

# OLD SPANISH TRAIL CROSSING | TUCSON, ARIZONA



## ADDRESS:

9525 E Old Spanish Trail, Tucson, AZ 85748

## SUMMARY:

Old Spanish Trail Crossing is located on a major commercial intersection in one of Tucson's fastest growing trade areas. This center boasts a strong population of over 160,000 with an average household income of \$75,000+ surrounding site. Located at a high traffic intersection that is the crossroads of three major streets with combined traffic counts of over 40,000 vehicles daily. Monument signage available.



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# OLD SPANISH TRAIL CROSSING | SITE PLAN



**ACRES:** ±29.00 **SQUARE FEET:** ±210,583 **ZONING:** Commercial



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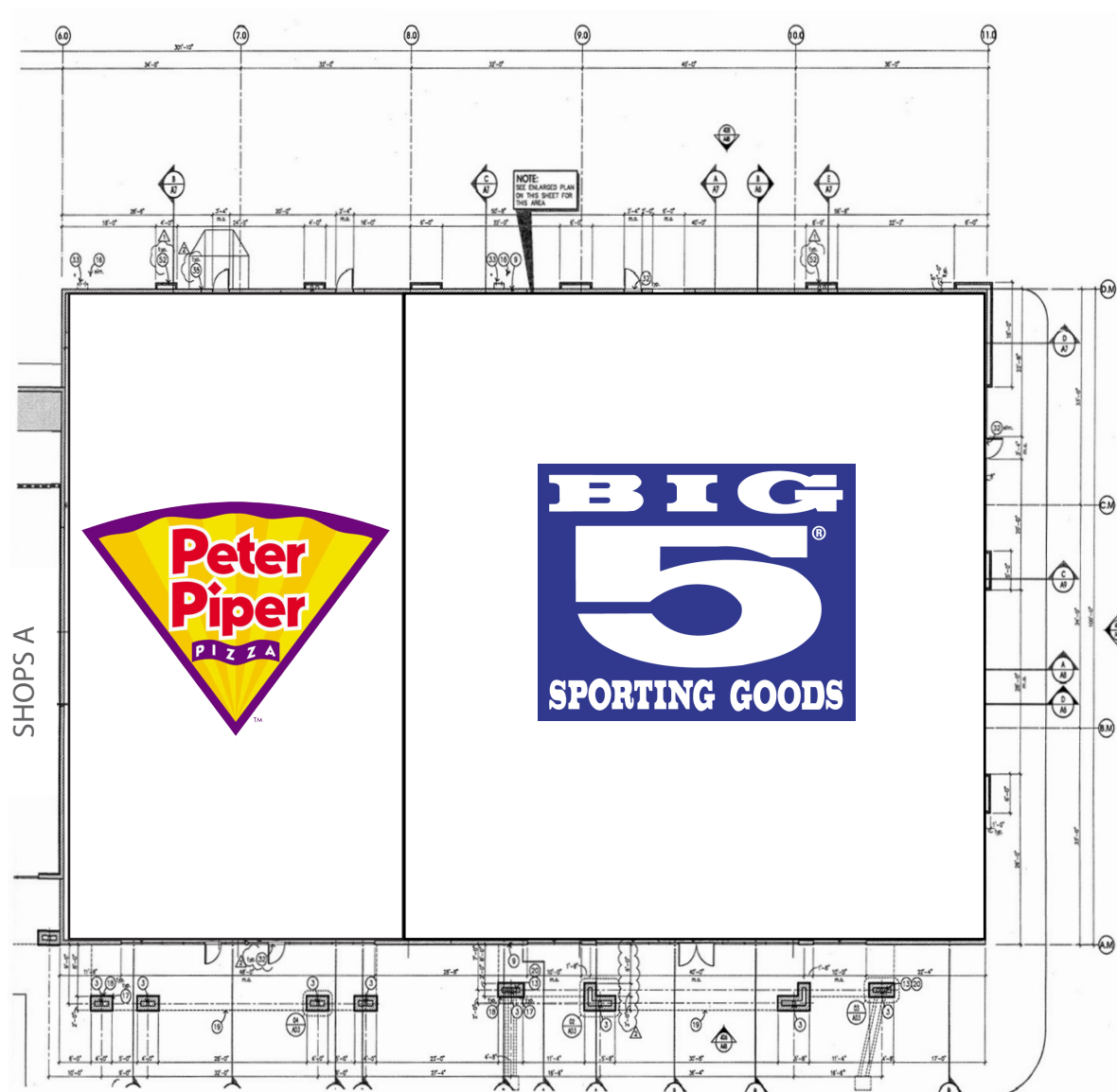
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# OLD SPANISH TRAIL CROSSING | MINOR BUILDING



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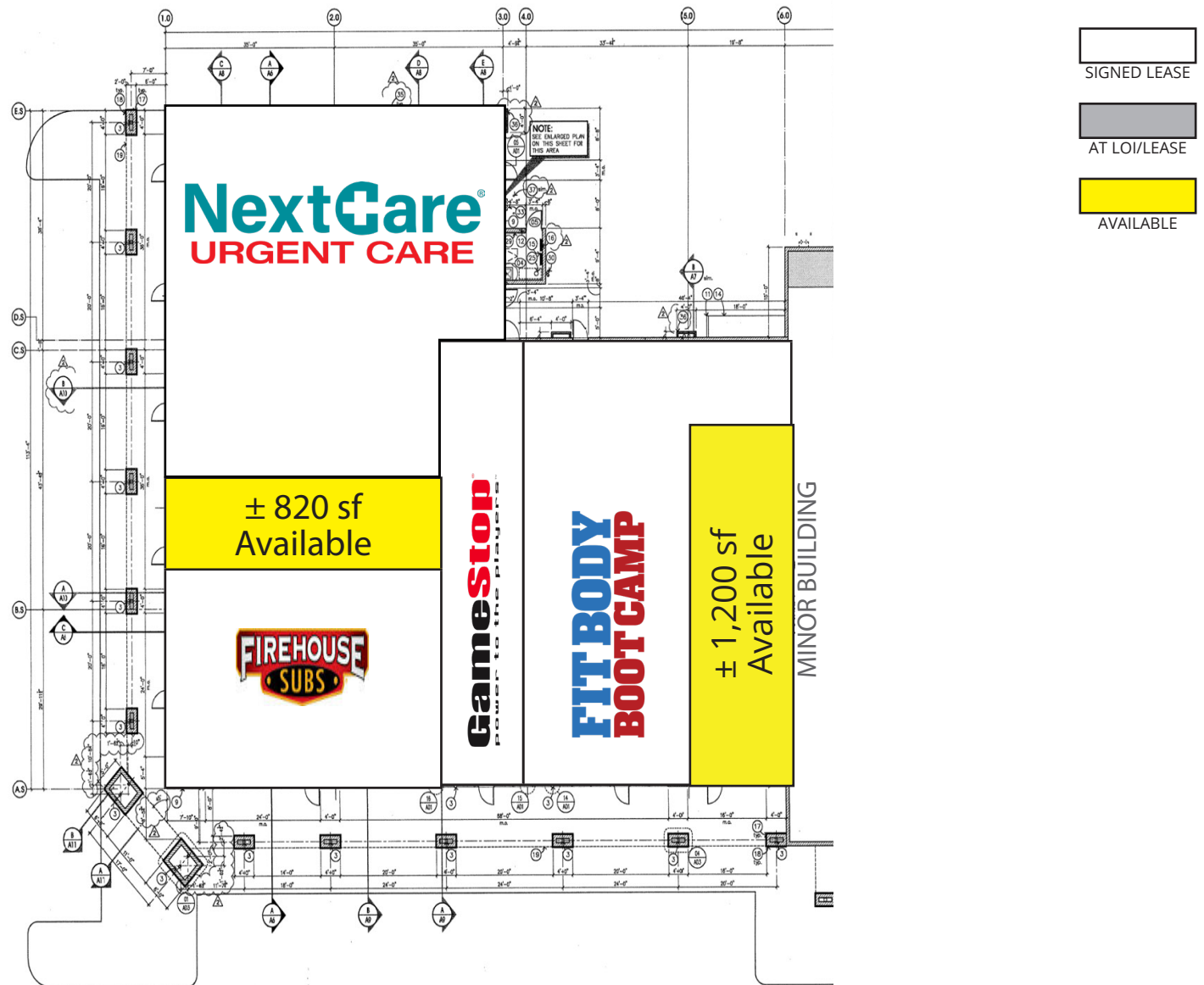
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# OLD SPANISH TRAIL CROSSING | SHOPS A



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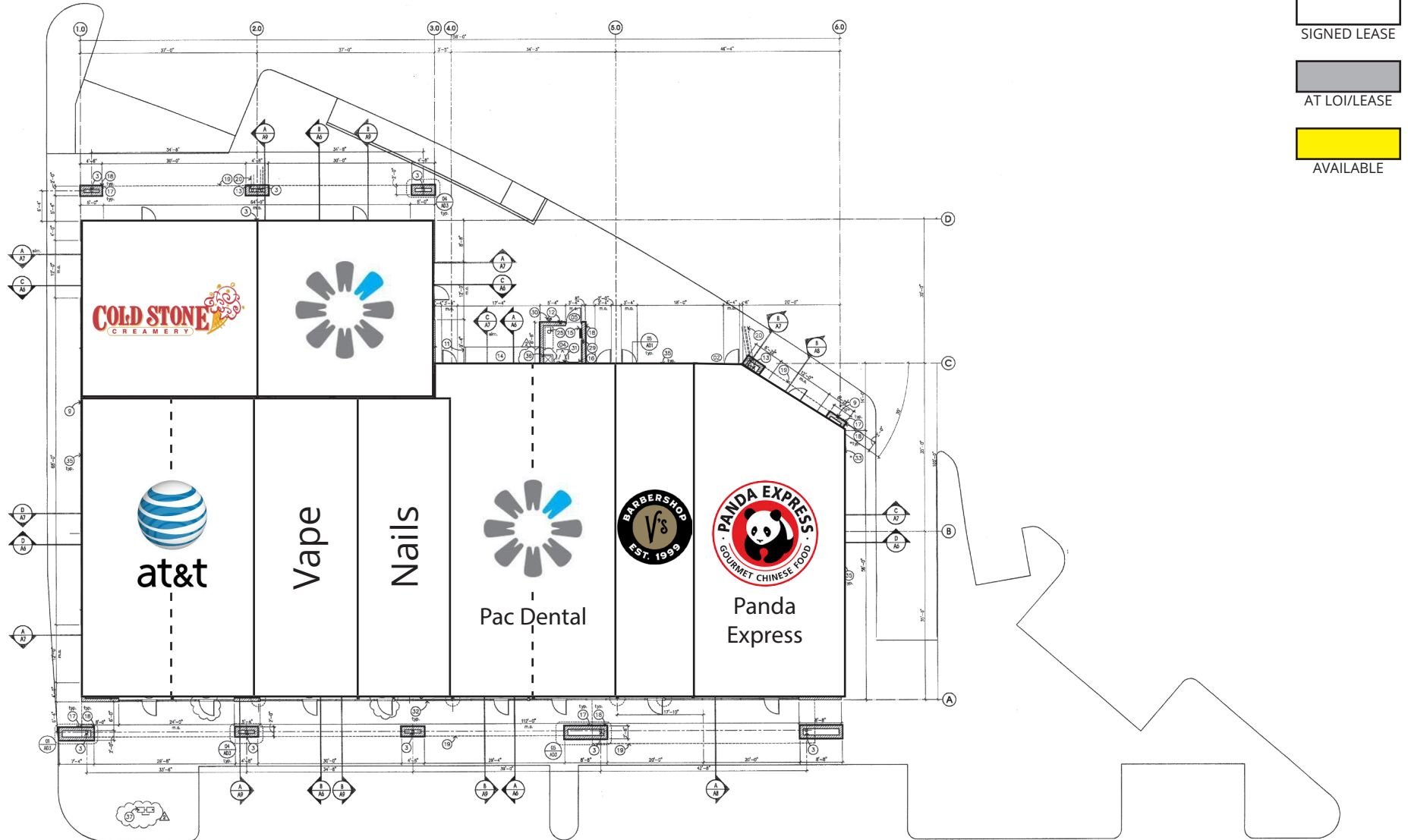
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# OLD SPANISH TRAIL CROSSING | PAD 2



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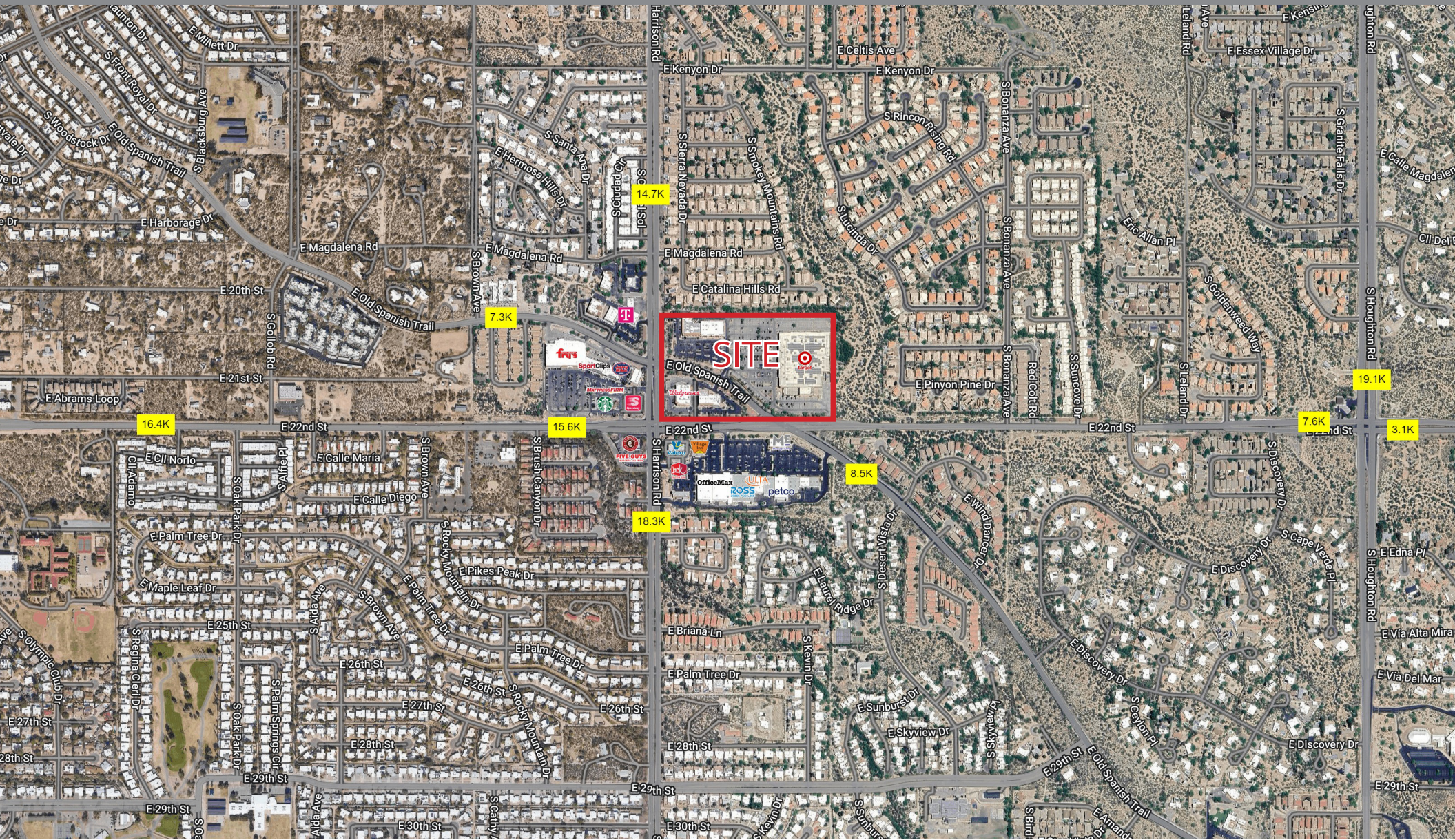
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# OLD SPANISH TRAIL CROSSING | AERIAL



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# OLD SPANISH TRAIL CROSSING | 3-MILE DEMOGRAPHICS

## ANNUAL HOUSEHOLD SPENDING



## INCOME



## 2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	7.2%	-2.0%	
\$15,000 - \$24,999	6.9%	-0.3%	
\$25,000 - \$34,999	9.2%	+0.5%	
\$35,000 - \$49,999	12.6%	+1.4%	
\$50,000 - \$74,999	17.0%	+0.8%	
\$75,000 - \$99,999	15.1%	+1.6%	
\$100,000 - \$149,999	16.8%	+0.1%	
\$150,000 - \$199,999	10.1%	+1.0%	
\$200,000+	5.1%	-3.0%	

## KEY FACTS

86,718

Population

44.5

Median Age



39,383

Households

\$56,191

Median Disposable Income

## EDUCATION

5%

No High School Diploma



24%

High School Graduate



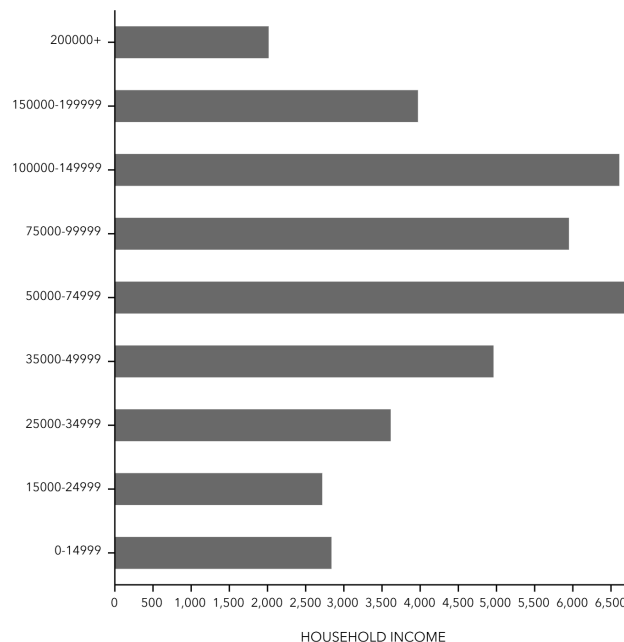
36%

Some College



34%

Bachelor's/Grad/Prof Degree



Bars show deviation from Pima County

## Average Household Size

for this area

2.18

which is less than the average for United States

Area	Value ▼	0.00	4.00
Arizona	2.56		
United States	2.53		
Pima County	2.34		
This area	2.18		

## EMPLOYMENT

70%

White Collar



16%

Blue Collar



14%

Services

4.9%

Unemployment Rate

Source: Esri Business Analyst



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