

FOR SALE/FOR LEASE

# Mariposa Mall Forever 21

250 W Mariposa Rd | Nogales, AZ



## Overview

**SIZE** 20,000 SF / 1.25 AC

**PRICE** Call for Pricing



## Description

- High quality, high-image construction (built in 2016)
- Desirable location along Mariposa Road and Grand Avenue within the vibrant Mariposa Mall Shopping Center
- Close proximity to residential and commercial density
- Located 2.5 miles north of the US/Mexico border at Nogales which has over 10,600,000 people pass through annually

## Anchored By

JCPenney **ROSS** Marshalls

**HOBBY LOBBY**

**PET SMART**

**DOLLAR TREE**

## Demographics

	3 MILE	5 MILES	10 MILES
2019 Est Population	21,272	23,062	38,355
Average HH Income	\$44,466	\$44,649	\$51,956
Daytime Population	26,945	28,456	39,716

Year: 2019 | Source: Esri

## Traffic Counts

Grande Avenue	16,086 VPD
Mariposa Road	12,326 VPD

Year: 2018 | Source: MPSI

## Contact

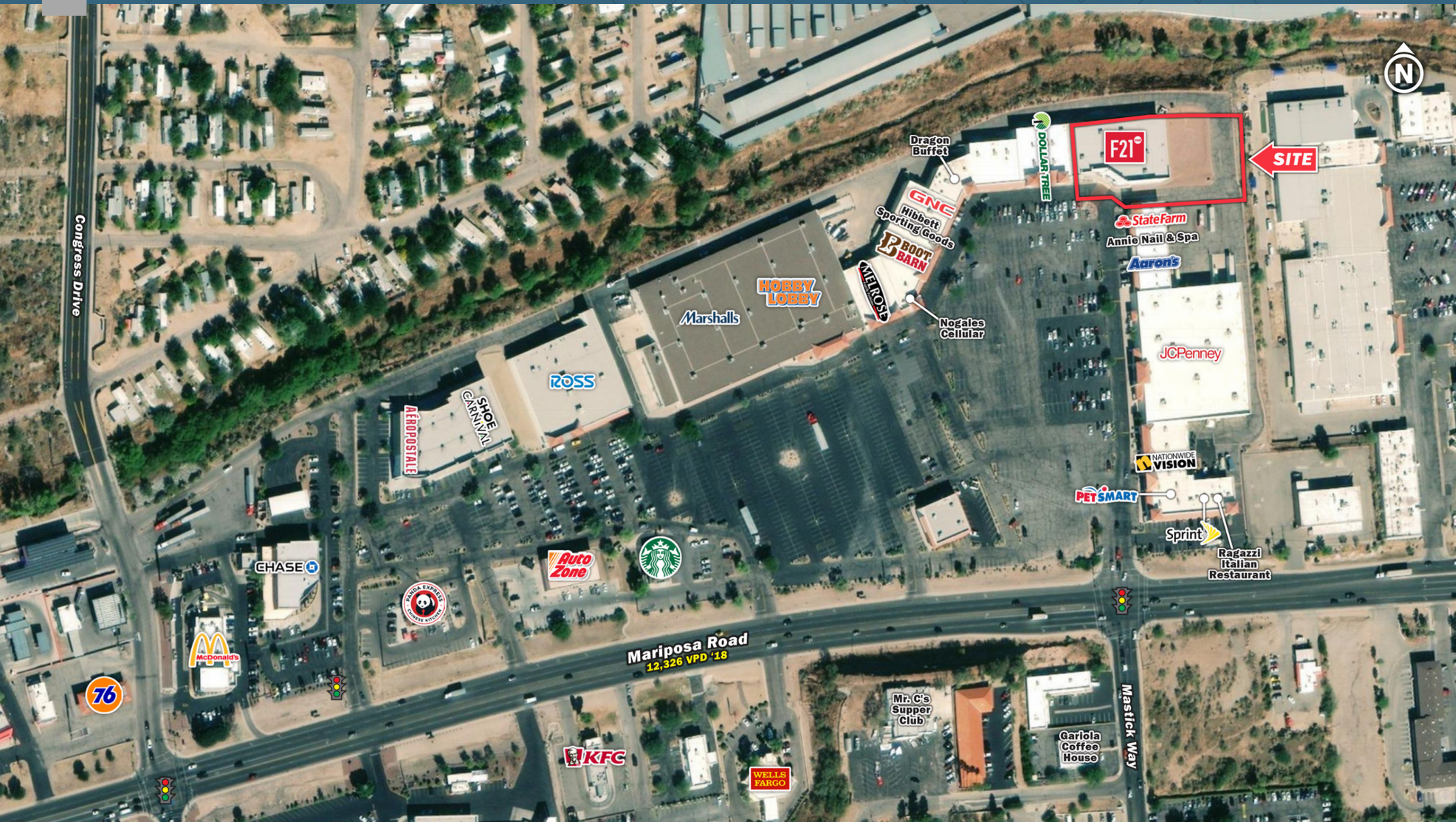
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## Mariposa Mall Forever 21

250 W Mariposa Rd | Nogales, AZ



	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	21,688	23,089	31,667
2010 Population	21,727	23,506	38,196
2019 Population	21,272	23,062	38,355
2024 Population	21,392	23,209	38,952
2000-2010 Annual Rate	0.02%	0.18%	1.89%
2010-2019 Annual Rate	-0.23%	-0.21%	0.04%
2019-2024 Annual Rate	0.11%	0.13%	0.31%
2019 Male Population	46.0%	46.2%	47.4%
2019 Female Population	54.0%	53.8%	52.6%
2019 Median Age	35.2	35.0	33.9
<b>Households</b>			
2000 Households	6,235	6,611	9,051
2010 Households	6,852	7,348	11,655
2019 Total Households	6,802	7,306	11,830
2024 Total Households	6,875	7,388	12,065
2000-2010 Annual Rate	0.95%	1.06%	2.56%
2010-2019 Annual Rate	-0.08%	-0.06%	0.16%
2019-2024 Annual Rate	0.21%	0.22%	0.39%
2019 Average Household Size	3.09	3.12	3.22
<b>Housing Units</b>			
2019 Total Housing Units	7,680	8,252	13,369
2019 Owner Occupied Housing Units	2,985	3,387	6,809
2019 Renter Occupied Housing Units	3,817	3,918	5,021
2019 Vacant Housing Units	878	946	1,539
<b>Race and Ethnicity</b>			
2019 White Alone	70.1%	70.4%	70.3%
2019 Black Alone	0.7%	0.7%	0.7%
2019 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2019 Asian Alone	0.6%	0.6%	0.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Hispanic Origin (Any Race)	95.1%	94.8%	91.8%
<b>Income</b>			
2019 Median Household Income	\$27,650	\$28,055	\$33,243
2019 Average Household Income	\$44,466	\$44,649	\$51,956
2019 Per Capita Income	\$14,238	\$14,155	\$16,100
<b>2019 Population 25+ by Educational Attainment</b>			
Total	13,146	14,187	23,219
High School Graduate	24.5%	24.3%	23.6%
GED/Alternative Credential	4.5%	4.6%	4.4%
Some College, No Degree	16.4%	17.2%	20.2%
Associate Degree	4.9%	4.8%	5.5%
Bachelor's Degree	11.2%	11.2%	14.0%
Graduate/Professional Degree	4.2%	4.3%	5.0%
<b>Daytime Population</b>			
2019 Total Daytime Population	26,945	28,456	39,716
Workers	13,239	13,631	15,637
Residents	13,706	14,825	24,079

Source: Esri, U.S. Census