



**COMMERCIAL RETAIL ADVISORS, LLC**

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

# ORACLE GATEWAY OFFICE SPACE AVAILABLE FOR LEASE OR SALE



## Property Highlights

Location: 3870 N. Oracle Road  
NEC of Oracle & Pastime Roads  
Tucson AZ

Building Size\*: 11,972 SF - 1st floor (Available Dec. 1, 2023\*\*)  
10,929 SF - 2nd floor (Vacant)  
22,901 SF

Lease Rate: \$9.00/SF/YR, NNN

Triple Net Expenses: \$5.78/SF/YR (estimated)

Lot Size: To be determined.

Sales Price: Please call broker for price.

Zoning: C-2

\* Each floor or entire building is available for Lease, floors cannot be demised.

\*\* Please do not disturb tenant

## Traffic Count

Oracle Rd: 37,343 VPD (2021)

Source: Pima Association of Governments and ADOT

**For information, contact:**  
**Craig Finfrock, CCIM,CRX, CLS**  
**Owner/Agent**  
**Designated Broker**  
**cfinfrock@cradvisorsllc.com**

## Description

- ◆ Located on a major commercial corridor.
- ◆ Located less than 2 miles from the Tucson Mall.
- ◆ Close proximity to I-10, Downtown, and the Foothills.
- ◆ Ample Parking and great access.
- ◆ Great Lease Rates on Oracle Rd.
- ◆ Excellent visibility with building signage and monument signage.
- ◆ Recently remodeled project.
- ◆ Open floor plan surrounded by offices.
- ◆ Mountain Views.
- ◆ Elevator service.



*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.*

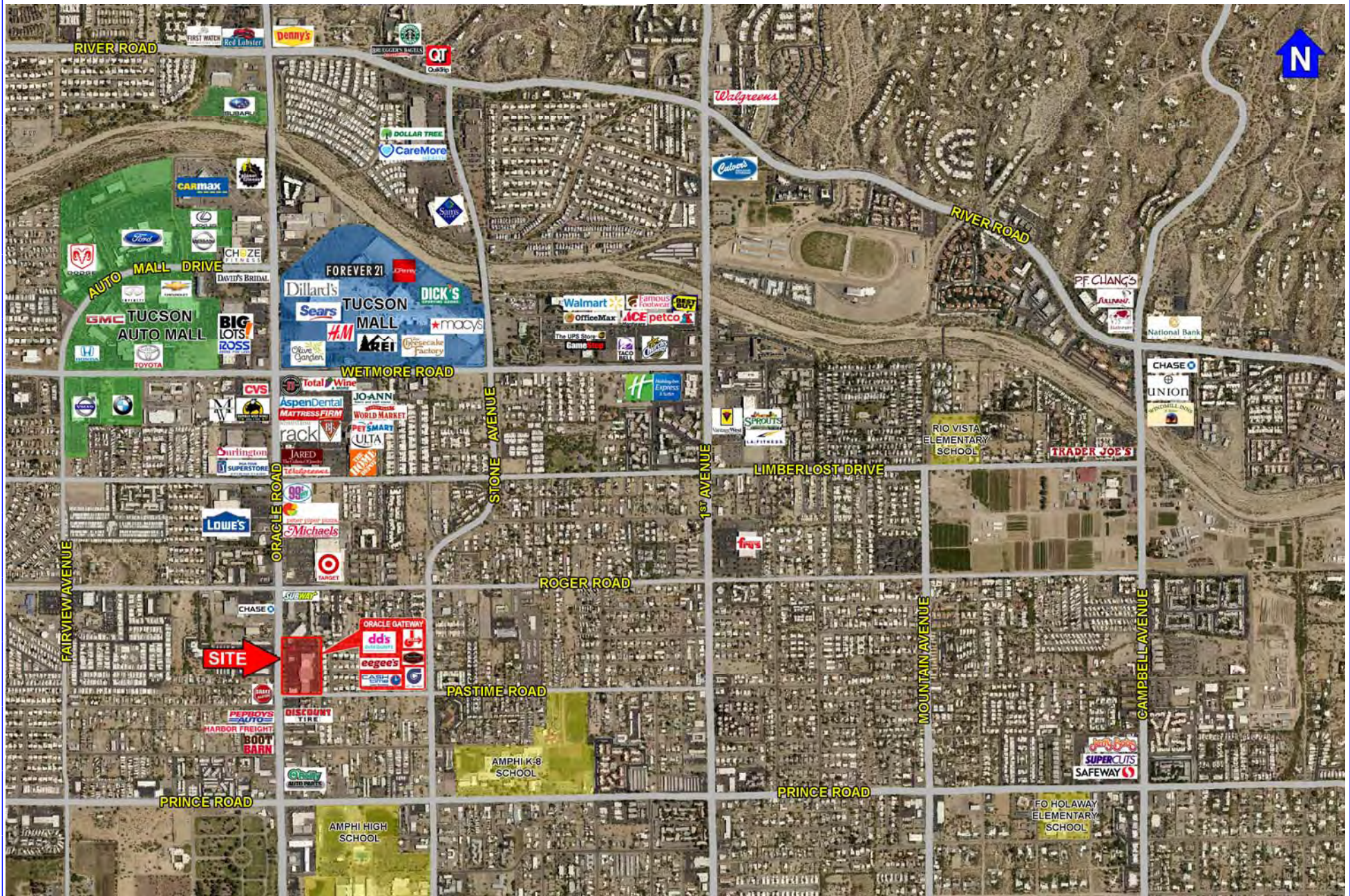
# Oracle Gateway



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

TRADE AERIAL

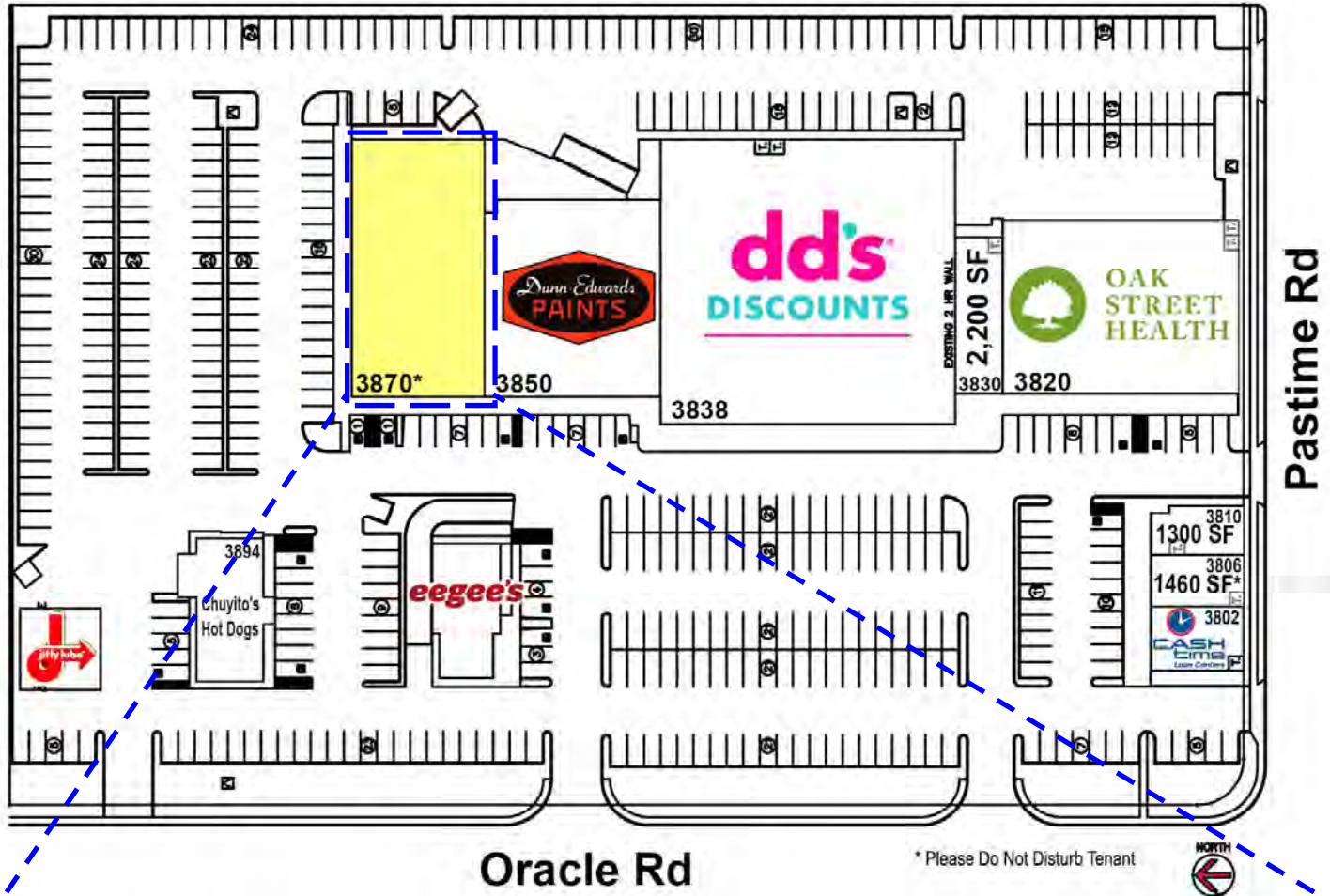


# Oracle Gateway



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



# Oracle Gateway

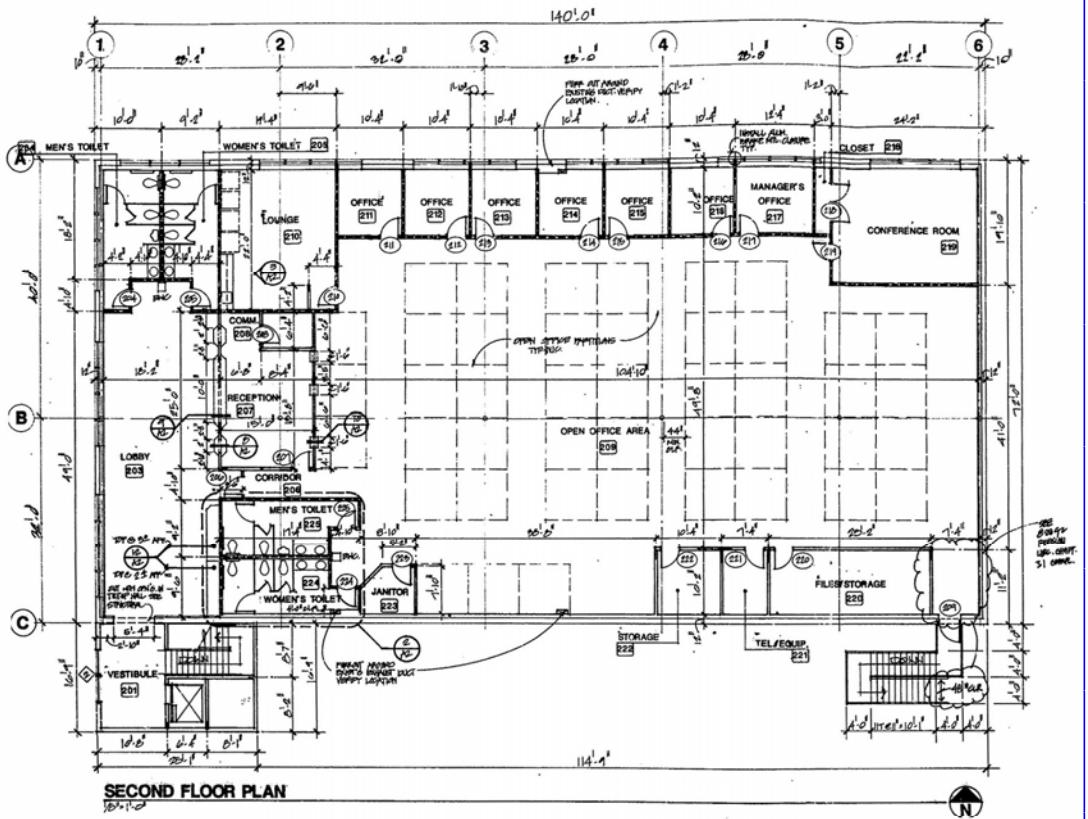


Tucson, Arizona

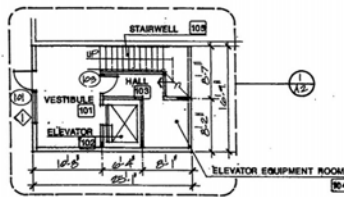
COMMERCIAL RETAIL ADVISORS, LLC

## OFFICE FLOOR PLAN

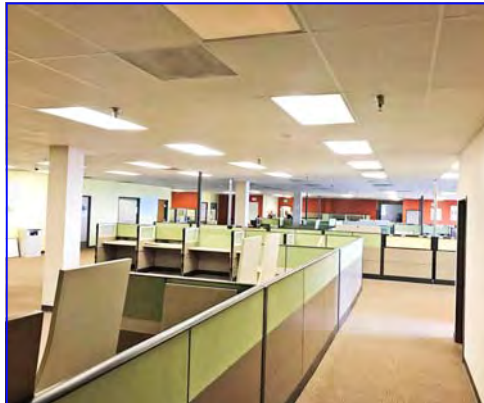
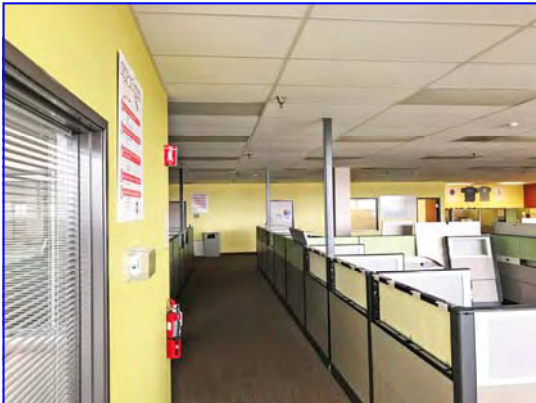
#3870 STE 200 - 10,929 SF



SECOND FLOOR PLAN



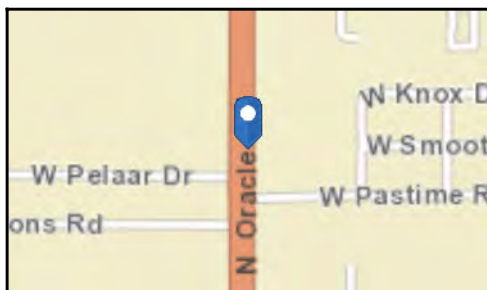
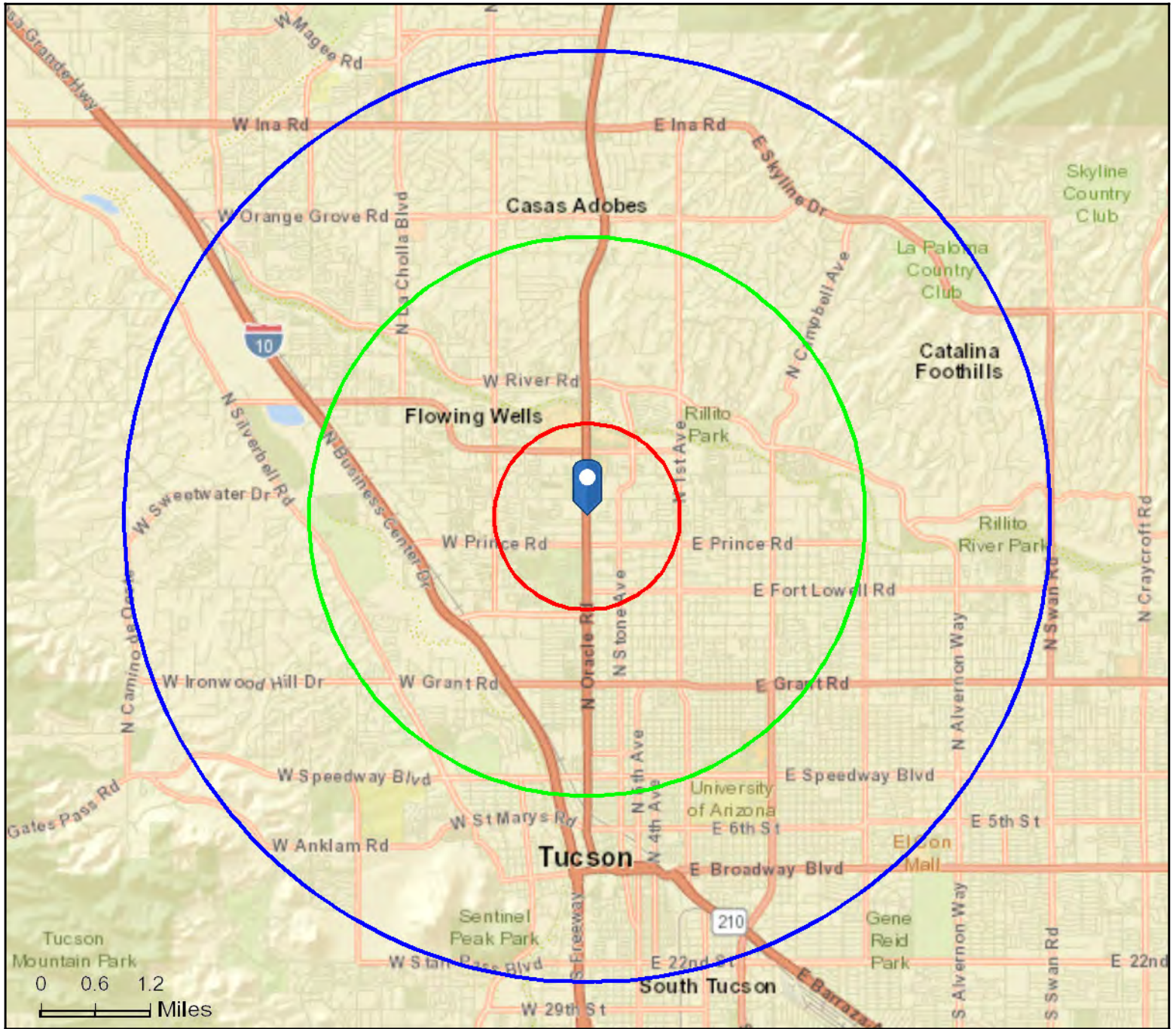
FIRST FLOOR PLAN



# Site Map

Oracle Gateway  
 3838 N Oracle Rd, Tucson, Arizona, 85705  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.27629  
 Longitude: -110.97806



# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	17,320	98,256	215,884
2010 Population	17,372	103,150	226,505
2017 Population	17,360	107,176	233,987
2022 Population	17,512	109,847	239,577
2000-2010 Annual Rate	0.03%	0.49%	0.48%
2010-2017 Annual Rate	-0.01%	0.53%	0.45%
2017-2022 Annual Rate	0.17%	0.49%	0.47%
2017 Male Population	50.0%	49.9%	49.5%
2017 Female Population	50.0%	50.1%	50.5%
2017 Median Age	33.4	33.4	34.3

In the identified area, the current year population is 233,987. In 2010, the Census count in the area was 226,505. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 239,577 representing a change of 0.47% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

## Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	62.7%	67.9%	71.0%
2017 Black Alone	5.4%	4.5%	4.3%
2017 American Indian/Alaska Native Alone	3.8%	3.4%	2.9%
2017 Asian Alone	4.2%	4.6%	4.5%
2017 Pacific Islander Alone	0.3%	0.2%	0.2%
2017 Other Race	18.5%	14.9%	12.6%
2017 Two or More Races	5.3%	4.5%	4.4%
2017 Hispanic Origin (Any Race)	48.0%	39.5%	35.6%

Persons of Hispanic origin represent 35.6% of the population in the identified area compared to 18.1% 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 72.4 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	7,670	45,040	94,241
2010 Households	7,441	45,922	98,512
2017 Total Households	7,382	47,271	101,089
2022 Total Households	7,429	48,302	103,369
2000-2010 Annual Rate	-0.30%	0.19%	0.44%
2010-2017 Annual Rate	-0.11%	0.40%	0.36%
2017-2022 Annual Rate	0.13%	0.43%	0.45%
2017 Average Household Size	2.32	2.23	2.21

The household count in this area has changed from 98,512 in 2010 to 101,089 in the current year, a change of 0.36% annually. The five-year projection of households is 103,369, a change of 0.45% annually from the current year total. Average household size is currently 2.21, compared to 2.19 in the year 2010. The number of families in the current year is 47,666 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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<b>Median Household Income</b>			
2017 Median Household Income	\$25,853	\$30,933	\$36,082
2022 Median Household Income	\$26,351	\$33,298	\$39,134
2017-2022 Annual Rate	0.38%	1.48%	1.64%
<b>Average Household Income</b>			
2017 Average Household Income	\$36,032	\$46,988	\$57,202
2022 Average Household Income	\$40,257	\$53,847	\$64,858
2017-2022 Annual Rate	2.24%	2.76%	2.54%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$16,176	\$21,196	\$25,273
2022 Per Capita Income	\$17,968	\$24,145	\$28,521
2017-2022 Annual Rate	2.12%	2.64%	2.45%

Current median household income is \$36,082 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$39,134 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,202 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,858 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,273 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,521 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	8,745	49,834	103,275
2000 Owner Occupied Housing Units	2,880	20,249	45,113
2000 Renter Occupied Housing Units	4,790	24,791	49,129
2000 Vacant Housing Units	1,075	4,794	9,033
2010 Total Housing Units	8,775	52,346	110,790
2010 Owner Occupied Housing Units	2,611	19,191	44,907
2010 Renter Occupied Housing Units	4,830	26,731	53,605
2010 Vacant Housing Units	1,334	6,424	12,278
2017 Total Housing Units	8,956	54,550	114,980
2017 Owner Occupied Housing Units	2,285	17,656	41,499
2017 Renter Occupied Housing Units	5,097	29,615	59,589
2017 Vacant Housing Units	1,574	7,279	13,891
2022 Total Housing Units	9,103	56,008	118,124
2022 Owner Occupied Housing Units	2,278	17,817	41,952
2022 Renter Occupied Housing Units	5,151	30,485	61,417
2022 Vacant Housing Units	1,674	7,706	14,755

Currently, 36.1% of the 114,980 housing units in the area are owner occupied; 51.8%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 110,790 housing units in the area - 40.5% owner occupied, 48.4% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 1.66%. Median home value in the area is \$196,339, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.90% annually to \$237,755.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Business Summary

Oracle Gateway  
 3838 N Oracle Rd, Tucson, Arizona, 85705  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	880		4,939		11,669							
Total Employees:	10,759		59,721		181,547							
Total Residential Population:	17,360		107,176		233,987							
Employee/Residential Population Ratio (per 100 Residents)	62		56		78							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	10	1.1%	56	0.5%	83	1.7%	1,138	1.9%	180	1.5%	1,924	1.1%
Construction	50	5.7%	532	4.9%	351	7.1%	4,254	7.1%	718	6.2%	7,376	4.1%
Manufacturing	13	1.5%	93	0.9%	169	3.4%	2,721	4.6%	324	2.8%	5,336	2.9%
Transportation	14	1.6%	132	1.2%	113	2.3%	1,494	2.5%	223	1.9%	2,602	1.4%
Communication	30	3.4%	551	5.1%	66	1.3%	1,299	2.2%	116	1.0%	2,054	1.1%
Utility	2	0.2%	24	0.2%	19	0.4%	204	0.3%	39	0.3%	1,248	0.7%
Wholesale Trade	24	2.7%	137	1.3%	209	4.2%	2,589	4.3%	377	3.2%	4,557	2.5%
Retail Trade Summary	288	32.7%	5,604	52.1%	1,128	22.8%	16,953	28.4%	2,332	20.0%	31,868	17.6%
Home Improvement	11	1.2%	325	3.0%	65	1.3%	802	1.3%	116	1.0%	1,299	0.7%
General Merchandise Stores	11	1.2%	666	6.2%	35	0.7%	1,465	2.5%	63	0.5%	2,340	1.3%
Food Stores	18	2.0%	182	1.7%	92	1.9%	1,519	2.5%	199	1.7%	3,674	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	35	4.0%	1,122	10.4%	122	2.5%	2,241	3.8%	196	1.7%	2,832	1.6%
Apparel & Accessory Stores	43	4.9%	551	5.1%	106	2.1%	1,792	3.0%	189	1.6%	2,375	1.3%
Furniture & Home Furnishings	22	2.5%	231	2.1%	126	2.6%	1,296	2.2%	241	2.1%	2,009	1.1%
Eating & Drinking Places	69	7.8%	1,653	15.4%	268	5.4%	5,358	9.0%	654	5.6%	12,249	6.7%
Miscellaneous Retail	78	8.9%	873	8.1%	314	6.4%	2,480	4.2%	675	5.8%	5,089	2.8%
Finance, Insurance, Real Estate Summary	85	9.7%	698	6.5%	492	10.0%	5,221	8.7%	1,176	10.1%	10,852	6.0%
Banks, Savings & Lending Institutions	14	1.6%	219	2.0%	71	1.4%	809	1.4%	157	1.3%	1,878	1.0%
Securities Brokers	4	0.5%	94	0.9%	39	0.8%	275	0.5%	133	1.1%	775	0.4%
Insurance Carriers & Agents	14	1.6%	35	0.3%	77	1.6%	279	0.5%	210	1.8%	942	0.5%
Real Estate, Holding, Other Investment Offices	54	6.1%	350	3.3%	305	6.2%	3,858	6.5%	676	5.8%	7,256	4.0%
Services Summary	309	35.1%	2,691	25.0%	2,005	40.6%	22,360	37.4%	5,147	44.1%	102,873	56.7%
Hotels & Lodging	5	0.6%	39	0.4%	46	0.9%	346	0.6%	95	0.8%	2,398	1.3%
Automotive Services	43	4.9%	220	2.0%	204	4.1%	1,349	2.3%	340	2.9%	2,288	1.3%
Motion Pictures & Amusements	21	2.4%	238	2.2%	133	2.7%	1,283	2.1%	322	2.8%	3,176	1.7%
Health Services	46	5.2%	417	3.9%	334	6.8%	5,847	9.8%	892	7.6%	26,760	14.7%
Legal Services	4	0.5%	31	0.3%	83	1.7%	475	0.8%	372	3.2%	2,111	1.2%
Education Institutions & Libraries	20	2.3%	722	6.7%	92	1.9%	3,175	5.3%	333	2.9%	41,050	22.6%
Other Services	169	19.2%	1,023	9.5%	1,112	22.5%	9,884	16.6%	2,793	23.9%	25,089	13.8%
Government	7	0.8%	231	2.1%	36	0.7%	1,411	2.4%	375	3.2%	10,606	5.8%
Unclassified Establishments	47	5.3%	9	0.1%	268	5.4%	76	0.1%	661	5.7%	252	0.1%
Totals	880	100.0%	10,759	100.0%	4,939	100.0%	59,721	100.0%	11,669	100.0%	181,547	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

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.





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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	3	0.3%	6	0.1%	10	0.2%	59	0.1%	17	0.1%	99	0.1%
Mining	0	0.0%	0	0.0%	10	0.2%	64	0.1%	16	0.1%	125	0.1%
Utilities	2	0.2%	24	0.2%	13	0.3%	117	0.2%	27	0.2%	616	0.3%
Construction	52	5.9%	545	5.1%	371	7.5%	4,350	7.3%	763	6.5%	7,575	4.2%
Manufacturing	15	1.7%	101	0.9%	180	3.6%	2,830	4.7%	347	3.0%	5,203	2.9%
Wholesale Trade	21	2.4%	124	1.2%	204	4.1%	2,565	4.3%	368	3.2%	4,499	2.5%
Retail Trade	215	24.4%	3,915	36.4%	835	16.9%	11,427	19.1%	1,621	13.9%	19,219	10.6%
Motor Vehicle & Parts Dealers	34	3.9%	1,120	10.4%	111	2.2%	2,165	3.6%	179	1.5%	2,729	1.5%
Furniture & Home Furnishings Stores	13	1.5%	64	0.6%	74	1.5%	881	1.5%	136	1.2%	1,266	0.7%
Electronics & Appliance Stores	8	0.9%	154	1.4%	37	0.7%	336	0.6%	70	0.6%	523	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	11	1.2%	325	3.0%	63	1.3%	799	1.3%	114	1.0%	1,296	0.7%
Food & Beverage Stores	16	1.8%	185	1.7%	84	1.7%	1,479	2.5%	175	1.5%	3,422	1.9%
Health & Personal Care Stores	22	2.5%	214	2.0%	69	1.4%	729	1.2%	142	1.2%	1,492	0.8%
Gasoline Stations	1	0.1%	2	0.0%	12	0.2%	77	0.1%	17	0.1%	103	0.1%
Clothing & Clothing Accessories Stores	51	5.8%	616	5.7%	132	2.7%	1,923	3.2%	246	2.1%	2,623	1.4%
Sport Goods, Hobby, Book, & Music Stores	19	2.2%	205	1.9%	63	1.3%	503	0.8%	142	1.2%	939	0.5%
General Merchandise Stores	11	1.2%	666	6.2%	35	0.7%	1,465	2.5%	63	0.5%	2,340	1.3%
Miscellaneous Store Retailers	28	3.2%	363	3.4%	131	2.7%	989	1.7%	301	2.6%	2,001	1.1%
Nonstore Retailers	2	0.2%	0	0.0%	24	0.5%	82	0.1%	39	0.3%	485	0.3%
Transportation & Warehousing	9	1.0%	108	1.0%	77	1.6%	753	1.3%	159	1.4%	1,689	0.9%
Information	33	3.8%	578	5.4%	113	2.3%	1,571	2.6%	255	2.2%	3,944	2.2%
Finance & Insurance	36	4.1%	370	3.4%	193	3.9%	1,425	2.4%	511	4.4%	3,852	2.1%
Central Bank/Credit Intermediation & Related Activities	18	2.0%	241	2.2%	77	1.6%	845	1.4%	162	1.4%	1,916	1.1%
Securities, Commodity Contracts & Other Financial	4	0.5%	94	0.9%	40	0.8%	302	0.5%	138	1.2%	993	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	14	1.6%	35	0.3%	77	1.6%	279	0.5%	210	1.8%	942	0.5%
Real Estate, Rental & Leasing	67	7.6%	235	2.2%	384	7.8%	3,933	6.6%	805	6.9%	6,907	3.8%
Professional, Scientific & Tech Services	49	5.6%	336	3.1%	468	9.5%	3,918	6.6%	1,384	11.9%	10,317	5.7%
Legal Services	4	0.5%	31	0.3%	96	1.9%	604	1.0%	409	3.5%	2,343	1.3%
Management of Companies & Enterprises	1	0.1%	25	0.2%	3	0.1%	27	0.0%	8	0.1%	484	0.3%
Administrative & Support & Waste Management & Remediation	29	3.3%	219	2.0%	217	4.4%	3,097	5.2%	455	3.9%	6,092	3.4%
Educational Services	27	3.1%	748	7.0%	120	2.4%	3,238	5.4%	391	3.4%	40,659	22.4%
Health Care & Social Assistance	69	7.8%	612	5.7%	454	9.2%	8,049	13.5%	1,196	10.2%	32,280	17.8%
Arts, Entertainment & Recreation	10	1.1%	222	2.1%	79	1.6%	1,227	2.1%	208	1.8%	2,821	1.6%
Accommodation & Food Services	76	8.6%	1,711	15.9%	321	6.5%	5,754	9.6%	765	6.6%	14,790	8.1%
Accommodation	5	0.6%	39	0.4%	46	0.9%	346	0.6%	95	0.8%	2,398	1.3%
Food Services & Drinking Places	71	8.1%	1,672	15.5%	275	5.6%	5,408	9.1%	670	5.7%	12,391	6.8%
Other Services (except Public Administration)	111	12.6%	641	6.0%	583	11.8%	3,828	6.4%	1,335	11.4%	9,435	5.2%
Automotive Repair & Maintenance	39	4.4%	207	1.9%	175	3.5%	1,148	1.9%	285	2.4%	1,978	1.1%
Public Administration	7	0.8%	231	2.1%	36	0.7%	1,411	2.4%	376	3.2%	10,706	5.9%
Unclassified Establishments	47	5.3%	9	0.1%	268	5.4%	76	0.1%	661	5.7%	235	0.1%
<b>Total</b>	<b>880</b>	<b>100.0%</b>	<b>10,759</b>	<b>100.0%</b>	<b>4,939</b>	<b>100.0%</b>	<b>59,721</b>	<b>100.0%</b>	<b>11,669</b>	<b>100.0%</b>	<b>181,547</b>	<b>100.0%</b>

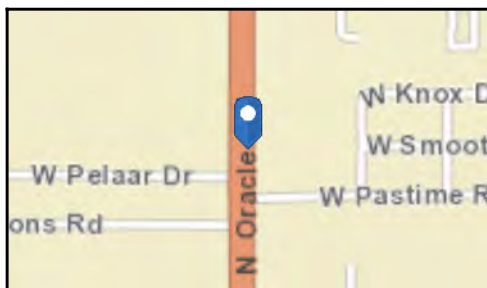
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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	52,332	159,796	342,971
2010 Population	54,447	162,896	360,718
2017 Population	56,432	168,350	371,943
2022 Population	57,896	172,369	380,803
2000-2010 Annual Rate	0.40%	0.19%	0.51%
2010-2017 Annual Rate	0.50%	0.46%	0.42%
2017-2022 Annual Rate	0.51%	0.47%	0.47%
2017 Male Population	49.7%	49.4%	49.3%
2017 Female Population	50.3%	50.6%	50.7%
2017 Median Age	34.3	33.8	35.2

In the identified area, the current year population is 371,943. In 2010, the Census count in the area was 360,718. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 380,803 representing a change of 0.47% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	66.8%	69.8%	69.3%
2017 Black Alone	4.4%	4.1%	3.9%
2017 American Indian/Alaska Native Alone	3.3%	3.1%	3.1%
2017 Asian Alone	3.6%	4.5%	3.6%
2017 Pacific Islander Alone	0.2%	0.2%	0.2%
2017 Other Race	17.1%	13.9%	15.6%
2017 Two or More Races	4.5%	4.4%	4.2%
2017 Hispanic Origin (Any Race)	45.1%	37.8%	42.7%

Persons of Hispanic origin represent 42.7% of the population in the identified area compared to 18.1% 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 75.3 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	23,602	67,861	141,172
2010 Households	23,581	69,597	148,758
2017 Total Households	24,203	71,394	152,363
2022 Total Households	24,748	72,979	155,720
2000-2010 Annual Rate	-0.01%	0.25%	0.52%
2010-2017 Annual Rate	0.36%	0.35%	0.33%
2017-2022 Annual Rate	0.45%	0.44%	0.44%
2017 Average Household Size	2.31	2.25	2.35

The household count in this area has changed from 148,758 in 2010 to 152,363 in the current year, a change of 0.33% annually. The five-year projection of households is 155,720, a change of 0.44% annually from the current year total. Average household size is currently 2.35, compared to 2.33 in the year 2010. The number of families in the current year is 80,129 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

# Executive Summary

Oracle Gateway  
 3838 N Oracle Rd, Tucson, Arizona, 85705  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.27629  
 Longitude: -110.97806

	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2017 Median Household Income	\$28,373	\$34,965	\$37,898
2022 Median Household Income	\$29,609	\$37,575	\$41,432
2017-2022 Annual Rate	0.86%	1.45%	1.80%
<b>Average Household Income</b>			
2017 Average Household Income	\$41,097	\$53,434	\$58,493
2022 Average Household Income	\$46,699	\$60,659	\$66,181
2017-2022 Annual Rate	2.59%	2.57%	2.50%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$18,166	\$23,247	\$24,576
2022 Per Capita Income	\$20,504	\$26,242	\$27,658
2017-2022 Annual Rate	2.45%	2.45%	2.39%

Current median household income is \$37,898 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,432 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,493 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$66,181 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,576 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,658 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	26,714	74,489	154,847
2000 Owner Occupied Housing Units	10,745	32,922	74,773
2000 Renter Occupied Housing Units	12,857	34,940	66,399
2000 Vacant Housing Units	3,112	6,627	13,675
2010 Total Housing Units	27,331	78,249	167,515
2010 Owner Occupied Housing Units	9,954	31,656	74,888
2010 Renter Occupied Housing Units	13,627	37,941	73,870
2010 Vacant Housing Units	3,750	8,652	18,757
2017 Total Housing Units	28,450	81,417	173,530
2017 Owner Occupied Housing Units	9,148	29,238	69,854
2017 Renter Occupied Housing Units	15,056	42,156	82,509
2017 Vacant Housing Units	4,247	10,023	21,167
2022 Total Housing Units	29,238	83,665	178,170
2022 Owner Occupied Housing Units	9,250	29,554	70,824
2022 Renter Occupied Housing Units	15,498	43,425	84,896
2022 Vacant Housing Units	4,490	10,686	22,450

Currently, 40.3% of the 173,530 housing units in the area are owner occupied; 47.5%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 167,515 housing units in the area - 44.7% owner occupied, 44.1% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 1.58%. Median home value in the area is \$188,080, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.88% annually to \$227,538.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Business Summary

Oracle Gateway  
 3838 N Oracle Rd, Tucson, Arizona, 85705  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
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 Longitude: -110.97806

Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	2,406		8,422		16,141							
Total Employees:	29,555		144,630		246,088							
Total Residential Population:	56,432		168,350		371,943							
Employee/Residential Population Ratio (per 100 Residents)	52		86		66							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	36	1.5%	433	1.5%	132	1.6%	1,588	1.1%	249	1.5%	2,471	1.0%
Construction	154	6.4%	1,634	5.5%	511	6.1%	5,439	3.8%	992	6.1%	10,918	4.4%
Manufacturing	60	2.5%	953	3.2%	225	2.7%	3,592	2.5%	452	2.8%	9,176	3.7%
Transportation	49	2.0%	469	1.6%	161	1.9%	1,985	1.4%	342	2.1%	5,655	2.3%
Communication	45	1.9%	734	2.5%	93	1.1%	1,880	1.3%	171	1.1%	2,486	1.0%
Utility	5	0.2%	64	0.2%	33	0.4%	1,132	0.8%	43	0.3%	1,322	0.5%
Wholesale Trade	81	3.4%	982	3.3%	274	3.3%	3,430	2.4%	527	3.3%	6,541	2.7%
Retail Trade Summary	637	26.5%	10,721	36.3%	1,706	20.3%	23,763	16.4%	3,396	21.0%	48,544	19.7%
Home Improvement	28	1.2%	496	1.7%	87	1.0%	959	0.7%	168	1.0%	2,190	0.9%
General Merchandise Stores	24	1.0%	1,339	4.5%	48	0.6%	1,666	1.2%	104	0.6%	4,664	1.9%
Food Stores	48	2.0%	714	2.4%	151	1.8%	2,547	1.8%	310	1.9%	6,075	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	83	3.4%	1,914	6.5%	149	1.8%	2,394	1.7%	311	1.9%	3,917	1.6%
Apparel & Accessory Stores	81	3.4%	998	3.4%	142	1.7%	2,037	1.4%	264	1.6%	2,886	1.2%
Furniture & Home Furnishings	61	2.5%	608	2.1%	174	2.1%	1,586	1.1%	338	2.1%	3,015	1.2%
Eating & Drinking Places	136	5.7%	2,979	10.1%	477	5.7%	9,110	6.3%	945	5.9%	18,272	7.4%
Miscellaneous Retail	175	7.3%	1,673	5.7%	479	5.7%	3,463	2.4%	955	5.9%	7,525	3.1%
Finance, Insurance, Real Estate Summary	256	10.6%	3,806	12.9%	836	9.9%	8,395	5.8%	1,660	10.3%	14,087	5.7%
Banks, Savings & Lending Institutions	38	1.6%	489	1.7%	122	1.4%	1,306	0.9%	241	1.5%	2,909	1.2%
Securities Brokers	18	0.7%	167	0.6%	69	0.8%	430	0.3%	186	1.2%	1,070	0.4%
Insurance Carriers & Agents	44	1.8%	173	0.6%	138	1.6%	508	0.4%	337	2.1%	1,422	0.6%
Real Estate, Holding, Other Investment Offices	156	6.5%	2,976	10.1%	507	6.0%	6,151	4.3%	897	5.6%	8,686	3.5%
Services Summary	944	39.2%	9,075	30.7%	3,682	43.7%	84,355	58.3%	7,018	43.5%	129,967	52.8%
Hotels & Lodging	17	0.7%	91	0.3%	72	0.9%	1,412	1.0%	132	0.8%	3,027	1.2%
Automotive Services	125	5.2%	846	2.9%	264	3.1%	1,788	1.2%	510	3.2%	3,344	1.4%
Motion Pictures & Amusements	58	2.4%	668	2.3%	224	2.7%	2,170	1.5%	464	2.9%	4,898	2.0%
Health Services	173	7.2%	2,141	7.2%	655	7.8%	22,079	15.3%	1,240	7.7%	37,176	15.1%
Legal Services	33	1.4%	161	0.5%	255	3.0%	1,448	1.0%	433	2.7%	2,379	1.0%
Education Institutions & Libraries	44	1.8%	1,423	4.8%	244	2.9%	37,409	25.9%	426	2.6%	45,020	18.3%
Other Services	494	20.5%	3,744	12.7%	1,967	23.4%	18,050	12.5%	3,813	23.6%	34,123	13.9%
Government	17	0.7%	655	2.2%	298	3.5%	8,905	6.2%	441	2.7%	14,432	5.9%
Unclassified Establishments	122	5.1%	29	0.1%	471	5.6%	165	0.1%	850	5.3%	486	0.2%
Totals	2,406	100.0%	29,555	100.0%	8,422	100.0%	144,630	100.0%	16,141	100.0%	246,088	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.



# Business Summary

Oracle Gateway  
 3838 N Oracle Rd, Tucson, Arizona, 85705  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.27629  
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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	3	0.1%	8	0.0%	13	0.2%	85	0.1%	21	0.1%	107	0.0%
Mining	2	0.1%	7	0.0%	12	0.1%	74	0.1%	20	0.1%	152	0.1%
Utilities	4	0.2%	43	0.1%	24	0.3%	539	0.4%	28	0.2%	669	0.3%
Construction	165	6.9%	1,677	5.7%	542	6.4%	5,574	3.9%	1,064	6.6%	11,221	4.6%
Manufacturing	64	2.7%	999	3.4%	245	2.9%	3,581	2.5%	496	3.1%	7,382	3.0%
Wholesale Trade	77	3.2%	961	3.3%	265	3.1%	3,378	2.3%	515	3.2%	6,464	2.6%
Retail Trade	489	20.3%	7,645	25.9%	1,188	14.1%	14,357	9.9%	2,359	14.6%	29,620	12.0%
Motor Vehicle & Parts Dealers	79	3.3%	1,878	6.4%	134	1.6%	2,297	1.6%	274	1.7%	3,676	1.5%
Furniture & Home Furnishings Stores	35	1.5%	323	1.1%	100	1.2%	1,057	0.7%	189	1.2%	1,740	0.7%
Electronics & Appliance Stores	20	0.8%	243	0.8%	49	0.6%	389	0.3%	102	0.6%	964	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	27	1.1%	495	1.7%	85	1.0%	956	0.7%	165	1.0%	2,185	0.9%
Food & Beverage Stores	46	1.9%	720	2.4%	135	1.6%	2,374	1.6%	267	1.7%	5,650	2.3%
Health & Personal Care Stores	42	1.7%	398	1.3%	100	1.2%	1,135	0.8%	215	1.3%	2,170	0.9%
Gasoline Stations	4	0.2%	36	0.1%	16	0.2%	98	0.1%	37	0.2%	241	0.1%
Clothing & Clothing Accessories Stores	96	4.0%	1,101	3.7%	182	2.2%	2,215	1.5%	335	2.1%	3,173	1.3%
Sport Goods, Hobby, Book, & Music Stores	37	1.5%	344	1.2%	98	1.2%	725	0.5%	180	1.1%	1,352	0.5%
General Merchandise Stores	24	1.0%	1,339	4.5%	48	0.6%	1,666	1.2%	104	0.6%	4,664	1.9%
Miscellaneous Store Retailers	68	2.8%	728	2.5%	212	2.5%	1,342	0.9%	429	2.7%	3,134	1.3%
Nonstore Retailers	9	0.4%	38	0.1%	30	0.4%	104	0.1%	62	0.4%	672	0.3%
Transportation & Warehousing	31	1.3%	223	0.8%	113	1.3%	1,129	0.8%	252	1.6%	4,588	1.9%
Information	64	2.7%	856	2.9%	177	2.1%	2,928	2.0%	357	2.2%	6,696	2.7%
Finance & Insurance	106	4.4%	866	2.9%	337	4.0%	2,485	1.7%	783	4.9%	5,699	2.3%
Central Bank/Credit Intermediation & Related Activities	44	1.8%	526	1.8%	125	1.5%	1,329	0.9%	252	1.6%	2,980	1.2%
Securities, Commodity Contracts & Other Financial	18	0.7%	167	0.6%	74	0.9%	648	0.4%	194	1.2%	1,297	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	44	1.8%	173	0.6%	138	1.6%	508	0.4%	337	2.1%	1,422	0.6%
Real Estate, Rental & Leasing	193	8.0%	2,884	9.8%	604	7.2%	5,692	3.9%	1,117	6.9%	8,510	3.5%
Professional, Scientific & Tech Services	197	8.2%	1,426	4.8%	950	11.3%	7,437	5.1%	1,803	11.2%	13,039	5.3%
Legal Services	41	1.7%	265	0.9%	287	3.4%	1,652	1.1%	482	3.0%	2,653	1.1%
Management of Companies & Enterprises	2	0.1%	26	0.1%	5	0.1%	411	0.3%	14	0.1%	501	0.2%
Administrative & Support & Waste Management & Remediation	102	4.2%	1,119	3.8%	348	4.1%	5,198	3.6%	613	3.8%	7,921	3.2%
Educational Services	55	2.3%	1,443	4.9%	279	3.3%	37,101	25.7%	500	3.1%	44,609	18.1%
Health Care & Social Assistance	227	9.4%	2,956	10.0%	872	10.4%	25,896	17.9%	1,648	10.2%	45,453	18.5%
Arts, Entertainment & Recreation	32	1.3%	641	2.2%	150	1.8%	2,091	1.4%	280	1.7%	4,303	1.7%
Accommodation & Food Services	158	6.6%	3,099	10.5%	561	6.7%	10,644	7.4%	1,104	6.8%	21,559	8.8%
Accommodation	17	0.7%	91	0.3%	72	0.9%	1,412	1.0%	132	0.8%	3,027	1.2%
Food Services & Drinking Places	140	5.8%	3,007	10.2%	489	5.8%	9,231	6.4%	972	6.0%	18,532	7.5%
Other Services (except Public Administration)	298	12.4%	1,993	6.7%	966	11.5%	6,916	4.8%	1,879	11.6%	12,658	5.1%
Automotive Repair & Maintenance	109	4.5%	803	2.7%	223	2.6%	1,546	1.1%	411	2.5%	2,874	1.2%
Public Administration	17	0.7%	655	2.2%	299	3.6%	8,949	6.2%	442	2.7%	14,532	5.9%
Unclassified Establishments	122	5.1%	29	0.1%	471	5.6%	165	0.1%	849	5.3%	406	0.2%
<b>Total</b>	<b>2,406</b>	<b>100.0%</b>	<b>29,555</b>	<b>100.0%</b>	<b>8,422</b>	<b>100.0%</b>	<b>144,630</b>	<b>100.0%</b>	<b>16,141</b>	<b>100.0%</b>	<b>246,088</b>	<b>100.0%</b>

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