



## AVAILABLE FOR LEASE

### Bisbee Plaza Shopping Center

#### LOCATED AT:

101 S. Naco Highway  
SEC of S. Naco Highway & AZ-92  
Bisbee, Arizona

#### FEATURES:

- ✓ Anchored by Family Dollar
- ✓ Shadow Anchored by Safeway
- ✓ Located minutes from Naco, Sonora, Palomina, Hereford and 30 minutes from Douglas, Arizona.
- ✓ Great Visibility
- ✓ Excellent Ingress/Egress
- ✓ Abundant Parking with easy access from surrounding communities
- ✓ Located on ± 12 Acres of Land

#### AVAILABLE:

- ± 1,200 SF Office/Retail from \$9.00 PSF + NNN\*
- ± 1,800 SF Office/Retail from \$9.00 PSF + NNN\*  
Combinable To ±3,000
- ± 4,100 SF Office/Retail from \$9.00 PSF + NNN\*  
(former Bank with vault) Divisible
- ± 22,356 SF Retail/Industrial/Warehouse from  
\$6.00 PSF + NNN\* Divisible

\*NNN estimated at \$2.40

#### AREA RETAILERS:

Bisbee Plaza is located in the heart of Bisbee's Commercial district. It is located a few minutes from Old Town Bisbee, Naco & Douglas.



Available  
Properties:



For More Information Contact:

**Andy Seleznov, CCIM**

**Melissa Lal, CCIM**

**Elaina Elliott**

P: 520.296.0200 / F: 520.296.1571

6298 E. Grant Rd., Suite #100

Tucson AZ 85712

andy@larsenbaker.com

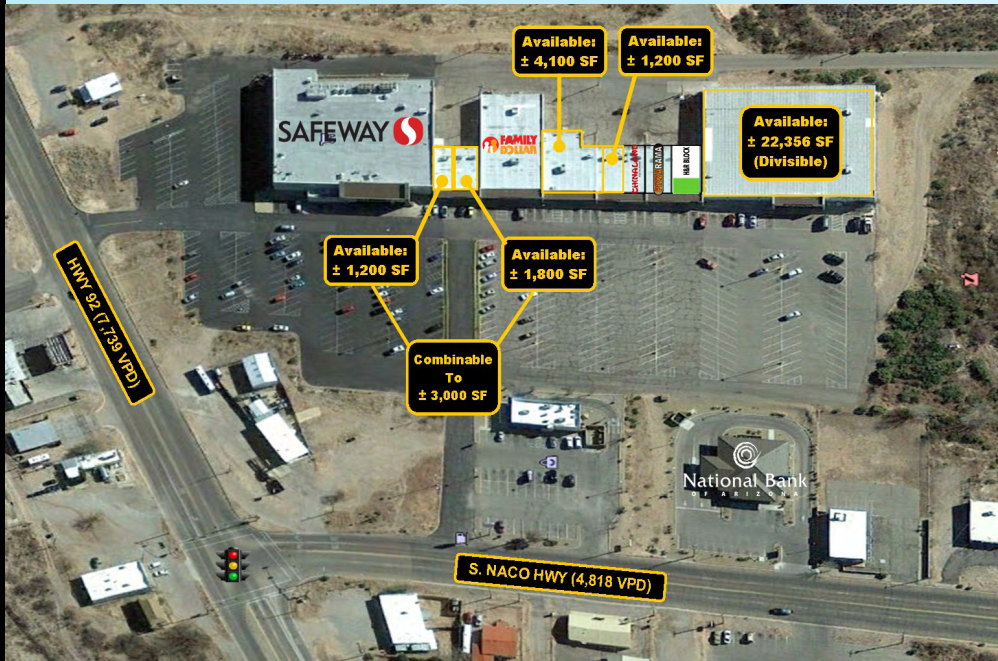
melissa@larsenbaker.com

elaina@larsenbaker.com

www.LarsenBaker.com



## Project Map



## Demographics 2018

Drive Time	10 Minute	20 Minute	30 Minute
Population	6,204	8,328	18,301
Average Household Income	\$52,937	\$56,261	\$62,409
Total Retail Expenditures	\$36 Million	\$43 Million	\$178 Million
Number of Employees	3,514	8,120	19,699

TRAFFIC COUNTS : 12,557 Vehicles Per Day  
 Naco Hwy: 4,818 AZ-92: 7,739

## Area Map

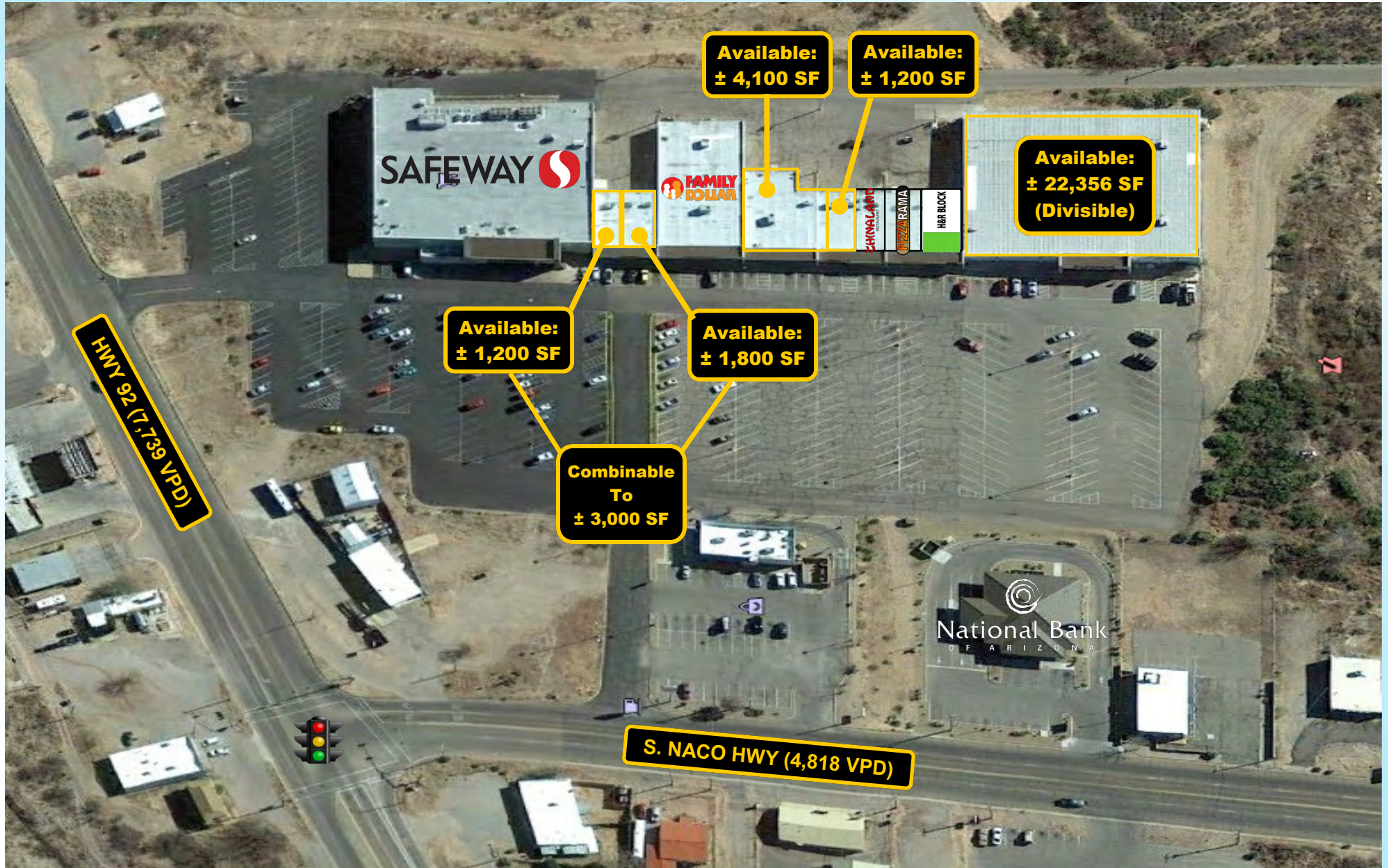


## Area Tenants





**Bisbee Plaza**  
**SE Corner of Naco Hwy & AZ-92**  
**Bisbee, Arizona**  
**Aerial View**



NOT TO SCALE  
SUBJECT TO CHANGE



# Bisbee Plaza

SE Corner of Naco Hwy & AZ-92

Bisbee, Arizona

Area Map



Old Town Bisbee ± 5 Minutes  
Douglas ± 30 Minutes →

HWY 92 (7,739 VPD)

Bisbee Plaza

S. NACO HWY (4,818 VPD)

10 Minutes to Naco, Mexico ↓

NOT TO SCALE  
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# Bisbee Plaza

SE Corner of Naco Hwy & AZ-92

Bisbee, Arizona

Area Tenants



NOT TO SCALE  
SUBJECT TO CHANGE



**Bisbee Plaza**  
**SE Corner of Naco Hwy & AZ-92**  
**Bisbee, Arizona**  
**Current Tenant List**

<b>Tenant</b>	<b>Suite #</b>	<b>Sq. Ft.</b>
Safeway (Shadow Anchored)	101 S. Naco Hwy.,	
<b>Available*</b>	<b>101 S. Naco Hwy., #A-1</b>	<b>±1,200</b>
<b>Available*</b>	<b>101 S. Naco Hwy., #A-2</b>	<b>±1,800</b>
<b>*Combinable To ±3,000</b>		
Family Dollar	101 S. Naco Hwy., #A-4	±8,646
<b>Available (Divisible)</b>	<b>101 S. Naco Hwy., #B-1</b>	<b>±4,100</b>
<b>Available</b>	<b>101 S. Naco Hwy., #B-4</b>	<b>±1,200</b>
Chinaland	101 S. Naco Hwy., #B-5	±1,800
PizzaRama	101 S. Naco Hwy., #B-7	±2,400
H&R Block	101 S. Naco Hwy., #B-9	±900
<b>Available (Divisible)</b>	<b>101 S. Naco Hwy., #B-10</b>	<b>±22,356</b>



# Executive Summary

Valley View Shopping Center  
 101 S Naco Hwy, Bisbee, Arizona, 85603  
 Drive Time: 10, 20, 30 minute radii

Prepared by Esri  
 Latitude: 31.39951  
 Longitude: -109.91908

	10 minutes	20 minutes	30 minutes
<b>Population</b>			
2000 Population	6,204	8,328	18,301
2010 Population	5,831	8,408	19,853
2018 Population	5,549	8,170	19,669
2023 Population	5,342	7,933	19,477
2000-2010 Annual Rate	-0.62%	0.10%	0.82%
2010-2018 Annual Rate	-0.60%	-0.35%	-0.11%
2018-2023 Annual Rate	-0.76%	-0.59%	-0.20%
2018 Male Population	48.9%	49.1%	49.4%
2018 Female Population	51.1%	50.9%	50.6%
2018 Median Age	48.0	48.2	45.9

In the identified area, the current year population is 19,669. In 2010, the Census count in the area was 19,853. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 19,477 representing a change of -0.20% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 48.0, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	79.9%	80.3%	79.3%
2018 Black Alone	1.0%	1.2%	1.2%
2018 American Indian/Alaska Native Alone	1.4%	1.4%	1.1%
2018 Asian Alone	0.4%	0.5%	0.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	13.6%	13.1%	14.4%
2018 Two or More Races	3.6%	3.5%	3.1%
2018 Hispanic Origin (Any Race)	50.3%	45.1%	47.5%

Persons of Hispanic origin represent 47.5% of the population in the identified area compared to 18.3% 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 68.5 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,674	3,610	7,075
2010 Households	2,566	3,662	7,974
2018 Total Households	2,456	3,571	7,962
2023 Total Households	2,369	3,471	7,899
2000-2010 Annual Rate	-0.41%	0.14%	1.20%
2010-2018 Annual Rate	-0.53%	-0.30%	-0.02%
2018-2023 Annual Rate	-0.72%	-0.57%	-0.16%
2018 Average Household Size	2.24	2.26	2.45

The household count in this area has changed from 7,974 in 2010 to 7,962 in the current year, a change of -0.02% annually. The five-year projection of households is 7,899, a change of -0.16% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 5,078 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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<b>Median Household Income</b>			
2018 Median Household Income	\$40,924	\$41,905	\$44,073
2023 Median Household Income	\$46,907	\$48,340	\$51,590
2018-2023 Annual Rate	2.77%	2.90%	3.20%
<b>Average Household Income</b>			
2018 Average Household Income	\$52,937	\$56,261	\$62,409
2023 Average Household Income	\$63,972	\$68,147	\$75,690
2018-2023 Annual Rate	3.86%	3.91%	3.93%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$23,446	\$24,678	\$25,322
2023 Per Capita Income	\$28,338	\$29,827	\$30,704
2018-2023 Annual Rate	3.86%	3.86%	3.93%

Current median household income is \$44,073 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$51,590 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,409 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$75,690 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,322 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,704 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,098	4,215	8,269
2000 Owner Occupied Housing Units	1,846	2,549	5,192
2000 Renter Occupied Housing Units	828	1,061	1,883
2000 Vacant Housing Units	424	605	1,194
2010 Total Housing Units	3,123	4,482	9,461
2010 Owner Occupied Housing Units	1,780	2,635	5,991
2010 Renter Occupied Housing Units	786	1,027	1,983
2010 Vacant Housing Units	557	820	1,487
2018 Total Housing Units	3,152	4,535	9,697
2018 Owner Occupied Housing Units	1,641	2,493	5,847
2018 Renter Occupied Housing Units	816	1,078	2,115
2018 Vacant Housing Units	696	964	1,735
2023 Total Housing Units	3,218	4,621	10,073
2023 Owner Occupied Housing Units	1,627	2,487	5,958
2023 Renter Occupied Housing Units	743	984	1,941
2023 Vacant Housing Units	849	1,150	2,174

Currently, 60.3% of the 9,697 housing units in the area are owner occupied; 21.8%, renter occupied; and 17.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 9,461 housing units in the area - 63.3% owner occupied, 21.0% renter occupied, and 15.7% vacant. The annual rate of change in housing units since 2010 is 1.10%. Median home value in the area is \$160,703, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 6.33% annually to \$218,423.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.