



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

SILVERBELL CENTER



Property Description

Location: 8567 N. Silverbell Road
Tucson, AZ

Space Available: 1,487 SF built-out Salon*
1,158 SF (2nd Floor)

Lease Rate: Please contact broker

Triple Net Expenses: \$6.98/SF/YR (estimated)

Zoning: F (Specific Plan): Continental Ranch

*Please do not disturb tenant.

Traffic Count

Silverbell Road: 23,695 VPD (2023)

Twin Peaks Road: 11,521 VPD (2023)

Cortaro Road: 21,943 VPD (2023)

Total: 57,159 VPD

(Source: Pima Association of Governments and ADOT)

Highlights

- ◆ Rapidly growing Marana, Arizona.
- ◆ Serves the rapidly growing communities of Continental Ranch, Continental Reserve, Ironwood Reserve, Saguaro Bloom, and Cascada.
- ◆ Good family oriented middle class demographics with strong incomes.
- ◆ Good visibility and parking.
- ◆ New Construction.
- ◆ Elevator Service.

Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	11,904	33,627	61,856
Households:	4,322	12,440	23,838
Average HH Income:	\$134,238	\$130,910	\$120,290

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

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.

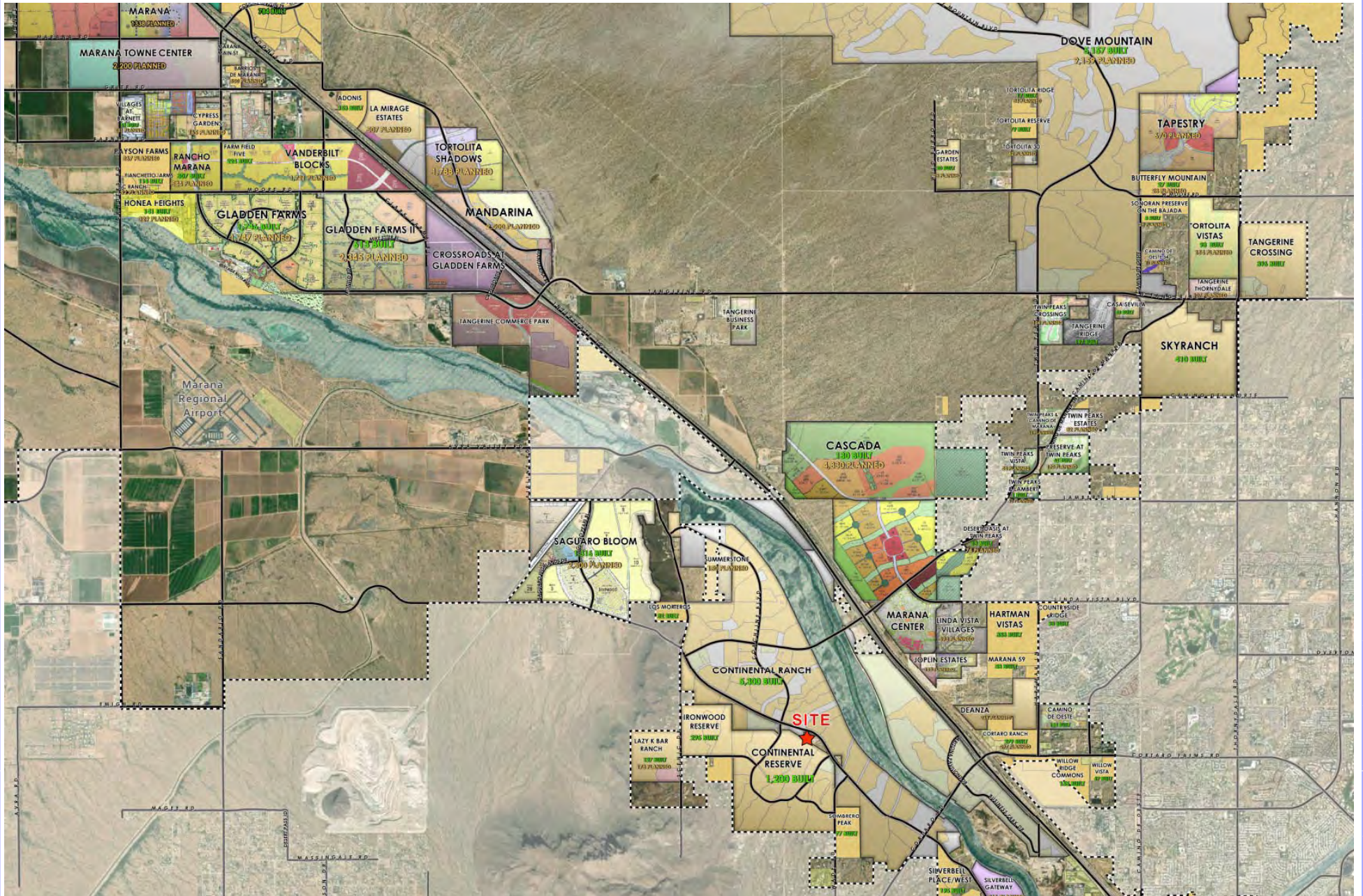
Silverbell Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

MARANA DEVELOPMENT ACTIVITY



Silverbell Center

Tucson, Arizona

TRADE AREA

COMMERCIAL RETAIL ADVISORS, LLC



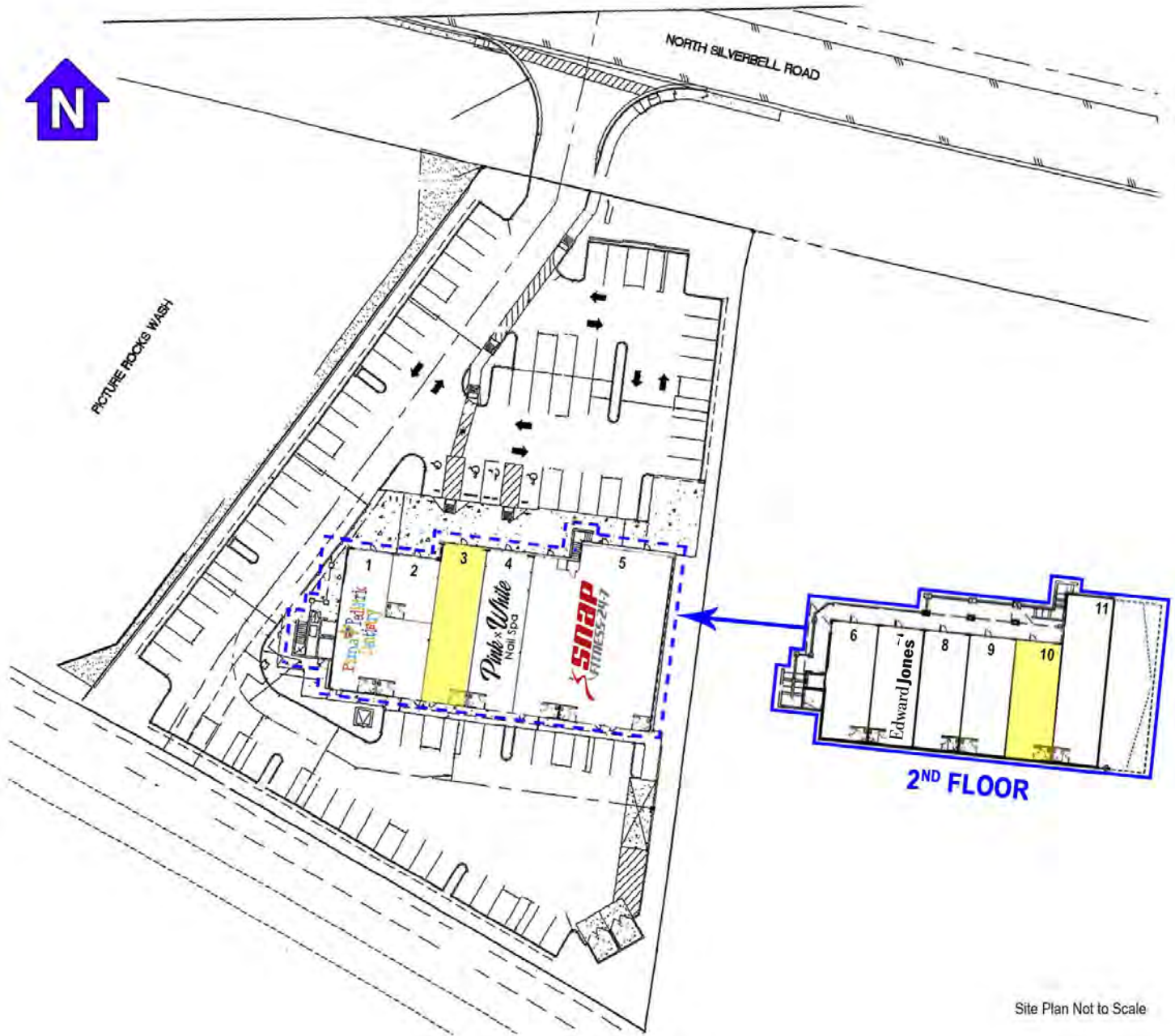
Silverbell Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	1st Floor Suite #	SF	#	Tenant	Address	2nd Floor Suite #	SF
1	Pima Pediatric Dentistry	8567 N. Silverbell Road	101	2,147	7	Edward Jones	8567 N. Silverbell Road	207	1,158
2	Soulful Expressions	8567 N. Silverbell Road	107	530	8	Guyton Chiropractic	8567 N. Silverbell Road	211	1,148
3	AVAILABLE (Built-out Salon)*	8567 N. Silverbell Road	111	1,487	9	GuideTech	8567 N. Silverbell Road	215	1,148
4	Pink & White Nails	8567 N. Silverbell Road	115	1,481	10	AVAILABLE	8567 N. Silverbell Road	219	1,158
5	Snap Fitness	8567 N. Silverbell Road	119 - 127	4,857	11	The Door Church Marana	8567 N. Silverbell Road	225	1,708
6	Diamondback Real Estate	8567 N. Silverbell Road	201	1,190	TOTAL GLA:				18,012

* Please Do Not Disturb Tenant

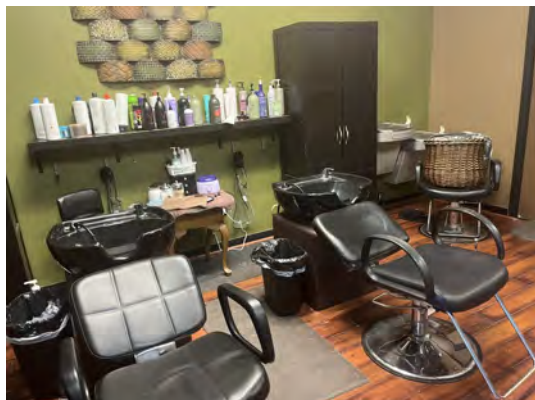
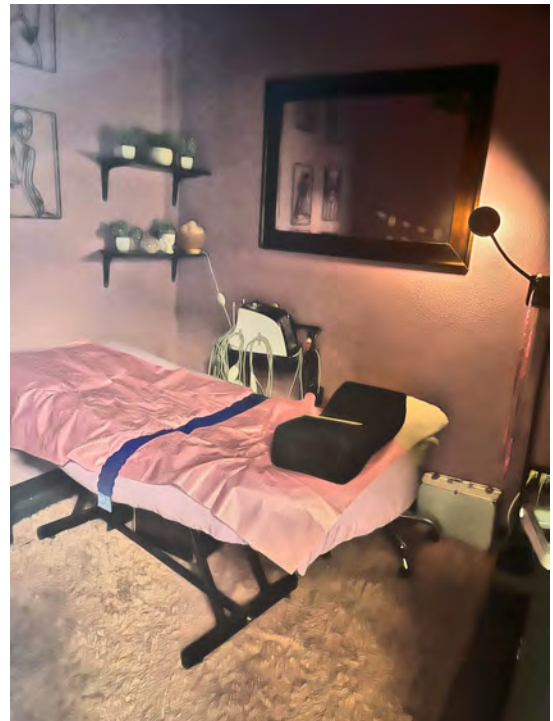
Silverbell Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

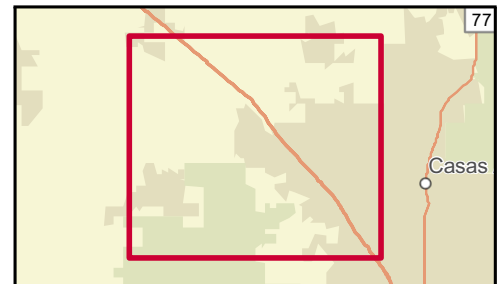
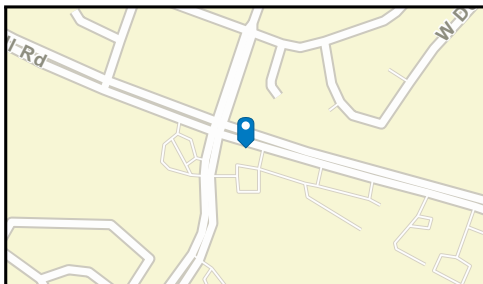
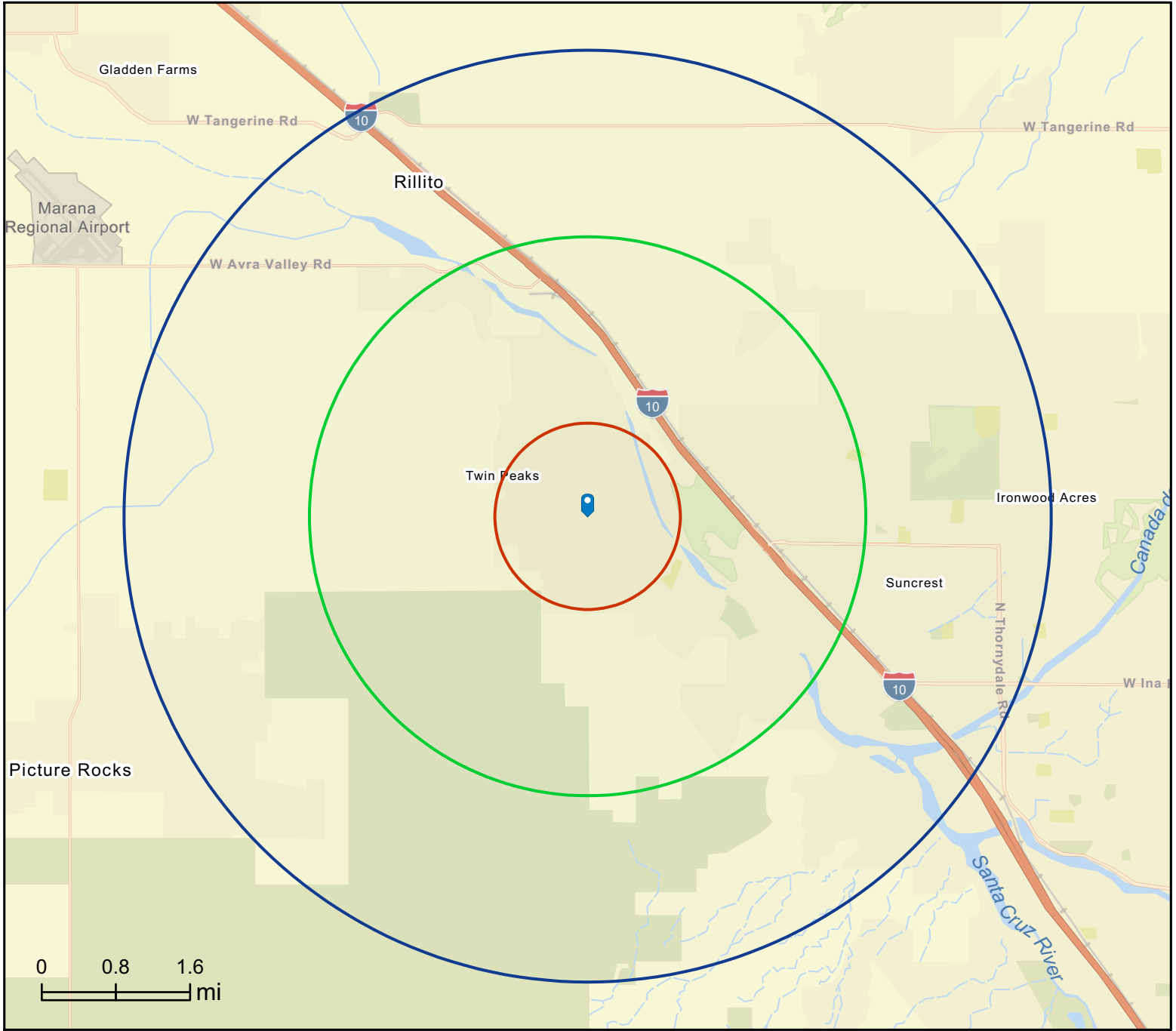
SUITE 111 BUILT-OUT SALON



Site Map

Silverbell Center
8657 N Silverbell Rd, Tucson, Arizona, 85743
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.36363
Longitude: -111.12276



Executive Summary

Silverbell Center
 8657 N Silverbell Rd, Tucson, Arizona, 85743
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.36363
 Longitude: -111.12276

	1 mile	3 miles	5 miles
Population			
2010 Population	10,780	24,800	50,269
2020 Population	11,756	29,560	57,134
2024 Population	11,904	33,627	61,856
2029 Population	11,950	36,864	65,570
2010-2020 Annual Rate	0.87%	1.77%	1.29%
2020-2024 Annual Rate	0.29%	3.08%	1.89%
2024-2029 Annual Rate	0.08%	1.86%	1.17%
2020 Male Population	49.3%	49.2%	49.3%
2020 Female Population	50.7%	50.8%	50.7%
2020 Median Age	40.5	40.0	40.4
2024 Male Population	49.9%	50.0%	50.1%
2024 Female Population	50.1%	50.0%	49.9%
2024 Median Age	41.2	40.3	40.7

In the identified area, the current year population is 61,856. In 2020, the Census count in the area was 57,134. The rate of change since 2020 was 1.89% annually. The five-year projection for the population in the area is 65,570 representing a change of 1.17% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	66.5%	67.5%	68.3%
2024 Black Alone	2.4%	2.7%	2.5%
2024 American Indian/Alaska Native Alone	1.3%	1.2%	1.3%
2024 Asian Alone	5.4%	5.1%	4.0%
2024 Pacific Islander Alone	0.2%	0.1%	0.2%
2024 Other Race	7.6%	7.2%	7.5%
2024 Two or More Races	16.6%	16.1%	16.2%
2024 Hispanic Origin (Any Race)	29.0%	27.8%	27.9%

Persons of Hispanic origin represent 27.9% 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 70.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	128	122	112
2010 Households	3,814	9,102	18,730
2020 Households	4,185	10,966	21,710
2024 Households	4,322	12,440	23,838
2029 Households	4,450	13,901	25,852
2010-2020 Annual Rate	0.93%	1.88%	1.49%
2020-2024 Annual Rate	0.76%	3.01%	2.22%
2024-2029 Annual Rate	0.59%	2.25%	1.64%
2024 Average Household Size	2.74	2.70	2.59

The household count in this area has changed from 21,710 in 2020 to 23,838 in the current year, a change of 2.22% annually. The five-year projection of households is 25,852, a change of 1.64% annually from the current year total. Average household size is currently 2.59, compared to 2.63 in the year 2020. The number of families in the current year is 17,148 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

Silverbell Center
8657 N Silverbell Rd, Tucson, Arizona, 85743
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.36363
Longitude: -111.12276

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	19.5%	20.2%	21.7%
Median Household Income			
2024 Median Household Income	\$111,709	\$109,202	\$99,392
2029 Median Household Income	\$129,444	\$125,738	\$114,032
2024-2029 Annual Rate	2.99%	2.86%	2.79%
Average Household Income			
2024 Average Household Income	\$134,238	\$130,910	\$120,290
2029 Average Household Income	\$158,035	\$155,063	\$143,325
2024-2029 Annual Rate	3.32%	3.44%	3.57%
Per Capita Income			
2024 Per Capita Income	\$49,435	\$48,817	\$46,402
2029 Per Capita Income	\$59,725	\$58,946	\$56,474
2024-2029 Annual Rate	3.85%	3.84%	4.01%
GINI Index			
2024 Gini Index	29.6	31.4	33.4
Households by Income			
Current median household income is \$99,392 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$114,032 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$120,290 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$143,325 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$46,402 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$56,474 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	128	123	115
2010 Total Housing Units	4,007	9,709	20,138
2010 Owner Occupied Housing Units	3,272	7,474	14,992
2010 Renter Occupied Housing Units	542	1,628	3,738
2010 Vacant Housing Units	193	607	1,408
2020 Total Housing Units	4,395	11,740	23,134
2020 Owner Occupied Housing Units	3,578	9,167	17,471
2020 Renter Occupied Housing Units	607	1,799	4,239
2020 Vacant Housing Units	289	809	1,415
2024 Total Housing Units	4,555	13,429	25,366
2024 Owner Occupied Housing Units	3,687	10,500	19,818
2024 Renter Occupied Housing Units	635	1,940	4,020
2024 Vacant Housing Units	233	989	1,528
2029 Total Housing Units	4,667	14,912	27,356
2029 Owner Occupied Housing Units	3,890	11,642	21,546
2029 Renter Occupied Housing Units	560	2,258	4,306
2029 Vacant Housing Units	217	1,011	1,504
Socioeconomic Status Index			
2024 Socioeconomic Status Index	62.0	59.0	56.6

Currently, 78.1% of the 25,366 housing units in the area are owner occupied; 15.8%, renter occupied; and 6.0% 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 23,134 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.19%. Median home value in the area is \$344,104, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.87% annually to \$457,765.

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.



Business Summary

Silverbell Center
 8657 N Silverbell Rd, Tucson, Arizona, 85743
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.36363
 Longitude: -111.12276

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	138		577		1,284							
Total Employees:	1,140		7,876		15,984							
Total Residential Population:	11,915		32,905		61,674							
Employee/Residential Population Ratio (per 100 Residents)	10		24		26							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	3.6%	21	1.8%	14	2.4%	68	0.9%	34	2.6%	265	1.7%
Construction	11	8.0%	38	3.3%	41	7.1%	205	2.6%	124	9.7%	1,288	8.1%
Manufacturing	1	0.7%	9	0.8%	23	4.0%	1,050	13.3%	47	3.7%	2,009	12.6%
Transportation	2	1.4%	8	0.7%	8	1.4%	44	0.6%	31	2.4%	188	1.2%
Communication	1	0.7%	26	2.3%	10	1.7%	287	3.6%	15	1.2%	314	2.0%
Utility	0	0.0%	0	0.0%	1	0.2%	14	0.2%	1	0.1%	17	0.1%
Wholesale Trade	1	0.7%	5	0.4%	13	2.3%	338	4.3%	35	2.7%	532	3.3%
Retail Trade Summary	28	20.3%	370	32.5%	173	30.0%	3,132	39.8%	342	26.6%	5,705	35.7%
Home Improvement	4	2.9%	13	1.1%	9	1.6%	60	0.8%	28	2.2%	504	3.2%
General Merchandise Stores	0	0.0%	0	0.0%	6	1.0%	507	6.4%	12	0.9%	898	5.6%
Food Stores	3	2.2%	106	9.3%	13	2.3%	267	3.4%	30	2.3%	547	3.4%
Auto Dealers & Gas Stations	1	0.7%	13	1.1%	9	1.6%	80	1.0%	29	2.3%	263	1.6%
Apparel & Accessory Stores	0	0.0%	0	0.0%	12	2.1%	137	1.7%	18	1.4%	161	1.0%
Furniture & Home Furnishings	2	1.4%	4	0.4%	7	1.2%	54	0.7%	17	1.3%	95	0.6%
Eating & Drinking Places	12	8.7%	205	18.0%	57	9.9%	1,286	16.3%	113	8.8%	2,225	13.9%
Miscellaneous Retail	7	5.1%	28	2.5%	60	10.4%	741	9.4%	94	7.3%	1,012	6.3%
Finance, Insurance, Real Estate Summary	12	8.7%	64	5.6%	45	7.8%	412	5.2%	91	7.1%	744	4.7%
Banks, Savings & Lending Institutions	3	2.2%	19	1.7%	15	2.6%	285	3.6%	26	2.0%	467	2.9%
Securities Brokers	3	2.2%	9	0.8%	5	0.9%	14	0.2%	7	0.5%	18	0.1%
Insurance Carriers & Agents	3	2.2%	8	0.7%	8	1.4%	26	0.3%	15	1.2%	47	0.3%
Real Estate, Holding, Other Investment Offices	3	2.2%	28	2.5%	17	2.9%	87	1.1%	43	3.3%	212	1.3%
Services Summary	67	48.6%	595	52.2%	204	35.4%	1,946	24.7%	469	36.5%	4,316	27.0%
Hotels & Lodging	2	1.4%	27	2.4%	12	2.1%	156	2.0%	17	1.3%	213	1.3%
Automotive Services	2	1.4%	13	1.1%	9	1.6%	85	1.1%	39	3.0%	229	1.4%
Movies & Amusements	11	8.0%	49	4.3%	21	3.6%	166	2.1%	42	3.3%	488	3.1%
Health Services	15	10.9%	83	7.3%	41	7.1%	288	3.7%	70	5.5%	559	3.5%
Legal Services	1	0.7%	3	0.3%	2	0.3%	6	0.1%	6	0.5%	17	0.1%
Education Institutions & Libraries	4	2.9%	223	19.6%	8	1.4%	410	5.2%	23	1.8%	1,183	7.4%
Other Services	32	23.2%	197	17.3%	111	19.2%	836	10.6%	274	21.3%	1,627	10.2%
Government	0	0.0%	0	0.0%	3	0.5%	322	4.1%	9	0.7%	507	3.2%
Unclassified Establishments	9	6.5%	3	0.3%	42	7.3%	58	0.7%	85	6.6%	98	0.6%
Totals	138	100.0%	1,140	100.0%	577	100.0%	7,876	100.0%	1,284	100.0%	15,984	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.

Business Summary

Silverbell Center
 8657 N Silverbell Rd, Tucson, Arizona, 85743
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.36363
 Longitude: -111.12276

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%	1	0.2%	2	0.0%	3	0.2%	15	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	9	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	11	8.0%	38	3.3%	42	7.3%	206	2.6%	127	9.9%	1,293	8.1%
Manufacturing	1	0.7%	9	0.8%	23	4.0%	1,023	13.0%	50	3.9%	1,267	7.9%
Wholesale Trade	1	0.7%	5	0.4%	13	2.3%	338	4.3%	34	2.6%	530	3.3%
Retail Trade	17	12.3%	165	14.5%	113	19.6%	1,818	23.1%	222	17.3%	3,439	21.5%
Motor Vehicle & Parts Dealers	1	0.7%	13	1.1%	9	1.6%	80	1.0%	27	2.1%	250	1.6%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	4	0.7%	44	0.6%	10	0.8%	72	0.5%
Electronics & Appliance Stores	2	1.4%	4	0.4%	3	0.5%	8	0.1%	5	0.4%	13	0.1%
Building Material & Garden Equipment & Supplies Dealers	4	2.9%	13	1.1%	8	1.4%	57	0.7%	27	2.1%	501	3.1%
Food & Beverage Stores	3	2.2%	107	9.4%	10	1.7%	243	3.1%	24	1.9%	511	3.2%
Health & Personal Care Stores	3	2.2%	17	1.5%	17	2.9%	116	1.5%	28	2.2%	229	1.4%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	13	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	0	0.0%	12	2.1%	137	1.7%	20	1.6%	166	1.0%
Sporting Goods, Hobby, Book, & Music Stores	3	2.2%	10	0.9%	14	2.4%	190	2.4%	32	2.5%	338	2.1%
General Merchandise Stores	0	0.0%	1	0.1%	36	6.2%	942	12.0%	47	3.7%	1,346	8.4%
Transportation & Warehousing	2	1.4%	8	0.7%	6	1.0%	41	0.5%	20	1.6%	200	1.3%
Information	2	1.4%	28	2.5%	17	2.9%	409	5.2%	28	2.2%	1,201	7.5%
Finance & Insurance	9	6.5%	35	3.1%	28	4.9%	325	4.1%	48	3.7%	534	3.3%
Central Bank/Credit Intermediation & Related Activities	3	2.2%	19	1.7%	15	2.6%	285	3.6%	25	1.9%	462	2.9%
Securities & Commodity Contracts	3	2.2%	9	0.8%	5	0.9%	14	0.2%	9	0.7%	24	0.2%
Funds, Trusts & Other Financial Vehicles	3	2.2%	8	0.7%	8	1.4%	26	0.3%	15	1.2%	47	0.3%
Real Estate, Rental & Leasing	3	2.2%	28	2.5%	19	3.3%	138	1.8%	59	4.6%	295	1.8%
Professional, Scientific & Tech Services	9	6.5%	88	7.7%	40	6.9%	384	4.9%	94	7.3%	589	3.7%
Legal Services	1	0.7%	3	0.3%	2	0.3%	6	0.1%	8	0.6%	26	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.3%	2	0.0%	3	0.2%	3	0.0%
Administrative, Support & Waste Management Services	2	1.4%	4	0.4%	14	2.4%	102	1.3%	52	4.0%	369	2.3%
Educational Services	5	3.6%	225	19.7%	9	1.6%	386	4.9%	32	2.5%	1,201	7.5%
Health Care & Social Assistance	17	12.3%	103	9.0%	47	8.1%	335	4.3%	87	6.8%	707	4.4%
Arts, Entertainment & Recreation	9	6.5%	49	4.3%	18	3.1%	130	1.7%	32	2.5%	391	2.4%
Accommodation & Food Services	14	10.1%	232	20.4%	72	12.5%	1,462	18.6%	134	10.4%	2,465	15.4%
Accommodation	2	1.4%	27	2.4%	12	2.1%	156	2.0%	17	1.3%	213	1.3%
Food Services & Drinking Places	12	8.7%	205	18.0%	59	10.2%	1,306	16.6%	117	9.1%	2,252	14.1%
Other Services (except Public Administration)	27	19.6%	118	10.4%	68	11.8%	397	5.0%	163	12.7%	874	5.5%
Automotive Repair & Maintenance	2	1.4%	13	1.1%	8	1.4%	83	1.1%	28	2.2%	198	1.2%
Public Administration	0	0.0%	0	0.0%	3	0.5%	321	4.1%	9	0.7%	505	3.2%
Unclassified Establishments	9	6.5%	3	0.3%	42	7.3%	58	0.7%	85	6.6%	98	0.6%
Total	138	100.0%	1,140	100.0%	577	100.0%	7,876	100.0%	1,284	100.0%	15,984	100.0%

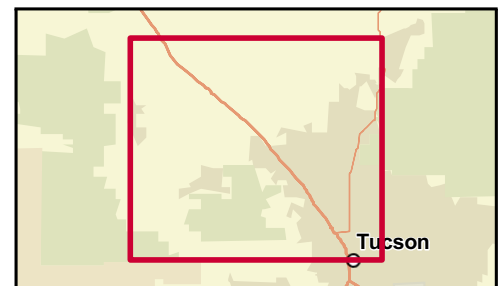
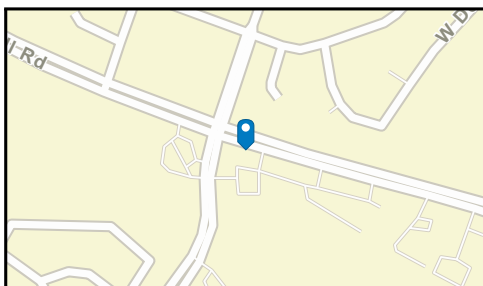
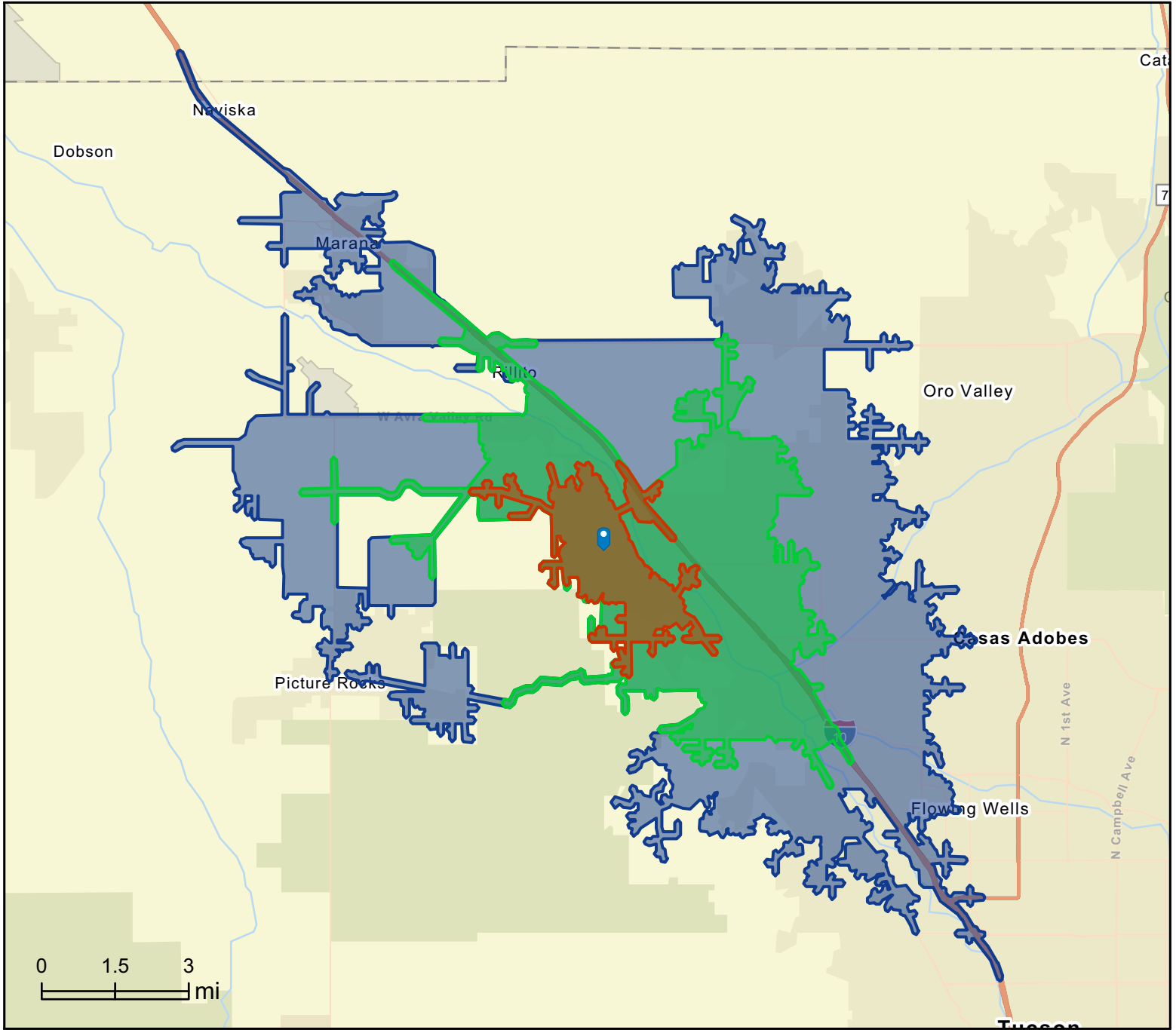
Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.

Site Map

Silverbell Center 2
8657 N Silverbell Rd, Tucson, Arizona, 85743
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.36363
Longitude: -111.12276



Executive Summary

Silverbell Center 2
 8657 N Silverbell Rd, Tucson, Arizona, 85743
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.36363
 Longitude: -111.12276

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	14,522	35,621	102,634
2020 Population	15,641	41,568	119,132
2024 Population	16,606	45,968	126,790
2029 Population	17,218	49,279	131,922
2010-2020 Annual Rate	0.75%	1.56%	1.50%
2020-2024 Annual Rate	1.42%	2.40%	1.48%
2024-2029 Annual Rate	0.73%	1.40%	0.80%
2020 Male Population	48.9%	49.3%	49.1%
2020 Female Population	51.1%	50.7%	50.9%
2020 Median Age	43.3	39.9	40.2
2024 Male Population	49.7%	50.1%	49.9%
2024 Female Population	50.3%	49.9%	50.1%
2024 Median Age	43.6	40.2	40.6

In the identified area, the current year population is 126,790. In 2020, the Census count in the area was 119,132. The rate of change since 2020 was 1.48% annually. The five-year projection for the population in the area is 131,922 representing a change of 0.80% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	68.6%	67.4%	66.6%
2024 Black Alone	2.3%	2.7%	2.7%
2024 American Indian/Alaska Native Alone	1.2%	1.3%	1.4%
2024 Asian Alone	5.1%	4.4%	3.8%
2024 Pacific Islander Alone	0.2%	0.1%	0.2%
2024 Other Race	7.1%	7.7%	8.7%
2024 Two or More Races	15.4%	16.4%	16.7%
2024 Hispanic Origin (Any Race)	27.0%	28.3%	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	119	117	104
2010 Households	5,426	12,971	39,379
2020 Households	5,916	15,406	46,482
2024 Households	6,253	17,246	50,167
2029 Households	6,694	18,888	53,454
2010-2020 Annual Rate	0.87%	1.74%	1.67%
2020-2024 Annual Rate	1.31%	2.69%	1.81%
2024-2029 Annual Rate	1.37%	1.84%	1.28%
2024 Average Household Size	2.65	2.66	2.52

The household count in this area has changed from 46,482 in 2020 to 50,167 in the current year, a change of 1.81% annually. The five-year projection of households is 53,454, a change of 1.28% annually from the current year total. Average household size is currently 2.52, compared to 2.55 in the year 2020. The number of families in the current year is 34,530 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

Silverbell Center 2
8657 N Silverbell Rd, Tucson, Arizona, 85743
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.36363
Longitude: -111.12276

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2024 Percent of Income for Mortgage	20.3%	21.0%	23.9%
Median Household Income			
2024 Median Household Income	\$106,259	\$103,867	\$89,395
2029 Median Household Income	\$119,948	\$119,049	\$105,313
2024-2029 Annual Rate	2.45%	2.77%	3.33%
Average Household Income			
2024 Average Household Income	\$125,290	\$125,220	\$112,101
2029 Average Household Income	\$146,379	\$148,857	\$133,311
2024-2029 Annual Rate	3.16%	3.52%	3.53%
Per Capita Income			
2024 Per Capita Income	\$48,702	\$47,256	\$44,540
2029 Per Capita Income	\$58,802	\$57,340	\$54,224
2024-2029 Annual Rate	3.84%	3.94%	4.01%
GINI Index			
2024 Gini Index	31.8	32.8	35.8

Households by Income

Current median household income is \$89,395 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$105,313 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$112,101 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$133,311 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,540 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,224 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	123	118	104
2010 Total Housing Units	5,766	14,032	42,848
2010 Owner Occupied Housing Units	4,548	10,551	29,492
2010 Renter Occupied Housing Units	878	2,420	9,887
2010 Vacant Housing Units	340	1,061	3,469
2020 Total Housing Units	6,226	16,527	49,665
2020 Owner Occupied Housing Units	4,956	12,642	34,545
2020 Renter Occupied Housing Units	960	2,764	11,937
2020 Vacant Housing Units	384	1,043	3,217
2024 Total Housing Units	6,557	18,518	53,369
2024 Owner Occupied Housing Units	5,328	14,481	39,317
2024 Renter Occupied Housing Units	925	2,765	10,850
2024 Vacant Housing Units	304	1,272	3,202
2029 Total Housing Units	6,971	20,170	56,508
2029 Owner Occupied Housing Units	5,580	15,809	42,244
2029 Renter Occupied Housing Units	1,114	3,080	11,210
2029 Vacant Housing Units	277	1,282	3,054

Socioeconomic Status Index

2024 Socioeconomic Status Index	60.1	57.5	52.8
---------------------------------	------	------	------

Currently, 73.7% of the 53,369 housing units in the area are owner occupied; 20.3% are renter occupied; and 6.0% 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 49,665 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.71%. Median home value in the area is \$341,800, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.39% annually to \$444,296.

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.

Business Summary

Silverbell Center 2
 8657 N Silverbell Rd, Tucson, Arizona, 85743
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.36363
 Longitude: -111.12276

Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		238		941		2,939						
Total Employees:		2,561		11,471		35,183						
Total Population:		16,606		45,968		126,790						
Employee/Population Ratio (per 100 Residents)		15		25		28						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	2.5%	24	0.9%	23	2.4%	146	1.3%	78	2.7%	969	2.8%
Construction	18	7.6%	74	2.9%	83	8.8%	605	5.3%	308	10.5%	3,314	9.4%
Manufacturing	8	3.4%	248	9.7%	36	3.8%	1,363	11.9%	97	3.3%	3,003	8.5%
Transportation	4	1.7%	36	1.4%	20	2.1%	214	1.9%	79	2.7%	1,091	3.1%
Communication	4	1.7%	99	3.9%	16	1.7%	325	2.8%	28	1.0%	384	1.1%
Utility	0	0.0%	3	0.1%	1	0.1%	16	0.1%	5	0.2%	80	0.2%
Wholesale Trade	5	2.1%	94	3.7%	20	2.1%	477	4.2%	90	3.1%	1,378	3.9%
Retail Trade Summary	52	21.8%	887	34.6%	257	27.3%	4,598	40.1%	633	21.5%	9,748	27.7%
Home Improvement	5	2.1%	20	0.8%	17	1.8%	298	2.6%	49	1.7%	704	2.0%
General Merchandise Stores	1	0.4%	114	4.5%	9	1.0%	659	5.7%	20	0.7%	1,360	3.9%
Food Stores	6	2.5%	144	5.6%	24	2.6%	414	3.6%	70	2.4%	1,258	3.6%
Auto Dealers & Gas Stations	3	1.3%	31	1.2%	20	2.1%	169	1.5%	54	1.8%	438	1.2%
Apparel & Accessory Stores	0	0.0%	2	0.1%	16	1.7%	174	1.5%	28	1.0%	222	0.6%
Furniture & Home Furnishings	3	1.3%	15	0.6%	10	1.1%	64	0.6%	45	1.5%	313	0.9%
Eating & Drinking Places	23	9.7%	454	17.7%	88	9.4%	1,774	15.5%	206	7.0%	3,685	10.5%
Miscellaneous Retail	10	4.2%	106	4.1%	73	7.8%	1,045	9.1%	161	5.5%	1,767	5.0%
Finance, Insurance, Real Estate Summary	19	8.0%	142	5.5%	63	6.7%	484	4.2%	237	8.1%	1,709	4.9%
Banks, Savings & Lending Institutions	5	2.1%	74	2.9%	17	1.8%	303	2.6%	41	1.4%	696	2.0%
Securities Brokers	2	0.8%	8	0.3%	4	0.4%	12	0.1%	26	0.9%	175	0.5%
Insurance Carriers & Agents	5	2.1%	15	0.6%	10	1.1%	35	0.3%	45	1.5%	201	0.6%
Real Estate, Holding, Other Investment Offices	7	2.9%	46	1.8%	32	3.4%	133	1.2%	124	4.2%	636	1.8%
Services Summary	109	45.8%	917	35.8%	365	38.8%	2,957	25.8%	1,202	40.9%	11,948	34.0%
Hotels & Lodging	5	2.1%	61	2.4%	16	1.7%	180	1.6%	21	0.7%	360	1.0%
Automotive Services	4	1.7%	31	1.2%	21	2.2%	151	1.3%	79	2.7%	478	1.4%
Movies & Amusements	13	5.5%	78	3.0%	29	3.1%	254	2.2%	71	2.4%	790	2.2%
Health Services	24	10.1%	143	5.6%	71	7.5%	557	4.9%	285	9.7%	3,404	9.7%
Legal Services	1	0.4%	3	0.1%	3	0.3%	8	0.1%	20	0.7%	138	0.4%
Education Institutions & Libraries	7	2.9%	273	10.7%	17	1.8%	659	5.7%	71	2.4%	2,768	7.9%
Other Services	56	23.5%	329	12.8%	208	22.1%	1,147	10.0%	655	22.3%	4,008	11.4%
Government	2	0.8%	32	1.2%	9	1.0%	259	2.3%	42	1.4%	1,429	4.1%
Unclassified Establishments	12	5.0%	4	0.2%	48	5.1%	27	0.2%	141	4.8%	131	0.4%
Totals	238	100.0%	2,561	100.0%	941	100.0%	11,471	100.0%	2,939	100.0%	35,183	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.

Business Summary

Silverbell Center 2
 8657 N Silverbell Rd, Tucson, Arizona, 85743
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.36363
 Longitude: -111.12276

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%	1	0.0%	2	0.2%	9	0.1%	8	0.3%	44	0.1%
Mining	0	0.0%	0	0.0%	1	0.1%	7	0.1%	3	0.1%	241	0.7%
Utilities	0	0.0%	0	0.0%	0	0.0%	1	0.0%	2	0.1%	38	0.1%
Construction	18	7.6%	75	2.9%	84	8.9%	607	5.3%	319	10.9%	3,348	9.5%
Manufacturing	9	3.8%	252	9.8%	39	4.1%	1,181	10.3%	104	3.5%	2,115	6.0%
Wholesale Trade	5	2.1%	94	3.7%	20	2.1%	477	4.2%	90	3.1%	1,377	3.9%
Retail Trade	28	11.8%	427	16.7%	164	17.4%	2,790	24.3%	409	13.9%	5,946	16.9%
Motor Vehicle & Parts Dealers	3	1.3%	30	1.2%	18	1.9%	152	1.3%	48	1.6%	400	1.1%
Furniture & Home Furnishings Stores	2	0.8%	10	0.4%	6	0.6%	55	0.5%	22	0.7%	189	0.5%
Electronics & Appliance Stores	1	0.4%	4	0.2%	2	0.2%	8	0.1%	17	0.6%	90	0.3%
Building Material & Garden Equipment & Supplies Dealers	5	2.1%	18	0.7%	16	1.7%	295	2.6%	48	1.6%	700	2.0%
Food & Beverage Stores	5	2.1%	141	5.5%	19	2.0%	382	3.3%	55	1.9%	1,151	3.3%
Health & Personal Care Stores	4	1.7%	33	1.3%	21	2.2%	166	1.4%	49	1.7%	388	1.1%
Gasoline Stations & Fuel Dealers	1	0.4%	5	0.2%	5	0.5%	37	0.3%	12	0.4%	76	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	2	0.1%	16	1.7%	175	1.5%	33	1.1%	244	0.7%
Sporting Goods, Hobby, Book, & Music Stores	5	2.1%	67	2.6%	23	2.4%	458	4.0%	66	2.2%	907	2.6%
General Merchandise Stores	2	0.8%	117	4.6%	37	3.9%	1,062	9.3%	59	2.0%	1,802	5.1%
Transportation & Warehousing	3	1.3%	26	1.0%	13	1.4%	156	1.4%	52	1.8%	920	2.6%
Information	6	2.5%	120	4.7%	25	2.7%	630	5.5%	57	1.9%	1,612	4.6%
Finance & Insurance	13	5.5%	96	3.7%	31	3.3%	351	3.1%	113	3.8%	1,072	3.0%
Central Bank/Credit Intermediation & Related Activities	5	2.1%	74	2.9%	17	1.8%	303	2.6%	40	1.4%	693	2.0%
Securities & Commodity Contracts	2	0.8%	8	0.3%	4	0.4%	12	0.1%	27	0.9%	178	0.5%
Funds, Trusts & Other Financial Vehicles	5	2.1%	15	0.6%	10	1.1%	35	0.3%	46	1.6%	202	0.6%
Real Estate, Rental & Leasing	7	2.9%	46	1.8%	41	4.4%	183	1.6%	153	5.2%	722	2.1%
Professional, Scientific & Tech Services	18	7.6%	155	6.1%	72	7.7%	500	4.4%	240	8.2%	1,584	4.5%
Legal Services	1	0.4%	3	0.1%	3	0.3%	10	0.1%	24	0.8%	151	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.3%	3	0.0%	3	0.1%	3	0.0%
Administrative, Support & Waste Management Services	4	1.7%	31	1.2%	33	3.5%	249	2.2%	137	4.7%	1,053	3.0%
Educational Services	8	3.4%	269	10.5%	21	2.2%	650	5.7%	86	2.9%	2,760	7.8%
Health Care & Social Assistance	27	11.3%	164	6.4%	82	8.7%	649	5.7%	343	11.7%	4,157	11.8%
Arts, Entertainment & Recreation	11	4.6%	65	2.5%	23	2.4%	182	1.6%	51	1.7%	597	1.7%
Accommodation & Food Services	28	11.8%	518	20.2%	107	11.4%	1,978	17.2%	237	8.1%	4,114	11.7%
Accommodation	5	2.1%	61	2.4%	16	1.7%	180	1.6%	21	0.7%	360	1.0%
Food Services & Drinking Places	23	9.7%	457	17.8%	91	9.7%	1,798	15.7%	216	7.3%	3,753	10.7%
Other Services (except Public Administration)	39	16.4%	183	7.1%	123	13.1%	582	5.1%	350	11.9%	1,920	5.5%
Automotive Repair & Maintenance	3	1.3%	31	1.2%	17	1.8%	139	1.2%	62	2.1%	417	1.2%
Public Administration	2	0.8%	32	1.2%	9	1.0%	259	2.3%	42	1.4%	1,429	4.1%
Unclassified Establishments	12	5.0%	4	0.2%	48	5.1%	27	0.2%	141	4.8%	131	0.4%
Total	238	100.0%	2,561	100.0%	941	100.0%	11,471	100.0%	2,939	100.0%	35,183	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.