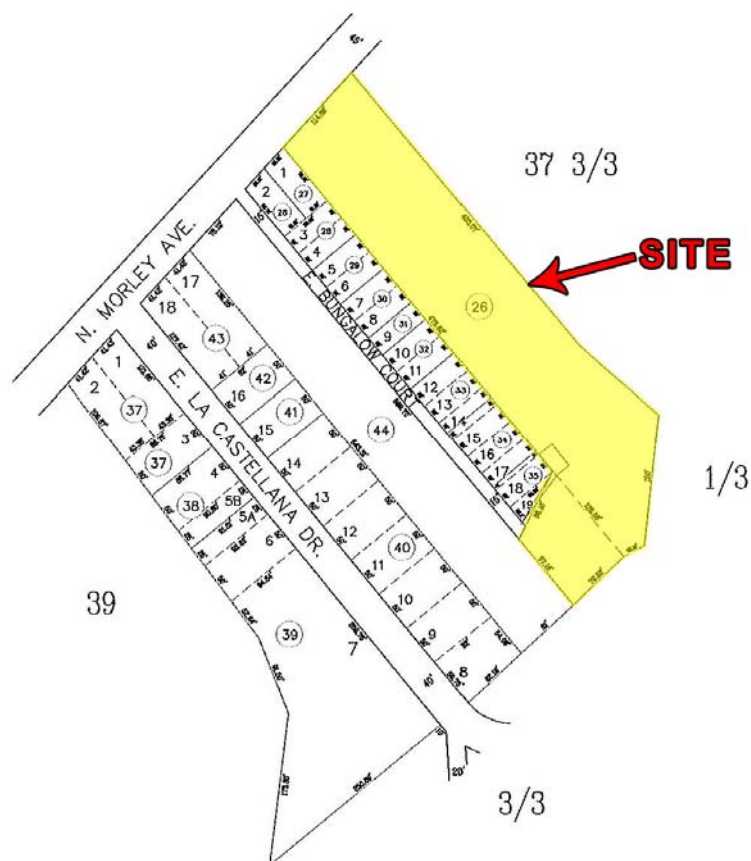
# 540 N. Morley Avenue

Nogales, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL





# 540 N. Morley Avenue

Nogales, Arizona



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## TRADE AREA





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.

**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:

**City of Nogales**

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 Nogales, AZ 85621  
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 Website: [www.nogalesaz.gov](http://www.nogalesaz.gov)

**Local First Arizona**

407 E. Roosevelt St.  
 Phoenix, AZ 85004  
 Phone: 602-956-0909  
 Email: [info@localfirstaz.com](mailto:info@localfirstaz.com)  
 Website: [www.localfirstaz.com](http://www.localfirstaz.com)

**Nogales/Santa Cruz County  
Chamber of Commerce**

123 W. Kino Park  
 Nogales, AZ 85621  
 Phone: 520-287-3685  
 Email: [info@thenogaleschamber.org](mailto:info@thenogaleschamber.org)  
 Website: [www.thenogaleschamber.org](http://www.thenogaleschamber.org)

**Arizona Commerce Authority**

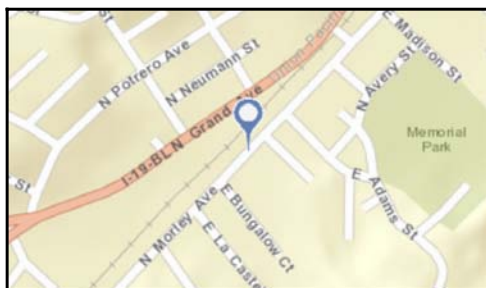
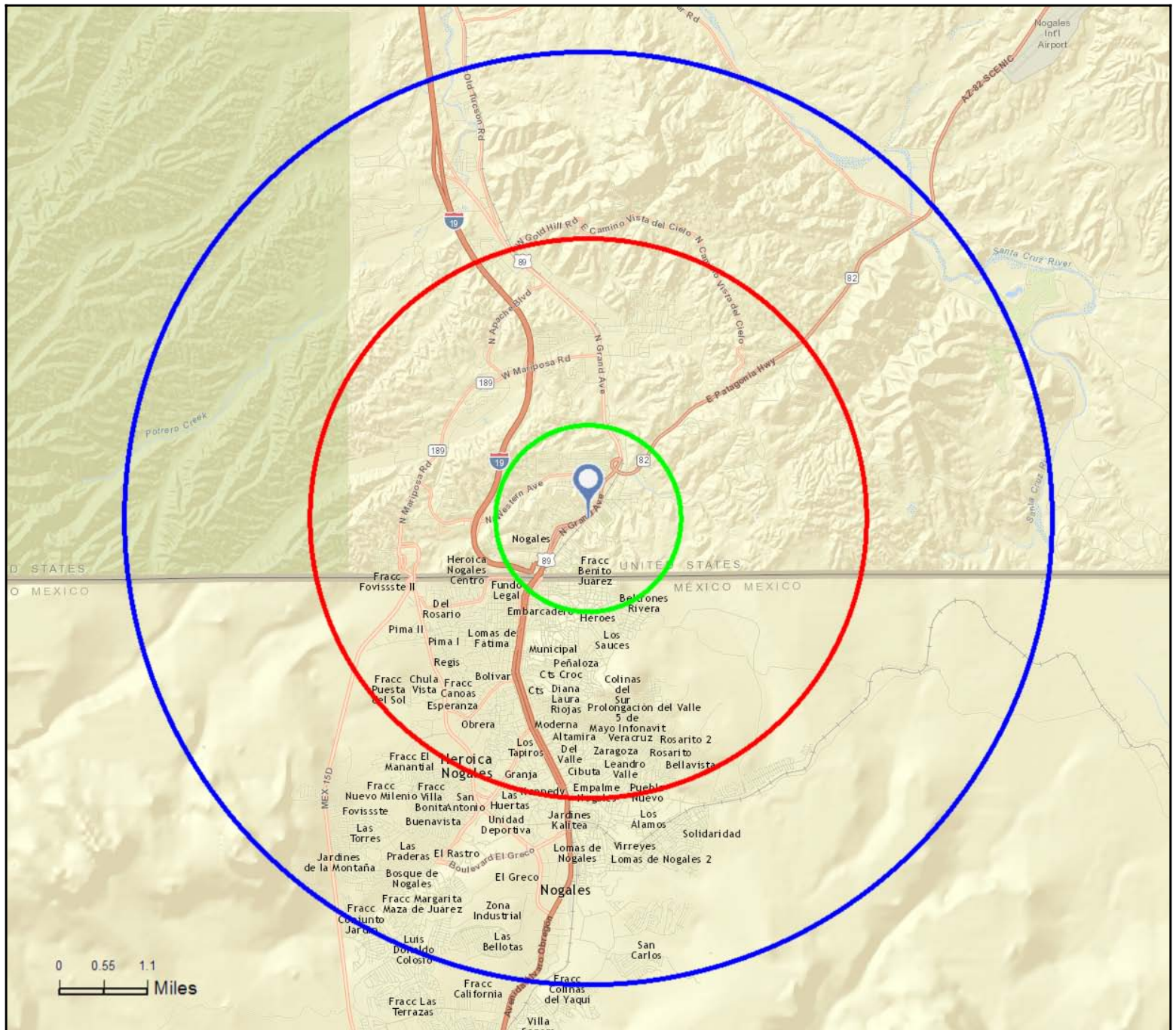
Statewide Economic Development Group  
 333 N. Central Ave., Suite 1900  
 Phoenix, AZ 85004  
 Phone: 602-845-1200  
 Email: [info@azcommerce.com](mailto:info@azcommerce.com)  
 Website: [www.azcommerce.com](http://www.azcommerce.com)



## Site Map

540 N Morley Ave, Nogales, Arizona, 85621  
 540 N Morley Ave, Nogales, Arizona, 85621  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 31.34173  
 Longitude: -110.93308





## Executive Summary

540 N Morley Ave, Nogales, Arizona, 85621  
540 N Morley Ave, Nogales, Arizona, 85621  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 31.34173  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,477	18,385	22,144
2010 Population	7,693	17,923	22,154
2016 Population	7,491	17,422	21,510
2021 Population	7,324	17,018	21,001
2000-2010 Annual Rate	-0.97%	-0.25%	0.00%
2010-2016 Annual Rate	-0.42%	-0.45%	-0.47%
2016-2021 Annual Rate	-0.45%	-0.47%	-0.48%
2016 Male Population	45.6%	45.9%	46.1%
2016 Female Population	54.3%	54.1%	53.9%
2016 Median Age	37.9	35.7	34.8

In the identified area, the current year population is 21,510. In 2010, the Census count in the area was 22,154. The rate of change since 2010 was -0.47% annually. The five-year projection for the population in the area is 21,001 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	68.7%	71.2%	70.5%
2016 Black Alone	0.7%	0.6%	0.5%
2016 American Indian/Alaska Native Alone	1.1%	0.9%	0.8%
2016 Asian Alone	0.3%	0.4%	0.6%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	26.8%	24.3%	25.0%
2016 Two or More Races	2.4%	2.6%	2.5%
2016 Hispanic Origin (Any Race)	95.3%	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	2,562	5,300	6,348
2010 Households	2,533	5,729	6,971
2016 Total Households	2,506	5,664	6,880
2021 Total Households	2,471	5,582	6,776
2000-2010 Annual Rate	-0.11%	0.78%	0.94%
2010-2016 Annual Rate	-0.17%	-0.18%	-0.21%
2016-2021 Annual Rate	-0.28%	-0.29%	-0.30%
2016 Average Household Size	2.93	3.03	3.09

The household count in this area has changed from 6,971 in 2010 to 6,880 in the current year, a change of -0.21% annually. The five-year projection of households is 6,776, 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 5,306 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.

July 27, 2016



## Executive Summary

540 N Morley Ave, Nogales, Arizona, 85621 4  
540 N Morley Ave, Nogales, Arizona, 85621  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$25,269	\$28,728	\$29,582
2021 Median Household Income	\$26,892	\$35,111	\$35,903
2016-2021 Annual Rate	1.25%	4.09%	3.95%
<b>Average Household Income</b>			
2016 Average Household Income	\$34,992	\$41,741	\$43,207
2021 Average Household Income	\$38,069	\$46,425	\$48,229
2016-2021 Annual Rate	1.70%	2.15%	2.22%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$12,028	\$13,687	\$14,047
2021 Per Capita Income	\$13,173	\$15,327	\$15,796
2016-2021 Annual Rate	1.84%	2.29%	2.37%

### Households by Income

Current median household income is \$29,582 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$35,903 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$43,207 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$48,229 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$14,047 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$15,796 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,821	5,727	6,895
2000 Owner Occupied Housing Units	1,247	3,020	3,710
2000 Renter Occupied Housing Units	1,315	2,280	2,638
2000 Vacant Housing Units	259	427	547
2010 Total Housing Units	2,865	6,283	7,667
2010 Owner Occupied Housing Units	1,206	2,977	3,658
2010 Renter Occupied Housing Units	1,327	2,752	3,313
2010 Vacant Housing Units	332	554	696
2016 Total Housing Units	2,918	6,409	7,805
2016 Owner Occupied Housing Units	1,086	2,682	3,290
2016 Renter Occupied Housing Units	1,420	2,982	3,591
2016 Vacant Housing Units	412	745	925
2021 Total Housing Units	2,952	6,496	7,910
2021 Owner Occupied Housing Units	1,086	2,632	3,218
2021 Renter Occupied Housing Units	1,385	2,949	3,557
2021 Vacant Housing Units	481	914	1,134

Currently, 42.2% of the 7,805 housing units in the area are owner occupied; 46.0%, renter occupied; and 11.9% 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 7,667 housing units in the area - 47.7% owner occupied, 43.2% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 0.80%. Median home value in the area is \$124,047, 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 \$148,597.

**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.

July 27, 2016





## Business Summary

540 N Morley Ave, Nogales, Arizona, 85621  
540 N Morley Ave, Nogales, Arizona, 85621  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 31.34173  
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Data for all businesses in area			1 mile		3 miles		5 miles					
Total Businesses:			380		1,018		1,207					
Total Employees:			3,407		12,584		14,261					
Total Residential Population:			7,491		17,422		21,510					
Employee/Residential Population Ratio:			0.45:1		0.72:1		0.66:1					
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	1.3%	17	0.5%	11	1.1%	50	0.4%	13	1.1%	61	0.4%
Construction	7	1.8%	27	0.8%	22	2.2%	694	5.5%	33	2.7%	753	5.3%
Manufacturing	5	1.3%	20	0.6%	27	2.7%	1,777	14.1%	32	2.7%	2,009	14.1%
Transportation	15	3.9%	122	3.6%	94	9.2%	812	6.5%	121	10.0%	972	6.8%
Communication	5	1.3%	18	0.5%	15	1.5%	62	0.5%	15	1.2%	63	0.4%
Utility	3	0.8%	49	1.4%	6	0.6%	120	1.0%	6	0.5%	120	0.8%
Wholesale Trade	12	3.2%	79	2.3%	60	5.9%	425	3.4%	75	6.2%	510	3.6%
Retail Trade Summary	132	34.7%	1,317	38.7%	278	27.3%	3,346	26.6%	318	26.3%	3,706	26.0%
Home Improvement	3	0.8%	49	1.4%	14	1.4%	159	1.3%	15	1.2%	160	1.1%
General Merchandise Stores	10	2.6%	349	10.2%	21	2.1%	1,027	8.2%	21	1.7%	1,028	7.2%
Food Stores	11	2.9%	202	5.9%	58	5.7%	675	5.4%	87	7.2%	974	6.8%
Auto Dealers, Gas Stations, Auto Aftermarket	18	4.7%	144	4.2%	35	3.4%	298	2.4%	38	3.1%	311	2.2%
Apparel & Accessory Stores	30	7.9%	154	4.5%	42	4.1%	251	2.0%	43	3.6%	256	1.8%
Furniture & Home Furnishings	7	1.8%	22	0.6%	14	1.4%	68	0.5%	14	1.2%	70	0.5%
Eating & Drinking Places	24	6.3%	317	9.3%	49	4.8%	681	5.4%	54	4.5%	705	4.9%
Miscellaneous Retail	28	7.4%	79	2.3%	45	4.4%	187	1.5%	46	3.8%	203	1.4%
Finance, Insurance, Real Estate Summary	29	7.6%	97	2.8%	87	8.5%	338	2.7%	105	8.7%	418	2.9%
Banks, Savings & Lending Institutions	17	4.5%	43	1.3%	38	3.7%	103	0.8%	39	3.2%	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	5	1.3%	12	0.4%	20	2.0%	64	0.5%	28	2.3%	86	0.6%
Real Estate, Holding, Other Investment Offices	8	2.1%	42	1.2%	29	2.8%	171	1.4%	38	3.1%	229	1.6%
Services Summary	125	32.9%	1,022	30.0%	307	30.2%	2,825	22.4%	360	29.8%	3,362	23.6%
Hotels & Lodging	11	2.9%	109	3.2%	17	1.7%	181	1.4%	18	1.5%	189	1.3%
Automotive Services	5	1.3%	21	0.6%	21	2.1%	105	0.8%	23	1.9%	115	0.8%
Motion Pictures & Amusements	7	1.8%	47	1.4%	17	1.7%	132	1.0%	19	1.6%	139	1.0%
Health Services	8	2.1%	119	3.5%	34	3.3%	889	7.1%	40	3.3%	1,037	7.3%
Legal Services	6	1.6%	25	0.7%	12	1.2%	46	0.4%	15	1.2%	53	0.4%
Education Institutions & Libraries	17	4.5%	402	11.8%	30	2.9%	721	5.7%	32	2.7%	798	5.6%
Other Services	70	18.4%	300	8.8%	176	17.3%	751	6.0%	213	17.6%	1,031	7.2%
Government	16	4.2%	628	18.4%	69	6.8%	2,101	16.7%	79	6.5%	2,252	15.8%
Unclassified Establishments	25	6.6%	10	0.3%	43	4.2%	32	0.3%	49	4.1%	34	0.2%
Totals	380	100.0%	3,407	100.0%	1,018	100.0%	12,584	100.0%	1,207	100.0%	14,261	100.0%

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

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.3%	3	0.1%	6	0.6%	28	0.2%	6	0.5%	31	0.2%
Mining	1	0.3%	5	0.1%	1	0.1%	5	0.0%	1	0.1%	5	0.0%
Utilities	2	0.5%	37	1.1%	4	0.4%	93	0.7%	4	0.3%	93	0.7%
Construction	8	2.1%	28	0.8%	25	2.5%	701	5.6%	37	3.1%	761	5.3%
Manufacturing	5	1.3%	20	0.6%	29	2.8%	1,790	14.2%	34	2.8%	2,022	14.2%
Wholesale Trade	12	3.2%	79	2.3%	60	5.9%	425	3.4%	75	6.2%	510	3.6%
Retail Trade	106	27.9%	993	29.1%	222	21.8%	2,644	21.0%	258	21.4%	2,980	20.9%
Motor Vehicle & Parts Dealers	16	4.2%	132	3.9%	29	2.8%	269	2.1%	31	2.6%	275	1.9%
Furniture & Home Furnishings Stores	2	0.5%	6	0.2%	3	0.3%	8	0.1%	3	0.2%	8	0.1%
Electronics & Appliance Stores	5	1.3%	13	0.4%	10	1.0%	46	0.4%	10	0.8%	46	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.8%	49	1.4%	14	1.4%	159	1.3%	15	1.2%	160	1.1%
Food & Beverage Stores	11	2.9%	201	5.9%	54	5.3%	660	5.2%	83	6.9%	959	6.7%
Health & Personal Care Stores	5	1.3%	19	0.6%	12	1.2%	52	0.4%	12	1.0%	52	0.4%
Gasoline Stations	2	0.5%	12	0.4%	6	0.6%	29	0.2%	7	0.6%	36	0.3%
Clothing & Clothing Accessories Stores	32	8.4%	158	4.6%	44	4.3%	255	2.0%	45	3.7%	260	1.8%
Sport Goods, Hobby, Book, & Music Stores	3	0.8%	11	0.3%	6	0.6%	57	0.5%	6	0.5%	67	0.5%
General Merchandise Stores	10	2.6%	349	10.2%	21	2.1%	1,027	8.2%	21	1.7%	1,028	7.2%
Miscellaneous Store Retailers	16	4.2%	43	1.3%	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%	7	0.0%
Transportation & Warehousing	13	3.4%	106	3.1%	72	7.1%	587	4.7%	95	7.9%	718	5.0%
Information	11	2.9%	62	1.8%	23	2.3%	164	1.3%	26	2.2%	269	1.9%
Finance & Insurance	23	6.1%	58	1.7%	61	6.0%	172	1.4%	70	5.8%	194	1.4%
Central Bank/Credit Intermediation & Related Activities	19	5.0%	46	1.4%	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 &	5	1.3%	12	0.4%	20	2.0%	64	0.5%	28	2.3%	86	0.6%
Real Estate, Rental & Leasing	11	2.9%	48	1.4%	45	4.4%	199	1.6%	54	4.5%	254	1.8%
Professional, Scientific & Tech Services	29	7.6%	103	3.0%	97	9.5%	515	4.1%	111	9.2%	568	4.0%
Legal Services	7	1.8%	26	0.8%	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	10	2.6%	73	2.1%	30	2.9%	178	1.4%	41	3.4%	251	1.8%
Educational Services	14	3.7%	388	11.4%	28	2.8%	714	5.7%	30	2.5%	791	5.5%
Health Care & Social Assistance	19	5.0%	200	5.9%	60	5.9%	1,055	8.4%	69	5.7%	1,216	8.5%
Arts, Entertainment & Recreation	5	1.3%	26	0.8%	9	0.9%	61	0.5%	10	0.8%	68	0.5%
Accommodation & Food Services	35	9.2%	426	12.5%	66	6.5%	862	6.8%	73	6.0%	894	6.3%
Accommodation	11	2.9%	109	3.2%	17	1.7%	181	1.4%	18	1.5%	189	1.3%
Food Services & Drinking Places	24	6.3%	317	9.3%	49	4.8%	681	5.4%	54	4.5%	705	4.9%
Other Services (except Public Administration)	32	8.4%	113	3.3%	68	6.7%	258	2.1%	84	7.0%	349	2.4%
Automotive Repair & Maintenance	3	0.8%	13	0.4%	13	1.3%	80	0.6%	15	1.2%	90	0.6%
Public Administration	16	4.2%	628	18.4%	69	6.8%	2,101	16.7%	79	6.5%	2,252	15.8%
Unclassified Establishments	25	6.6%	10	0.3%	43	4.2%	32	0.3%	49	4.1%	34	0.2%
Total	380	100.0%	3,407	100.0%	1,018	100.0%	12,584	100.0%	1,207	100.0%	14,261	100.0%

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

July 27, 2016

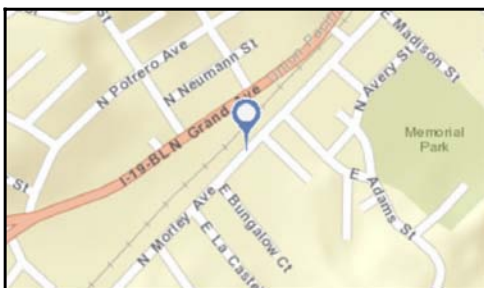
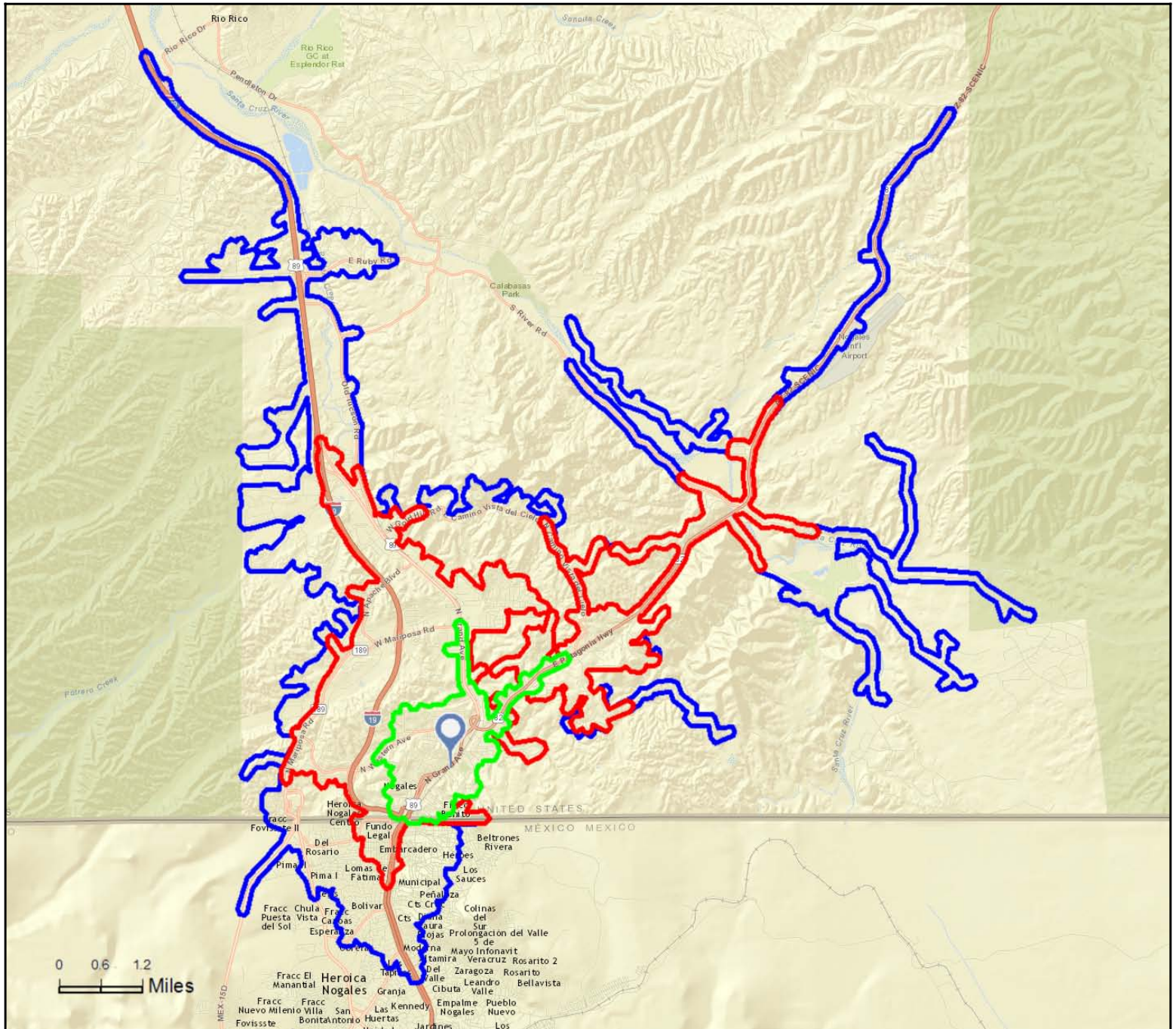




## Site Map

540 N Morley Ave, Nogales, Arizona, 85621  
540 N Morley Ave, Nogales, Arizona, 85621  
Drive Times: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 31.34173  
Longitude: -110.93308



July 27, 2016



## Executive Summary

540 N Morley Ave, Nogales, Arizona, 85621  
540 N Morley Ave, Nogales, Arizona, 85621  
Drive Times: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 31.34173  
Longitude: -110.93308

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	6,720	16,389	20,863
2010 Population	6,413	15,096	20,781
2016 Population	6,320	14,658	20,213
2021 Population	6,211	14,310	19,748
2000-2010 Annual Rate	-0.47%	-0.82%	-0.04%
2010-2016 Annual Rate	-0.23%	-0.47%	-0.44%
2016-2021 Annual Rate	-0.35%	-0.48%	-0.46%
2016 Male Population	45.4%	45.9%	46.1%
2016 Female Population	54.6%	54.1%	53.9%
2016 Median Age	38.3	36.1	34.8

In the identified area, the current year population is 20,213. In 2010, the Census count in the area was 20,781. The rate of change since 2010 was -0.44% annually. The five-year projection for the population in the area is 19,748 representing a change of -0.46% 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 38.3, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	69.0%	69.7%	70.4%
2016 Black Alone	0.5%	0.6%	0.5%
2016 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2016 Asian Alone	0.3%	0.4%	0.5%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	26.7%	25.9%	25.2%
2016 Two or More Races	2.2%	2.5%	2.5%
2016 Hispanic Origin (Any Race)	95.3%	95.4%	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 55.1 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,046	4,765	5,976
2010 Households	2,125	4,856	6,514
2016 Total Households	2,127	4,797	6,441
2021 Total Households	2,108	4,726	6,346
2000-2010 Annual Rate	0.38%	0.19%	0.87%
2010-2016 Annual Rate	0.02%	-0.20%	-0.18%
2016-2021 Annual Rate	-0.18%	-0.30%	-0.30%
2016 Average Household Size	2.91	3.01	3.10

The household count in this area has changed from 6,514 in 2010 to 6,441 in the current year, a change of -0.18% annually. The five-year projection of households is 6,346, a change of -0.30% annually from the current year total. Average household size is currently 3.10, compared to 3.15 in the year 2010. The number of families in the current year is 4,959 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.

July 27, 2016





## Executive Summary

540 N Morley Ave, Nogales, Arizona, 85621 5  
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Prepared by Esri  
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	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2016 Median Household Income	\$25,285	\$26,908	\$28,838
2021 Median Household Income	\$26,996	\$30,876	\$35,207
2016-2021 Annual Rate	1.32%	2.79%	4.07%
<b>Average Household Income</b>			
2016 Average Household Income	\$35,094	\$38,614	\$41,659
2021 Average Household Income	\$38,119	\$42,575	\$46,411
2016-2021 Annual Rate	1.67%	1.97%	2.18%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$12,205	\$12,797	\$13,504
2021 Per Capita Income	\$13,339	\$14,206	\$15,150
2016-2021 Annual Rate	1.79%	2.11%	2.33%

### Households by Income

Current median household income is \$28,838 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$35,207 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$41,659 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$46,411 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$13,504 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$15,150 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,248	5,196	6,480
2000 Owner Occupied Housing Units	1,031	2,593	3,479
2000 Renter Occupied Housing Units	1,015	2,172	2,498
2000 Vacant Housing Units	202	431	503
2010 Total Housing Units	2,406	5,405	7,176
2010 Owner Occupied Housing Units	1,037	2,516	3,498
2010 Renter Occupied Housing Units	1,088	2,340	3,016
2010 Vacant Housing Units	281	549	662
2016 Total Housing Units	2,455	5,514	7,311
2016 Owner Occupied Housing Units	943	2,270	3,168
2016 Renter Occupied Housing Units	1,183	2,527	3,272
2016 Vacant Housing Units	328	717	870
2021 Total Housing Units	2,484	5,588	7,410
2021 Owner Occupied Housing Units	946	2,231	3,100
2021 Renter Occupied Housing Units	1,161	2,495	3,246
2021 Vacant Housing Units	376	862	1,064

Currently, 43.3% of the 7,311 housing units in the area are owner occupied; 44.8%, renter occupied; and 11.9% 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 7,176 housing units in the area - 48.7% owner occupied, 42.0% 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 \$121,129, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.66% annually to \$144,944.

**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.

July 27, 2016



## Business Summary

540 N Morley Ave, Nogales, Arizona, 85621  
540 N Morley Ave, Nogales, Arizona, 85621  
Drive Times: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 31.34173  
Longitude: -110.93308

Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		378		956		1,144						
Total Employees:		3,398		10,435		13,331						
Total Residential Population:		6,320		14,658		20,213						
Employee/Residential Population Ratio:		0.54:1		0.71:1		0.66:1						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	1.1%	17	0.5%	8	0.8%	36	0.3%	12	1.0%	52	0.4%
Construction	7	1.9%	34	1.0%	25	2.6%	582	5.6%	31	2.7%	747	5.6%
Manufacturing	6	1.6%	21	0.6%	22	2.3%	389	3.7%	28	2.4%	1,593	11.9%
Transportation	15	4.0%	125	3.7%	75	7.8%	552	5.3%	105	9.2%	820	6.2%
Communication	5	1.3%	18	0.5%	13	1.4%	58	0.6%	14	1.2%	61	0.5%
Utility	3	0.8%	47	1.4%	5	0.5%	109	1.0%	6	0.5%	118	0.9%
Wholesale Trade	12	3.2%	82	2.4%	52	5.4%	351	3.4%	71	6.2%	492	3.7%
Retail Trade Summary	132	34.9%	1,315	38.7%	255	26.7%	3,070	29.4%	305	26.7%	3,538	26.5%
Home Improvement	3	0.8%	49	1.4%	13	1.4%	155	1.5%	15	1.3%	160	1.2%
General Merchandise Stores	10	2.6%	345	10.2%	19	2.0%	1,024	9.8%	20	1.7%	1,026	7.7%
Food Stores	11	2.9%	202	5.9%	42	4.4%	474	4.5%	80	7.0%	852	6.4%
Auto Dealers, Gas Stations, Auto Aftermarket	18	4.8%	146	4.3%	31	3.2%	261	2.5%	35	3.1%	301	2.3%
Apparel & Accessory Stores	30	7.9%	153	4.5%	40	4.2%	238	2.3%	42	3.7%	247	1.9%
Furniture & Home Furnishings	7	1.9%	23	0.7%	13	1.4%	65	0.6%	14	1.2%	67	0.5%
Eating & Drinking Places	24	6.3%	316	9.3%	53	5.5%	694	6.7%	54	4.7%	705	5.3%
Miscellaneous Retail	29	7.7%	79	2.3%	43	4.5%	160	1.5%	45	3.9%	180	1.4%
Finance, Insurance, Real Estate Summary	29	7.7%	100	2.9%	94	9.8%	361	3.5%	102	8.9%	412	3.1%
Banks, Savings & Lending Institutions	17	4.5%	43	1.3%	38	4.0%	103	1.0%	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	1.3%	12	0.4%	25	2.6%	77	0.7%	27	2.4%	83	0.6%
Real Estate, Holding, Other Investment Offices	8	2.1%	45	1.3%	31	3.2%	181	1.7%	36	3.1%	226	1.7%
Services Summary	122	32.3%	988	29.1%	302	31.6%	2,843	27.2%	344	30.1%	3,224	24.2%
Hotels & Lodging	11	2.9%	108	3.2%	17	1.8%	175	1.7%	17	1.5%	179	1.3%
Automotive Services	5	1.3%	24	0.7%	19	2.0%	82	0.8%	23	2.0%	114	0.9%
Motion Pictures & Amusements	6	1.6%	44	1.3%	17	1.8%	113	1.1%	19	1.7%	145	1.1%
Health Services	8	2.1%	116	3.4%	37	3.9%	964	9.2%	40	3.5%	1,033	7.7%
Legal Services	6	1.6%	24	0.7%	15	1.6%	53	0.5%	15	1.3%	53	0.4%
Education Institutions & Libraries	17	4.5%	391	11.5%	28	2.9%	584	5.6%	31	2.7%	723	5.4%
Other Services	68	18.0%	279	8.2%	170	17.8%	872	8.4%	199	17.4%	976	7.3%
Government	16	4.2%	642	18.9%	65	6.8%	2,062	19.8%	79	6.9%	2,247	16.9%
Unclassified Establishments	25	6.6%	10	0.3%	39	4.1%	24	0.2%	48	4.2%	29	0.2%
Totals	378	100.0%	3,398	100.0%	956	100.0%	10,435	100.0%	1,144	100.0%	13,331	100.0%

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## Business Summary

540 N Morley Ave, Nogales, Arizona, 85621 5  
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Latitude: 31.34173  
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.3%	3	0.1%	2	0.2%	8	0.1%	6	0.5%	24	0.2%
Mining	1	0.3%	5	0.1%	1	0.1%	5	0.0%	1	0.1%	5	0.0%
Utilities	2	0.5%	36	1.1%	4	0.4%	93	0.9%	4	0.3%	93	0.7%
Construction	8	2.1%	35	1.0%	29	3.0%	590	5.7%	35	3.1%	755	5.7%
Manufacturing	5	1.3%	21	0.6%	23	2.4%	398	3.8%	30	2.6%	1,606	12.0%
Wholesale Trade	12	3.2%	82	2.4%	52	5.4%	351	3.4%	71	6.2%	492	3.7%
Retail Trade	106	28.0%	992	29.2%	197	20.6%	2,358	22.6%	245	21.4%	2,812	21.1%
Motor Vehicle & Parts Dealers	16	4.2%	133	3.9%	25	2.6%	230	2.2%	29	2.5%	268	2.0%
Furniture & Home Furnishings Stores	2	0.5%	6	0.2%	3	0.3%	8	0.1%	3	0.3%	8	0.1%
Electronics & Appliance Stores	5	1.3%	13	0.4%	10	1.0%	45	0.4%	10	0.9%	45	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.8%	49	1.4%	13	1.4%	155	1.5%	15	1.3%	160	1.2%
Food & Beverage Stores	11	2.9%	201	5.9%	40	4.2%	462	4.4%	76	6.6%	837	6.3%
Health & Personal Care Stores	5	1.3%	18	0.5%	11	1.2%	49	0.5%	12	1.0%	52	0.4%
Gasoline Stations	2	0.5%	12	0.4%	6	0.6%	30	0.3%	6	0.5%	33	0.2%
Clothing & Clothing Accessories Stores	32	8.5%	157	4.6%	42	4.4%	242	2.3%	44	3.8%	251	1.9%
Sport Goods, Hobby, Book, & Music Stores	3	0.8%	13	0.4%	5	0.5%	30	0.3%	5	0.4%	42	0.3%
General Merchandise Stores	10	2.6%	345	10.2%	19	2.0%	1,024	9.8%	20	1.7%	1,026	7.7%
Miscellaneous Store Retailers	16	4.2%	43	1.3%	22	2.3%	81	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%	7	0.1%
Transportation & Warehousing	14	3.7%	109	3.2%	60	6.3%	435	4.2%	82	7.2%	588	4.4%
Information	11	2.9%	62	1.8%	24	2.5%	264	2.5%	25	2.2%	267	2.0%
Finance & Insurance	24	6.3%	58	1.7%	66	6.9%	185	1.8%	68	5.9%	191	1.4%
Central Bank/Credit Intermediation & Related Activities	19	5.0%	46	1.4%	41	4.3%	108	1.0%	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	1.3%	12	0.4%	25	2.6%	77	0.7%	27	2.4%	83	0.6%
Real Estate, Rental & Leasing	12	3.2%	51	1.5%	44	4.6%	200	1.9%	52	4.5%	250	1.9%
Professional, Scientific & Tech Services	29	7.7%	103	3.0%	85	8.9%	377	3.6%	106	9.3%	539	4.0%
Legal Services	7	1.9%	26	0.8%	18	1.9%	61	0.6%	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	9	2.4%	70	2.1%	32	3.3%	204	2.0%	37	3.2%	232	1.7%
Educational Services	14	3.7%	378	11.1%	25	2.6%	573	5.5%	29	2.5%	716	5.4%
Health Care & Social Assistance	18	4.8%	183	5.4%	61	6.4%	1,103	10.6%	67	5.9%	1,195	9.0%
Arts, Entertainment & Recreation	5	1.3%	24	0.7%	8	0.8%	46	0.4%	10	0.9%	74	0.6%
Accommodation & Food Services	35	9.3%	425	12.5%	70	7.3%	869	8.3%	71	6.2%	884	6.6%
Accommodation	11	2.9%	108	3.2%	17	1.8%	175	1.7%	17	1.5%	179	1.3%
Food Services & Drinking Places	24	6.3%	316	9.3%	53	5.5%	694	6.7%	54	4.7%	705	5.3%
Other Services (except Public Administration)	32	8.5%	111	3.3%	70	7.3%	290	2.8%	78	6.8%	332	2.5%
Automotive Repair & Maintenance	3	0.8%	16	0.5%	12	1.3%	63	0.6%	14	1.2%	89	0.7%
Public Administration	16	4.2%	642	18.9%	65	6.8%	2,062	19.8%	79	6.9%	2,247	16.9%
Unclassified Establishments	25	6.6%	10	0.3%	39	4.1%	24	0.2%	48	4.2%	29	0.2%
Total	378	100.0%	3,398	100.0%	956	100.0%	10,435	100.0%	1,144	100.0%	13,331	100.0%

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