



COMMERCIAL RETAIL ADVISORS, LLC

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AVRA VALLEY BUSINESS CENTER CORNER AVAILABLE



Property Description

Location: SWC of I-10 & Avra Valley Road
7835 W. Avra Valley Road
Tucson, AZ

Land Available: ±4.0 Acre Corner - PADs Available

Sales Price: Please call broker for price.

Zoning: Specific Plan (Pima County) - Allows most commercial and Industrial uses.

Demographic Highlights

2024 Estimates	3 Miles	5 Miles	7 Miles
Population:	22,261	58,025	108,128
Households:	8,206	22,526	42,171
Average HH Income:	\$128,907	\$132,201	\$124,375

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

Highlights

- ◆ The site is located in northwest Tucson, adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ Direct interchange frontage and access to I-10, Avra Valley Rd and the frontage road.
- ◆ **Adjacent to Saguaro Bloom, D.R. Horton's #1 residential community in Southern Arizona.**
- ◆ Pima County plans to connect Saguaro Bloom directly to Avra Valley Rd.
- ◆ Close proximity to development to the south at I-10 and Twin Peaks including **the 366,000 SF Marana Center, HSL's luxury resort-style Encantada Twin Peaks apartment community, NW Hospital's 24-Hour Emergency Center, Hampton Inn and Suites, America Furniture Warehouse's 250,000 SF showroom and warehouse, the first of its kind in Tucson, and a Bill Luke Automotive Dealership.**
- ◆ **Mandarina, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarin build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development.**
- ◆ **Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, which is currently adding a ±65,000 SF building. Additionally, there are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Walmart Supercenter.**
- ◆ **Adjacent to the highly successful master planned Gladden Farms community, as well as several other Master Planned communities.**
- ◆ **±7 minutes drive to Marana Regional Airport, ±18 minutes to Tucson, ±86 minutes to Chandler, ±96 minutes to Phoenix.**

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.

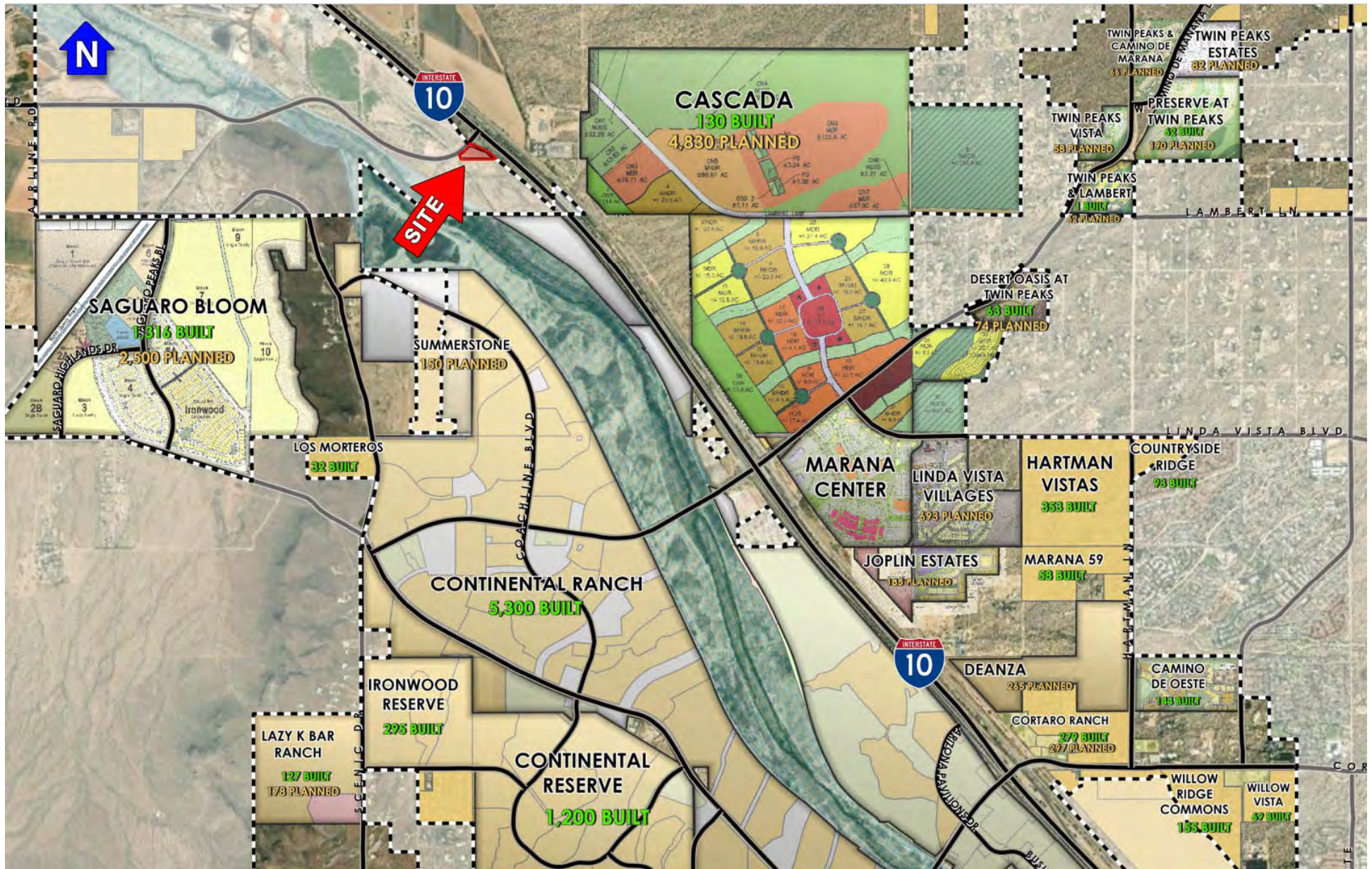
I-10 & Avra Valley RD

Marana, Arizona



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SUBDIVISION MAP

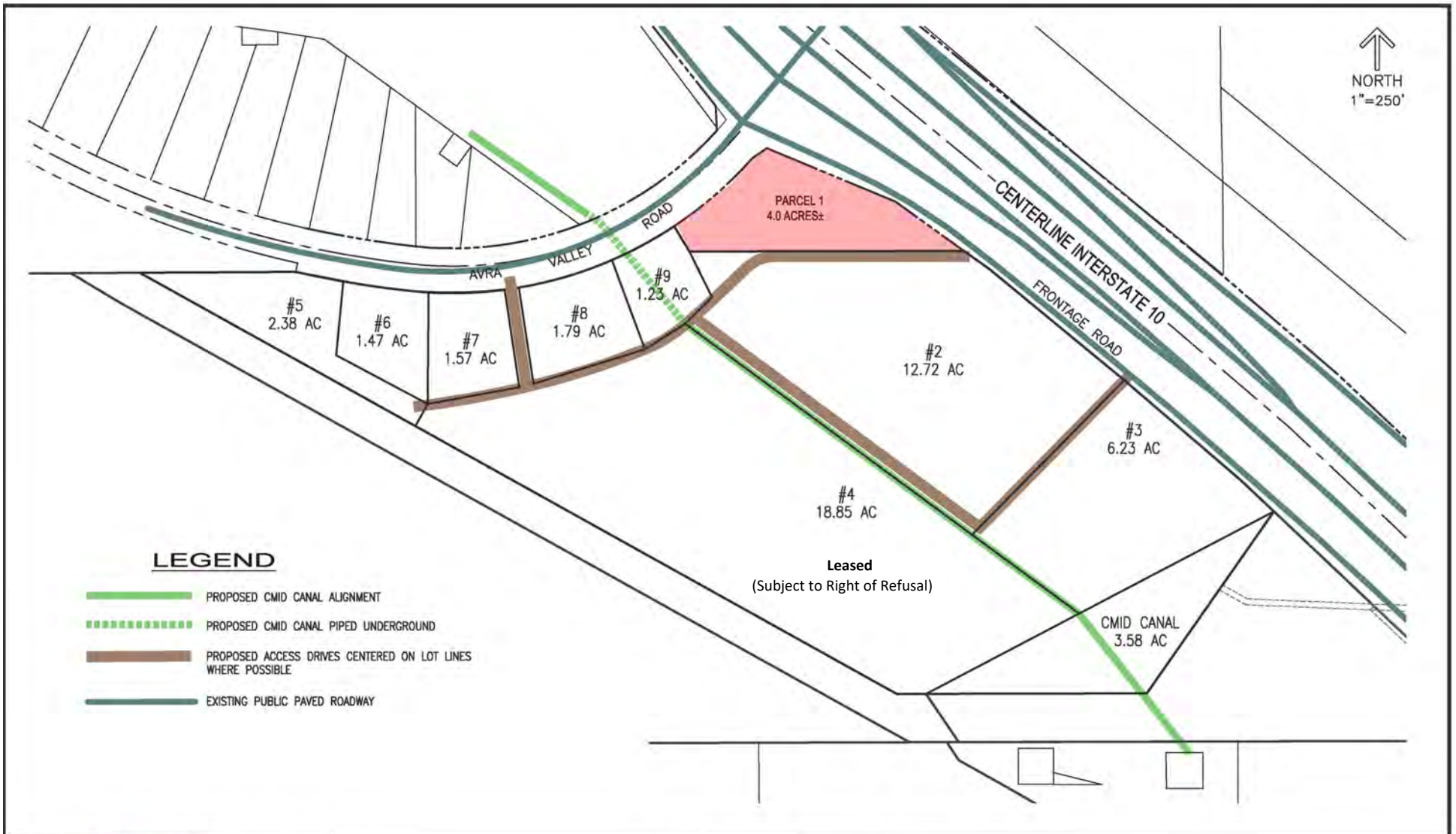


I-10 & Avra Valley RD

Marana, Arizona



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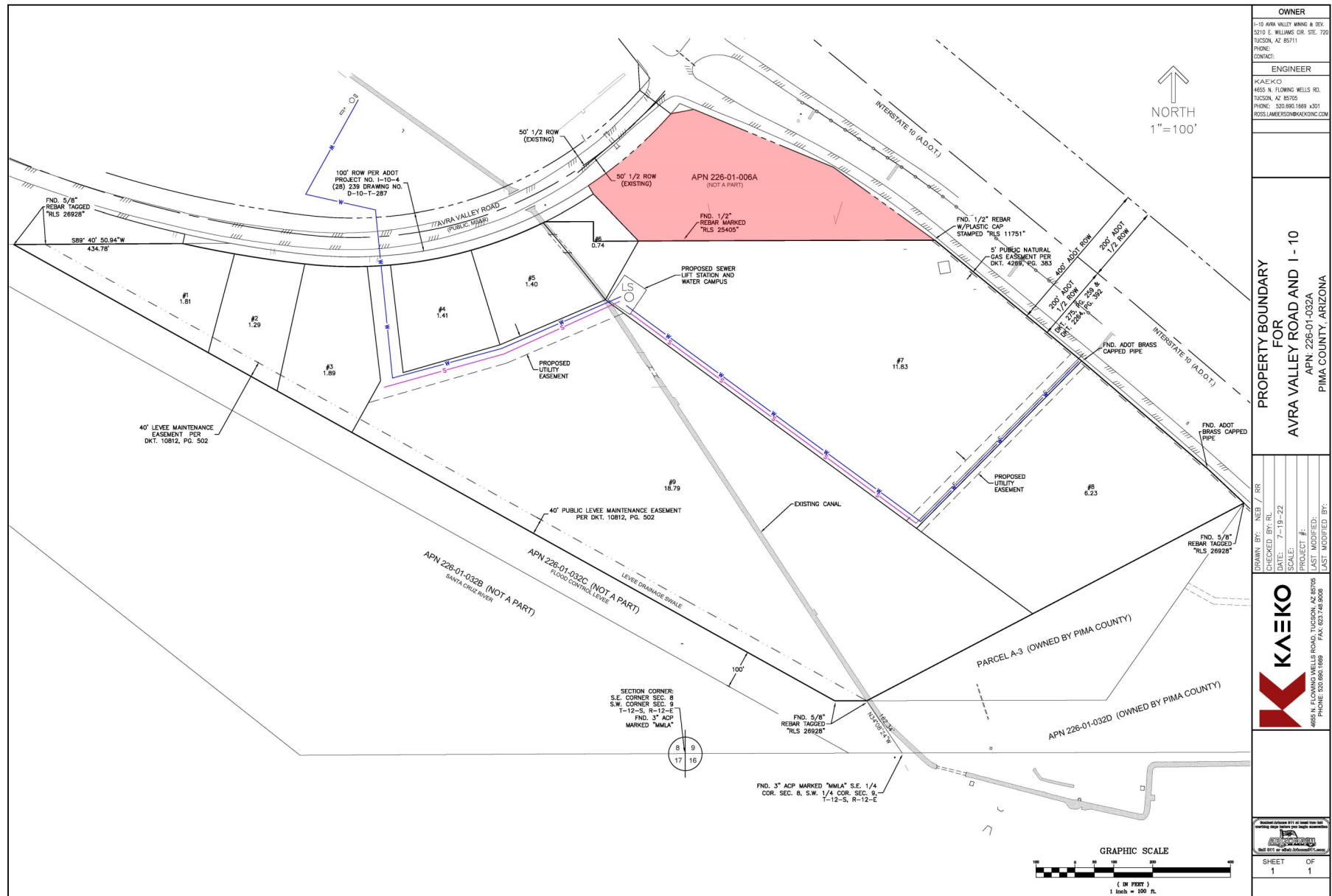
4655 N. FLOWING WELLS RD. TUCSON, AZ 85705
PHONE: 520.690.1669

AVRA VALLEY BUSINESS CENTER
CONCEPTUAL PARCEL PLAN

Marana, Arizona



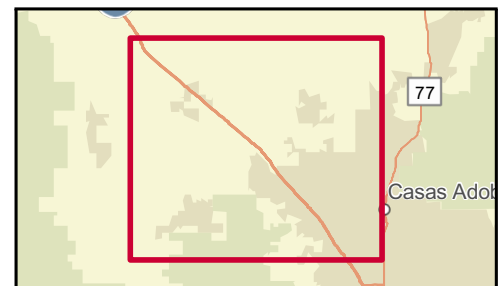
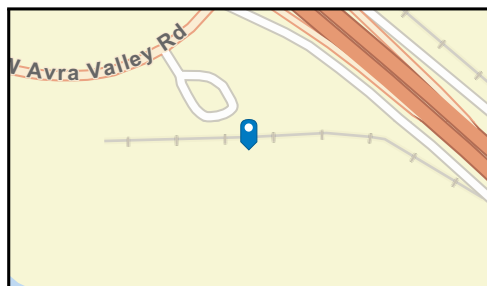
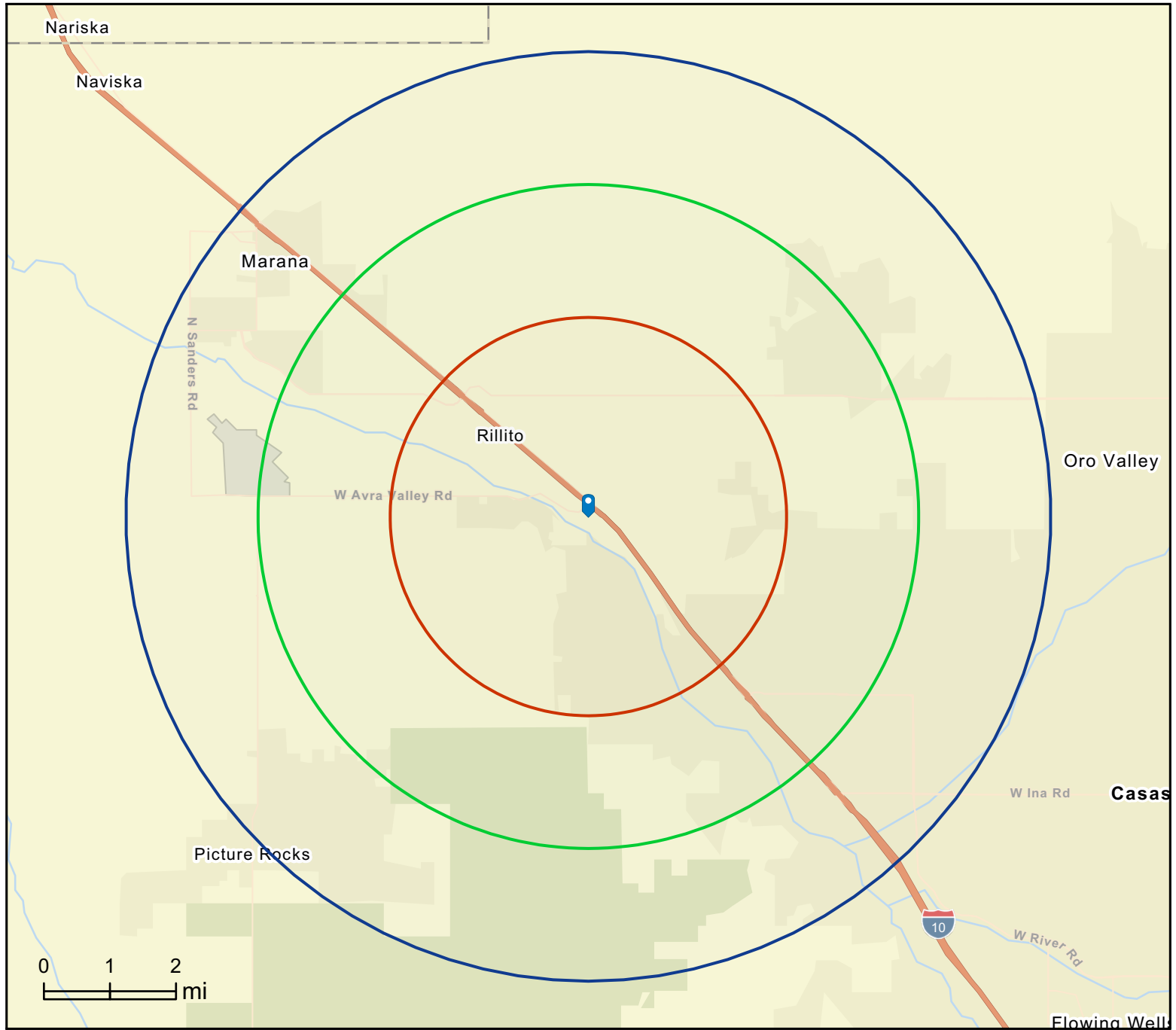
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Site Map

SWC I-10 & Avra Valley Road
85653, Marana, Arizona
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.39811
Longitude: -111.13106



Executive Summary

SWC I-10 & Avra Valley Road
 85653, Marana, Arizona
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	3 miles	5 miles	7 miles
Population			
2010 Population	14,545	38,883	78,817
2020 Population	18,613	50,122	97,973
2024 Population	22,261	58,025	108,128
2029 Population	24,412	62,140	114,308
2010-2020 Annual Rate	2.50%	2.57%	2.20%
2020-2024 Annual Rate	4.30%	3.51%	2.35%
2024-2029 Annual Rate	1.86%	1.38%	1.12%
2020 Male Population	48.8%	49.1%	49.3%
2020 Female Population	51.2%	50.9%	50.7%
2020 Median Age	40.1	41.9	41.8
2024 Male Population	49.7%	49.9%	50.0%
2024 Female Population	50.3%	50.1%	50.0%
2024 Median Age	40.5	42.1	42.1

In the identified area, the current year population is 108,128. In 2020, the Census count in the area was 97,973. The rate of change since 2020 was 2.35% annually. The five-year projection for the population in the area is 114,308 representing a change of 1.12% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	68.9%	69.5%	69.6%
2024 Black Alone	2.7%	2.7%	2.6%
2024 American Indian/Alaska Native Alone	1.2%	1.2%	1.3%
2024 Asian Alone	4.4%	4.3%	3.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	6.9%	6.9%	7.2%
2024 Two or More Races	15.8%	15.4%	15.5%
2024 Hispanic Origin (Any Race)	27.1%	25.9%	26.6%

Persons of Hispanic origin represent 26.6% of the population in the identified area compared to 19.6% 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 68.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	122	133	123
2010 Households	5,436	14,597	29,561
2020 Households	6,910	19,385	37,577
2024 Households	8,206	22,526	42,171
2029 Households	9,092	24,657	45,729
2010-2020 Annual Rate	2.43%	2.88%	2.43%
2020-2024 Annual Rate	4.13%	3.60%	2.75%
2024-2029 Annual Rate	2.07%	1.82%	1.63%
2024 Average Household Size	2.71	2.57	2.55

The household count in this area has changed from 37,577 in 2020 to 42,171 in the current year, a change of 2.75% annually. The five-year projection of households is 45,729, a change of 1.63% annually from the current year total. Average household size is currently 2.55, compared to 2.59 in the year 2020. The number of families in the current year is 30,662 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 21, 2024

Executive Summary

SWC I-10 & Avra Valley Road
 85653, Marana, Arizona
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	3 miles	5 miles	7 miles
Mortgage Income			
2024 Percent of Income for Mortgage	20.6%	22.0%	22.6%
Median Household Income			
2024 Median Household Income	\$106,842	\$106,613	\$100,026
2029 Median Household Income	\$123,527	\$123,237	\$114,280
2024-2029 Annual Rate	2.94%	2.94%	2.70%
Average Household Income			
2024 Average Household Income	\$128,907	\$132,201	\$124,375
2029 Average Household Income	\$154,234	\$157,376	\$147,732
2024-2029 Annual Rate	3.65%	3.55%	3.50%
Per Capita Income			
2024 Per Capita Income	\$47,700	\$51,479	\$48,536
2029 Per Capita Income	\$57,688	\$62,646	\$59,106
2024-2029 Annual Rate	3.88%	4.00%	4.02%
GINI Index			
2024 Gini Index	31.7	32.7	33.3
Households by Income			

Current median household income is \$100,026 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$114,280 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$124,375 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$147,732 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$48,536 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$59,106 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	121	113	110
2010 Total Housing Units	5,750	16,065	32,460
2010 Owner Occupied Housing Units	4,657	11,760	24,089
2010 Renter Occupied Housing Units	779	2,837	5,471
2010 Vacant Housing Units	314	1,468	2,899
2020 Total Housing Units	7,332	20,937	40,466
2020 Owner Occupied Housing Units	6,011	15,697	30,591
2020 Renter Occupied Housing Units	899	3,688	6,986
2020 Vacant Housing Units	532	1,574	2,913
2024 Total Housing Units	8,783	24,454	45,352
2024 Owner Occupied Housing Units	7,221	18,896	35,722
2024 Renter Occupied Housing Units	985	3,630	6,449
2024 Vacant Housing Units	577	1,928	3,181
2029 Total Housing Units	9,697	26,606	48,849
2029 Owner Occupied Housing Units	8,144	20,901	38,820
2029 Renter Occupied Housing Units	948	3,756	6,909
2029 Vacant Housing Units	605	1,949	3,120
Socioeconomic Status Index			
2024 Socioeconomic Status Index	61.3	58.4	56.9

Currently, 78.8% of the 45,352 housing units in the area are owner occupied; 14.2%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 40,466 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.72%. Median home value in the area is \$361,803, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.33% annually to \$469,063.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 21, 2024

Business Summary

SWC I-10 & Avra Valley Road
85653, Marana, Arizona
Rings: 3, 5, 7 mile radii

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Data for all businesses in area				3 miles		5 miles		7 miles				
Total Businesses:				286		913		1,939				
Total Employees:				2,637		10,860		24,509				
Total Population:				22,261		58,025		108,128				
Employee/Population Ratio (per 100 Residents)				12		19		23				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	2.1%	32	1.2%	26	2.8%	120	1.1%	47	2.4%	331	1.4%
Construction	39	13.6%	212	8.0%	102	11.2%	611	5.6%	218	11.2%	1,991	8.1%
Manufacturing	10	3.5%	100	3.8%	38	4.2%	1,153	10.6%	72	3.7%	2,334	9.5%
Transportation	7	2.4%	72	2.7%	21	2.3%	277	2.6%	54	2.8%	726	3.0%
Communication	3	1.0%	86	3.3%	13	1.4%	311	2.9%	21	1.1%	347	1.4%
Utility	0	0.0%	0	0.0%	1	0.1%	15	0.1%	3	0.2%	39	0.2%
Wholesale Trade	5	1.7%	87	3.3%	17	1.9%	514	4.7%	43	2.2%	709	2.9%
Retail Trade Summary	78	27.3%	1,136	43.1%	223	24.4%	3,780	34.8%	458	23.6%	7,356	30.0%
Home Improvement	5	1.7%	23	0.9%	15	1.6%	73	0.7%	39	2.0%	609	2.5%
General Merchandise Stores	0	0.0%	0	0.0%	6	0.7%	513	4.7%	17	0.9%	991	4.0%
Food Stores	5	1.7%	119	4.5%	21	2.3%	323	3.0%	43	2.2%	819	3.3%
Auto Dealers & Gas Stations	4	1.4%	30	1.1%	13	1.4%	99	0.9%	40	2.1%	334	1.4%
Apparel & Accessory Stores	8	2.8%	101	3.8%	14	1.5%	168	1.5%	22	1.1%	198	0.8%
Furniture & Home Furnishings	3	1.0%	9	0.3%	9	1.0%	57	0.5%	24	1.2%	112	0.5%
Eating & Drinking Places	24	8.4%	467	17.7%	80	8.8%	1,592	14.7%	158	8.1%	2,931	12.0%
Miscellaneous Retail	29	10.1%	386	14.6%	65	7.1%	955	8.8%	114	5.9%	1,362	5.6%
Finance, Insurance, Real Estate Summary	16	5.6%	77	2.9%	68	7.4%	524	4.8%	135	7.0%	1,022	4.2%
Banks, Savings & Lending Institutions	3	1.0%	18	0.7%	16	1.8%	293	2.7%	31	1.6%	582	2.4%
Securities Brokers	2	0.7%	8	0.3%	7	0.8%	18	0.2%	14	0.7%	35	0.1%
Insurance Carriers & Agents	2	0.7%	4	0.2%	7	0.8%	22	0.2%	18	0.9%	65	0.3%
Real Estate, Holding, Other Investment Offices	8	2.8%	47	1.8%	38	4.2%	190	1.7%	72	3.7%	341	1.4%
Services Summary	105	36.7%	815	30.9%	338	37.0%	3,367	31.0%	749	38.6%	7,975	32.5%
Hotels & Lodging	6	2.1%	85	3.2%	15	1.6%	474	4.4%	22	1.1%	870	3.5%
Automotive Services	4	1.4%	48	1.8%	10	1.1%	99	0.9%	54	2.8%	320	1.3%
Movies & Amusements	13	4.5%	67	2.5%	32	3.5%	261	2.4%	58	3.0%	672	2.7%
Health Services	14	4.9%	60	2.3%	66	7.2%	407	3.7%	125	6.4%	1,216	5.0%
Legal Services	1	0.3%	2	0.1%	3	0.3%	8	0.1%	7	0.4%	23	0.1%
Education Institutions & Libraries	6	2.1%	224	8.5%	20	2.2%	887	8.2%	49	2.5%	2,305	9.4%
Other Services	61	21.3%	329	12.5%	192	21.0%	1,231	11.3%	433	22.3%	2,568	10.5%
Government	1	0.3%	9	0.3%	9	1.0%	140	1.3%	35	1.8%	1,602	6.5%
Unclassified Establishments	17	5.9%	13	0.5%	57	6.2%	48	0.4%	104	5.4%	76	0.3%
Totals	286	100.0%	2,637	100.0%	913	100.0%	10,860	100.0%	1,939	100.0%	24,509	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

October 21, 2024

Business Summary

SWC I-10 & Avra Valley Road
85653, Marana, Arizona
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.39811
Longitude: -111.13106

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%	7	0.3%	4	0.4%	21	0.2%	7	0.4%	31	0.1%
Mining	0	0.0%	2	0.1%	1	0.1%	4	0.0%	2	0.1%	10	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	1	0.0%	2	0.1%	24	0.1%
Construction	40	14.0%	213	8.1%	105	11.5%	618	5.7%	224	11.6%	2,006	8.2%
Manufacturing	10	3.5%	101	3.8%	41	4.5%	1,164	10.7%	77	4.0%	1,483	6.1%
Wholesale Trade	5	1.7%	87	3.3%	17	1.9%	514	4.7%	43	2.2%	709	2.9%
Retail Trade	53	18.5%	663	25.1%	138	15.1%	2,155	19.8%	289	14.9%	4,367	17.8%
Motor Vehicle & Parts Dealers	4	1.4%	30	1.1%	12	1.3%	93	0.9%	35	1.8%	298	1.2%
Furniture & Home Furnishings Stores	1	0.3%	5	0.2%	6	0.7%	48	0.4%	14	0.7%	83	0.3%
Electronics & Appliance Stores	1	0.3%	3	0.1%	2	0.2%	7	0.1%	5	0.3%	16	0.1%
Building Material & Garden Equipment & Supplies Dealers	5	1.7%	22	0.8%	14	1.5%	70	0.6%	38	2.0%	606	2.5%
Food & Beverage Stores	5	1.7%	116	4.4%	18	2.0%	296	2.7%	37	1.9%	771	3.1%
Health & Personal Care Stores	5	1.7%	24	0.9%	20	2.2%	140	1.3%	34	1.8%	304	1.2%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	3	0.3%	20	0.2%	11	0.6%	70	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	8	2.8%	101	3.8%	15	1.6%	170	1.6%	26	1.3%	210	0.9%
Sporting Goods, Hobby, Book, & Music Stores	6	2.1%	97	3.7%	15	1.6%	395	3.6%	39	2.0%	597	2.4%
General Merchandise Stores	18	6.3%	265	10.0%	34	3.7%	915	8.4%	51	2.6%	1,410	5.8%
Transportation & Warehousing	5	1.7%	64	2.4%	14	1.5%	214	2.0%	30	1.5%	638	2.6%
Information	7	2.4%	95	3.6%	24	2.6%	415	3.8%	37	1.9%	1,363	5.6%
Finance & Insurance	8	2.8%	30	1.1%	30	3.3%	333	3.1%	64	3.3%	684	2.8%
Central Bank/Credit Intermediation & Related Activities	3	1.0%	18	0.7%	16	1.8%	293	2.7%	31	1.6%	582	2.4%
Securities & Commodity Contracts	2	0.7%	8	0.3%	7	0.8%	18	0.2%	15	0.8%	37	0.2%
Funds, Trusts & Other Financial Vehicles	2	0.7%	4	0.2%	7	0.8%	22	0.2%	18	0.9%	65	0.3%
Real Estate, Rental & Leasing	9	3.1%	58	2.2%	42	4.6%	226	2.1%	94	4.8%	407	1.7%
Professional, Scientific & Tech Services	23	8.0%	130	4.9%	69	7.6%	453	4.2%	143	7.4%	760	3.1%
Legal Services	1	0.3%	2	0.1%	5	0.5%	8	0.1%	11	0.6%	34	0.1%
Management of Companies & Enterprises	1	0.3%	1	0.0%	2	0.2%	2	0.0%	3	0.2%	3	0.0%
Administrative, Support & Waste Management Services	4	1.4%	11	0.4%	26	2.8%	195	1.8%	78	4.0%	548	2.2%
Educational Services	8	2.8%	233	8.8%	23	2.5%	880	8.1%	60	3.1%	2,338	9.5%
Health Care & Social Assistance	18	6.3%	86	3.3%	76	8.3%	481	4.4%	152	7.8%	1,444	5.9%
Arts, Entertainment & Recreation	10	3.5%	60	2.3%	26	2.8%	194	1.8%	46	2.4%	544	2.2%
Accommodation & Food Services	31	10.8%	557	21.1%	99	10.8%	2,090	19.2%	186	9.6%	3,837	15.7%
Accommodation	6	2.1%	85	3.2%	15	1.6%	474	4.4%	22	1.1%	870	3.5%
Food Services & Drinking Places	24	8.4%	472	17.9%	83	9.1%	1,616	14.9%	164	8.5%	2,967	12.1%
Other Services (except Public Administration)	35	12.2%	219	8.3%	110	12.0%	712	6.6%	262	13.5%	1,635	6.7%
Automotive Repair & Maintenance	4	1.4%	48	1.8%	9	1.0%	97	0.9%	42	2.2%	278	1.1%
Public Administration	1	0.3%	9	0.3%	9	1.0%	140	1.3%	35	1.8%	1,602	6.5%
Unclassified Establishments	17	5.9%	13	0.5%	57	6.2%	48	0.4%	104	5.4%	76	0.3%
Total	286	100.0%	2,637	100.0%	913	100.0%	10,860	100.0%	1,939	100.0%	24,509	100.0%

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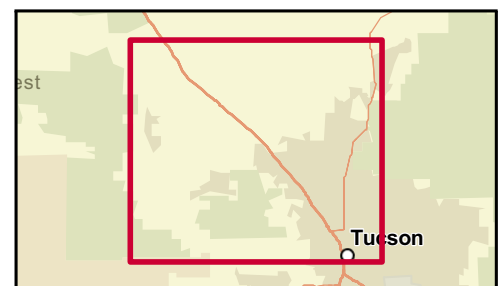
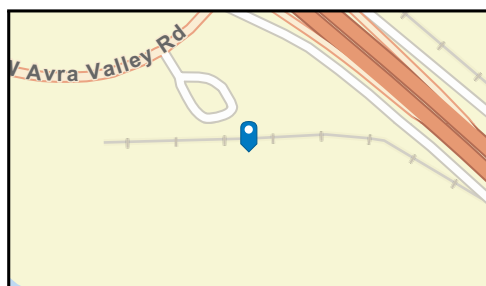
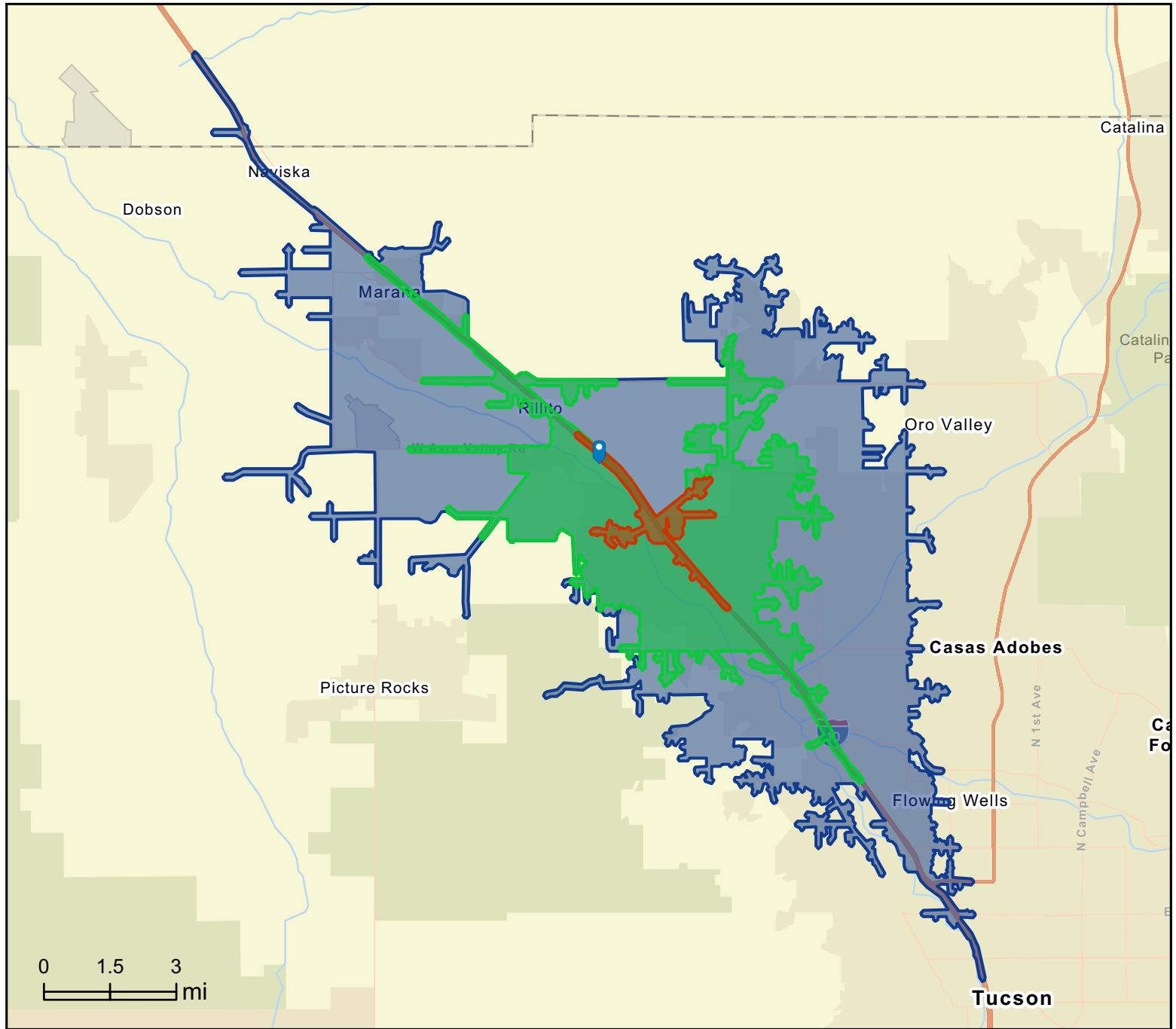
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

October 21, 2024

Site Map

SWC I-10 & Avra Valley Road 2
85653, Marana, Arizona
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.39810
Longitude: -111.13105



Executive Summary

SWC I-10 & Avra Valley Road 2
85653, Marana, Arizona
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.39810
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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	1,959	29,282	104,134
2020 Population	2,308	34,927	122,985
2024 Population	2,310	38,300	131,821
2029 Population	2,572	41,543	137,071
2010-2020 Annual Rate	1.65%	1.78%	1.68%
2020-2024 Annual Rate	0.02%	2.19%	1.65%
2024-2029 Annual Rate	2.17%	1.64%	0.78%
2020 Male Population	48.7%	49.2%	49.0%
2020 Female Population	51.3%	50.8%	51.0%
2020 Median Age	41.7	39.2	40.1
2024 Male Population	49.3%	50.0%	49.7%
2024 Female Population	50.7%	50.0%	50.3%
2024 Median Age	42.5	39.5	40.5

In the identified area, the current year population is 131,821. In 2020, the Census count in the area was 122,985. The rate of change since 2020 was 1.65% annually. The five-year projection for the population in the area is 137,071 representing a change of 0.78% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	68.0%	67.0%	66.5%
2024 Black Alone	2.8%	2.8%	2.7%
2024 American Indian/Alaska Native Alone	1.2%	1.3%	1.4%
2024 Asian Alone	4.7%	4.7%	3.8%
2024 Pacific Islander Alone	0.0%	0.1%	0.2%
2024 Other Race	6.8%	7.7%	8.9%
2024 Two or More Races	16.6%	16.4%	16.4%
2024 Hispanic Origin (Any Race)	26.7%	28.5%	30.4%

Persons of Hispanic origin represent 30.4% of the population in the identified area compared to 19.6% 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 72.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	123	115	103
2010 Households	724	10,527	40,415
2020 Households	864	12,752	48,130
2024 Households	881	14,216	52,109
2029 Households	995	15,722	55,470
2010-2020 Annual Rate	1.78%	1.94%	1.76%
2020-2024 Annual Rate	0.46%	2.59%	1.89%
2024-2029 Annual Rate	2.46%	2.03%	1.26%
2024 Average Household Size	2.62	2.69	2.51

The household count in this area has changed from 48,130 in 2020 to 52,109 in the current year, a change of 1.89% annually. The five-year projection of households is 55,470, a change of 1.26% annually from the current year total. Average household size is currently 2.51, compared to 2.53 in the year 2020. The number of families in the current year is 35,632 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

SWC I-10 & Avra Valley Road 2
 85653, Marana, Arizona
 Drive time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2024 Percent of Income for Mortgage	20.8%	20.6%	24.3%
Median Household Income			
2024 Median Household Income	\$105,423	\$105,517	\$88,233
2029 Median Household Income	\$127,323	\$121,376	\$104,174
2024-2029 Annual Rate	3.85%	2.84%	3.38%
Average Household Income			
2024 Average Household Income	\$131,762	\$126,220	\$111,292
2029 Average Household Income	\$159,817	\$150,167	\$132,455
2024-2029 Annual Rate	3.94%	3.54%	3.54%
Per Capita Income			
2024 Per Capita Income	\$51,203	\$47,365	\$44,188
2029 Per Capita Income	\$62,810	\$57,404	\$53,800
2024-2029 Annual Rate	4.17%	3.92%	4.01%
GINI Index			
2024 Gini Index	34.3	32.2	36.0
Households by Income			

Current median household income is \$88,233 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$104,174 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$111,292 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$132,455 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,188 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,800 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	119	121	102
2010 Total Housing Units	755	11,445	44,202
2010 Owner Occupied Housing Units	629	8,427	29,788
2010 Renter Occupied Housing Units	94	2,100	10,628
2010 Vacant Housing Units	31	918	3,787
2020 Total Housing Units	900	13,742	51,599
2020 Owner Occupied Housing Units	752	10,346	35,217
2020 Renter Occupied Housing Units	112	2,406	12,913
2020 Vacant Housing Units	74	911	3,518
2024 Total Housing Units	925	15,337	55,636
2024 Owner Occupied Housing Units	727	11,786	40,362
2024 Renter Occupied Housing Units	154	2,430	11,747
2024 Vacant Housing Units	44	1,121	3,527
2029 Total Housing Units	1,018	16,862	58,846
2029 Owner Occupied Housing Units	797	13,035	43,427
2029 Renter Occupied Housing Units	198	2,687	12,043
2029 Vacant Housing Units	23	1,140	3,376

Socioeconomic Status Index			
2024 Socioeconomic Status Index	60.6	58.3	52.4

Currently, 72.5% of the 55,636 housing units in the area are owner occupied; 21.1%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 51,599 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.79%. Median home value in the area is \$343,172, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.30% annually to \$444,217.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 21, 2024

Business Summary

SWC I-10 & Avra Valley Road 2
85653, Marana, Arizona
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.39810
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Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		107		819		3,304						
Total Employees:		1,127		9,778		42,355						
Total Population:		2,310		38,300		131,821						
Employee/Population Ratio (per 100 Residents)		49		26		32						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	1.9%	8	0.7%	23	2.8%	121	1.2%	92	2.8%	1,226	2.9%
Construction	6	5.6%	30	2.7%	70	8.5%	354	3.6%	357	10.8%	4,347	10.3%
Manufacturing	2	1.9%	18	1.6%	33	4.0%	1,135	11.6%	121	3.7%	3,611	8.5%
Transportation	1	0.9%	2	0.2%	17	2.1%	198	2.0%	97	2.9%	1,732	4.1%
Communication	2	1.9%	34	3.0%	14	1.7%	321	3.3%	30	0.9%	401	0.9%
Utility	0	0.0%	0	0.0%	1	0.1%	15	0.2%	7	0.2%	119	0.3%
Wholesale Trade	1	0.9%	8	0.7%	17	2.1%	473	4.8%	113	3.4%	1,609	3.8%
Retail Trade Summary	51	47.7%	793	70.4%	227	27.7%	4,004	40.9%	676	20.5%	10,194	24.1%
Home Improvement	2	1.9%	9	0.8%	12	1.5%	62	0.6%	57	1.7%	790	1.9%
General Merchandise Stores	0	0.0%	0	0.0%	8	1.0%	576	5.9%	21	0.6%	1,365	3.2%
Food Stores	2	1.9%	51	4.5%	22	2.7%	349	3.6%	74	2.2%	1,346	3.2%
Auto Dealers & Gas Stations	2	1.9%	15	1.3%	15	1.8%	124	1.3%	60	1.8%	473	1.1%
Apparel & Accessory Stores	8	7.5%	100	8.9%	15	1.8%	170	1.7%	28	0.8%	229	0.5%
Furniture & Home Furnishings	1	0.9%	4	0.4%	8	1.0%	66	0.7%	49	1.5%	342	0.8%
Eating & Drinking Places	13	12.1%	255	22.6%	81	9.9%	1,638	16.8%	216	6.5%	3,810	9.0%
Miscellaneous Retail	23	21.5%	359	31.9%	68	8.3%	1,019	10.4%	171	5.2%	1,838	4.3%
Finance, Insurance, Real Estate Summary	6	5.6%	31	2.8%	59	7.2%	499	5.1%	253	7.7%	1,780	4.2%
Banks, Savings & Lending Institutions	1	0.9%	8	0.7%	18	2.2%	313	3.2%	44	1.3%	713	1.7%
Securities Brokers	0	0.0%	0	0.0%	5	0.6%	12	0.1%	28	0.8%	176	0.4%
Insurance Carriers & Agents	0	0.0%	1	0.1%	7	0.9%	22	0.2%	47	1.4%	228	0.5%
Real Estate, Holding, Other Investment Offices	4	3.7%	23	2.0%	30	3.7%	151	1.5%	134	4.1%	663	1.6%
Services Summary	33	30.8%	200	17.7%	308	37.6%	2,529	25.9%	1,342	40.6%	15,200	35.9%
Hotels & Lodging	2	1.9%	29	2.6%	15	1.8%	165	1.7%	23	0.7%	462	1.1%
Automotive Services	2	1.9%	21	1.9%	13	1.6%	117	1.2%	93	2.8%	535	1.3%
Movies & Amusements	5	4.7%	27	2.4%	27	3.3%	205	2.1%	74	2.2%	894	2.1%
Health Services	6	5.6%	25	2.2%	68	8.3%	447	4.6%	336	10.2%	4,874	11.5%
Legal Services	0	0.0%	0	0.0%	2	0.2%	6	0.1%	20	0.6%	327	0.8%
Education Institutions & Libraries	1	0.9%	36	3.2%	15	1.8%	582	6.0%	76	2.3%	3,071	7.3%
Other Services	16	15.0%	62	5.5%	169	20.6%	1,008	10.3%	719	21.8%	5,038	11.9%
Government	0	0.0%	0	0.0%	6	0.7%	103	1.1%	53	1.6%	1,981	4.7%
Unclassified Establishments	4	3.7%	3	0.3%	43	5.3%	26	0.3%	162	4.9%	155	0.4%
Totals	107	100.0%	1,127	100.0%	819	100.0%	9,778	100.0%	3,304	100.0%	42,355	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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October 21, 2024

Business Summary

SWC I-10 & Avra Valley Road 2
 85653, Marana, Arizona
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.39810
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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	0	0.0%	0	0.0%	2	0.2%	8	0.1%	11	0.3%	77	0.2%
Mining	0	0.0%	0	0.0%	1	0.1%	6	0.1%	4	0.1%	265	0.6%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.1%	48	0.1%
Construction	7	6.5%	31	2.8%	71	8.7%	357	3.7%	371	11.2%	4,395	10.4%
Manufacturing	2	1.9%	18	1.6%	35	4.3%	1,152	11.8%	130	3.9%	2,733	6.5%
Wholesale Trade	1	0.9%	8	0.7%	17	2.1%	473	4.8%	113	3.4%	1,608	3.8%
Retail Trade	38	35.5%	533	47.3%	143	17.5%	2,334	23.9%	441	13.3%	6,261	14.8%
Motor Vehicle & Parts Dealers	2	1.9%	15	1.3%	13	1.6%	109	1.1%	53	1.6%	433	1.0%
Furniture & Home Furnishings Stores	1	0.9%	4	0.4%	5	0.6%	48	0.5%	25	0.8%	194	0.5%
Electronics & Appliance Stores	0	0.0%	0	0.0%	2	0.2%	12	0.1%	20	0.6%	112	0.3%
Building Material & Garden Equipment & Supplies Dealers	2	1.9%	8	0.7%	11	1.3%	59	0.6%	56	1.7%	786	1.9%
Food & Beverage Stores	2	1.9%	47	4.2%	18	2.2%	319	3.3%	58	1.8%	1,234	2.9%
Health & Personal Care Stores	4	3.7%	16	1.4%	20	2.4%	156	1.6%	52	1.6%	428	1.0%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	5	0.6%	33	0.3%	13	0.4%	80	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	8	7.5%	100	8.9%	15	1.8%	171	1.7%	33	1.0%	251	0.6%
Sporting Goods, Hobby, Book, & Music Stores	2	1.9%	85	7.5%	19	2.3%	450	4.6%	67	2.0%	914	2.2%
General Merchandise Stores	17	15.9%	258	22.9%	36	4.4%	978	10.0%	65	2.0%	1,829	4.3%
Transportation & Warehousing	0	0.0%	0	0.0%	11	1.3%	139	1.4%	64	1.9%	1,502	3.5%
Information	3	2.8%	37	3.3%	23	2.8%	424	4.3%	58	1.8%	1,631	3.9%
Finance & Insurance	2	1.9%	8	0.7%	30	3.7%	348	3.6%	119	3.6%	1,118	2.6%
Central Bank/Credit Intermediation & Related Activities	1	0.9%	8	0.7%	18	2.2%	313	3.2%	43	1.3%	710	1.7%
Securities & Commodity Contracts	0	0.0%	0	0.0%	5	0.6%	12	0.1%	29	0.9%	178	0.4%
Funds, Trusts & Other Financial Vehicles	0	0.0%	1	0.1%	7	0.9%	22	0.2%	48	1.5%	230	0.5%
Real Estate, Rental & Leasing	4	3.7%	23	2.0%	35	4.3%	185	1.9%	172	5.2%	787	1.9%
Professional, Scientific & Tech Services	5	4.7%	17	1.5%	60	7.3%	449	4.6%	265	8.0%	2,145	5.1%
Legal Services	0	0.0%	0	0.0%	2	0.2%	6	0.1%	24	0.7%	339	0.8%
Management of Companies & Enterprises	1	0.9%	1	0.1%	3	0.4%	3	0.0%	3	0.1%	3	0.0%
Administrative, Support & Waste Management Services	2	1.9%	4	0.4%	25	3.1%	197	2.0%	152	4.6%	1,392	3.3%
Educational Services	2	1.9%	38	3.4%	17	2.1%	566	5.8%	91	2.8%	3,066	7.2%
Health Care & Social Assistance	7	6.5%	33	2.9%	76	9.3%	525	5.4%	399	12.1%	5,848	13.8%
Arts, Entertainment & Recreation	4	3.7%	25	2.2%	22	2.7%	140	1.4%	55	1.7%	702	1.7%
Accommodation & Food Services	16	15.0%	289	25.6%	98	12.0%	1,826	18.7%	249	7.5%	4,341	10.2%
Accommodation	2	1.9%	29	2.6%	15	1.8%	165	1.7%	23	0.7%	462	1.1%
Food Services & Drinking Places	14	13.1%	260	23.1%	84	10.3%	1,661	17.0%	225	6.8%	3,879	9.2%
Other Services (except Public Administration)	10	9.3%	59	5.2%	100	12.2%	517	5.3%	388	11.7%	2,299	5.4%
Automotive Repair & Maintenance	2	1.9%	21	1.9%	10	1.2%	106	1.1%	72	2.2%	463	1.1%
Public Administration	0	0.0%	0	0.0%	6	0.7%	103	1.1%	53	1.6%	1,981	4.7%
Unclassified Establishments	4	3.7%	3	0.3%	43	5.3%	26	0.3%	162	4.9%	155	0.4%
Total	107	100.0%	1,127	100.0%	819	100.0%	9,778	100.0%	3,304	100.0%	42,355	100.0%

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