



COMMERCIAL RETAIL ADVISORS, LLC

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Tucson, AZ 85711
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Property Description

Location: SEC Tanque Verde Rd. and Woodland Rd.
8050 E. Tanque Verde Rd.
Tucson, AZ

Lot Available: ± 9.31 Acres

Price: \$2,250,000.00 (\$5.55/SF)

Parcel No. 114-50-005B

Zoning Suburban Ranch (SR)*

* Seller will sell subject to rezoning to allow a high density single family residential development.

Traffic Counts

Tanque Verde Rd. 30,496 VPD (2020)

(Source: Pima Association of Governments and ADOT)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

Highlights

- Conveniently located at the entrance of the Tanque Verde Valley, a mid-high-end residential area near Tucson's northeast side
- High traffic, improved arterial
- Beautiful property adjacent to the Pantano Wash
- River bank protection in place - hydrology report recently completed
- Two access points, one on Tanque Verde Rd. and one on Woodland Rd.

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	8,022	75,711	192,900
Households:	3,760	36,407	87,864
Average HH Income:	90,914	80,820	80,369

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

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.

SEC Tanque Verde & Woodland Rds.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AERIAL



SEC Tanque Verde & Woodland Rds



Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - NORTHWEST



AERIAL - NORTHEAST



SEC Tanque Verde & Woodland Rds



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

AERIAL - SOUTHWEST



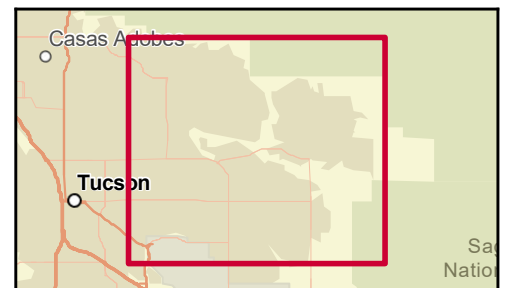
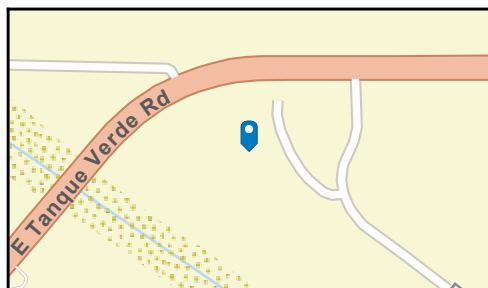
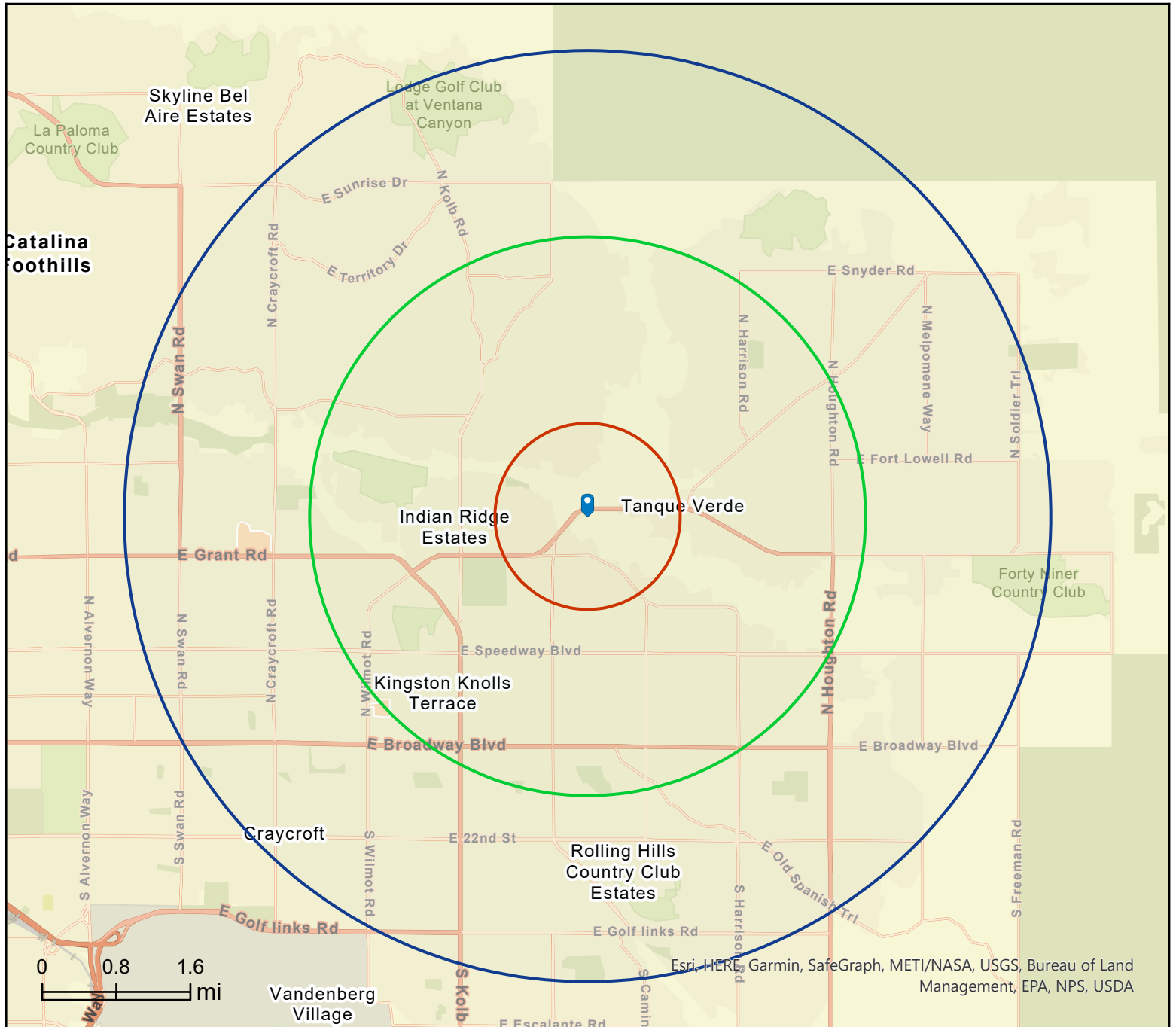
AERIAL - SOUTHEAST



Site Map

Tanque Verde & Woodland
8210 E Woodland Rd, Tucson, Arizona, 85749
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.25688
Longitude: -110.81750



Executive Summary

Tanque Verde & Woodland
8210 E Woodland Rd, Tucson, Arizona, 85749
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.25688
Longitude: -110.81750

	1 mile	3 miles	5 miles
Population			
2000 Population	7,675	69,189	180,055
2010 Population	7,625	70,086	182,709
2021 Population	8,022	75,711	192,900
2026 Population	8,239	78,205	198,064
2000-2010 Annual Rate	-0.07%	0.13%	0.15%
2010-2021 Annual Rate	0.45%	0.69%	0.48%
2021-2026 Annual Rate	0.54%	0.65%	0.53%
2021 Male Population	46.2%	47.6%	48.0%
2021 Female Population	53.8%	52.4%	52.0%
2021 Median Age	50.5	47.5	46.4

In the identified area, the current year population is 192,900. In 2010, the Census count in the area was 182,709. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 198,064 representing a change of 0.53% annually from 2021 to 2026. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 50.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	82.4%	81.0%	78.1%
2021 Black Alone	3.7%	4.5%	4.8%
2021 American Indian/Alaska Native Alone	1.2%	1.3%	1.4%
2021 Asian Alone	5.2%	3.4%	4.1%
2021 Pacific Islander Alone	0.2%	0.3%	0.2%
2021 Other Race	3.5%	5.5%	7.0%
2021 Two or More Races	3.8%	4.0%	4.3%
2021 Hispanic Origin (Any Race)	18.9%	20.8%	23.5%

Persons of Hispanic origin represent 23.5% of the population in the identified area compared to 18.9% 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 60.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	99	91	91
2000 Households	3,328	31,966	79,264
2010 Households	3,517	33,525	82,533
2021 Total Households	3,760	36,407	87,864
2026 Total Households	3,872	37,621	90,292
2000-2010 Annual Rate	0.55%	0.48%	0.40%
2010-2021 Annual Rate	0.60%	0.74%	0.56%
2021-2026 Annual Rate	0.59%	0.66%	0.55%
2021 Average Household Size	2.13	2.06	2.17

The household count in this area has changed from 82,533 in 2010 to 87,864 in the current year, a change of 0.56% annually. The five-year projection of households is 90,292, a change of 0.55% annually from the current year total. Average household size is currently 2.17, compared to 2.18 in the year 2010. The number of families in the current year is 49,177 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 13, 2021

Executive Summary

Tanque Verde & Woodland
8210 E Woodland Rd, Tucson, Arizona, 85749
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	17.4%	20.3%	18.4%
Median Household Income			
2021 Median Household Income	\$66,744	\$55,859	\$56,645
2026 Median Household Income	\$75,134	\$63,413	\$63,956
2021-2026 Annual Rate	2.40%	2.57%	2.46%
Average Household Income			
2021 Average Household Income	\$90,914	\$80,820	\$80,369
2026 Average Household Income	\$101,838	\$91,705	\$90,766
2021-2026 Annual Rate	2.30%	2.56%	2.46%
Per Capita Income			
2021 Per Capita Income	\$42,782	\$38,612	\$36,682
2026 Per Capita Income	\$48,031	\$43,815	\$41,458
2021-2026 Annual Rate	2.34%	2.56%	2.48%
Households by Income			

Current median household income is \$56,645 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$63,956 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$80,369 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$90,766 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,682 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,458 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	131	113	124
2000 Total Housing Units	3,579	35,165	85,827
2000 Owner Occupied Housing Units	2,405	19,197	49,391
2000 Renter Occupied Housing Units	923	12,769	29,873
2000 Vacant Housing Units	251	3,199	6,563
2010 Total Housing Units	3,854	37,562	92,099
2010 Owner Occupied Housing Units	2,322	19,275	50,304
2010 Renter Occupied Housing Units	1,195	14,250	32,229
2010 Vacant Housing Units	337	4,037	9,566
2021 Total Housing Units	4,056	40,226	96,918
2021 Owner Occupied Housing Units	2,416	19,902	51,722
2021 Renter Occupied Housing Units	1,344	16,506	36,142
2021 Vacant Housing Units	296	3,819	9,054
2026 Total Housing Units	4,171	41,540	99,559
2026 Owner Occupied Housing Units	2,530	21,053	54,341
2026 Renter Occupied Housing Units	1,342	16,568	35,951
2026 Vacant Housing Units	299	3,919	9,267

Currently, 53.4% of the 96,918 housing units in the area are owner occupied; 37.3%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 92,099 housing units in the area - 54.6% owner occupied, 35.0% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$247,998, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.47% annually to \$323,643.

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 13, 2021

Business Summary

Tanque Verde & Woodland
8210 E Woodland Rd, Tucson, Arizona, 85749
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.25688
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Data for all businesses in area			1 mile		3 miles		5 miles					
Total Businesses:			178		2,528		6,537					
Total Employees:			1,367		27,790		75,427					
Total Residential Population:			8,022		75,711		192,900					
Employee/Residential Population Ratio (per 100 Residents)			17		37		39					
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	8	4.5%	60	4.4%	51	2.0%	336	1.2%	122	1.9%	718	1.0%
Construction	8	4.5%	27	2.0%	137	5.4%	620	2.2%	311	4.8%	1,682	2.2%
Manufacturing	4	2.2%	40	2.9%	39	1.5%	270	1.0%	108	1.7%	1,403	1.9%
Transportation	4	2.2%	10	0.7%	40	1.6%	145	0.5%	96	1.5%	392	0.5%
Communication	1	0.6%	33	2.4%	21	0.8%	439	1.6%	64	1.0%	744	1.0%
Utility	1	0.6%	2	0.1%	4	0.2%	23	0.1%	9	0.1%	36	0.0%
Wholesale Trade	4	2.2%	12	0.9%	42	1.7%	235	0.8%	116	1.8%	701	0.9%
Retail Trade Summary	26	14.6%	232	17.0%	490	19.4%	8,520	30.7%	1,369	20.9%	21,579	28.6%
Home Improvement	1	0.6%	7	0.5%	31	1.2%	950	3.4%	66	1.0%	1,359	1.8%
General Merchandise Stores	0	0.0%	2	0.1%	17	0.7%	1,186	4.3%	40	0.6%	2,050	2.7%
Food Stores	1	0.6%	9	0.7%	51	2.0%	911	3.3%	131	2.0%	2,561	3.4%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	1	0.1%	25	1.0%	269	1.0%	83	1.3%	1,397	1.9%
Apparel & Accessory Stores	2	1.1%	5	0.4%	18	0.7%	87	0.3%	85	1.3%	925	1.2%
Furniture & Home Furnishings	1	0.6%	2	0.1%	31	1.2%	252	0.9%	90	1.4%	909	1.2%
Eating & Drinking Places	12	6.7%	139	10.2%	171	6.8%	3,766	13.6%	471	7.2%	9,405	12.5%
Miscellaneous Retail	9	5.1%	67	4.9%	147	5.8%	1,099	4.0%	403	6.2%	2,972	3.9%
Finance, Insurance, Real Estate Summary	17	9.6%	76	5.6%	365	14.4%	2,803	10.1%	831	12.7%	6,659	8.8%
Banks, Savings & Lending Institutions	1	0.6%	5	0.4%	50	2.0%	529	1.9%	124	1.9%	1,528	2.0%
Securities Brokers	3	1.7%	9	0.7%	55	2.2%	227	0.8%	118	1.8%	1,113	1.5%
Insurance Carriers & Agents	5	2.8%	19	1.4%	78	3.1%	520	1.9%	188	2.9%	1,338	1.8%
Real Estate, Holding, Other Investment Offices	8	4.5%	43	3.1%	181	7.2%	1,528	5.5%	402	6.1%	2,681	3.6%
Services Summary	90	50.6%	869	63.6%	1,167	46.2%	13,792	49.6%	3,070	47.0%	40,492	53.7%
Hotels & Lodging	1	0.6%	256	18.7%	15	0.6%	1,004	3.6%	36	0.6%	2,192	2.9%
Automotive Services	2	1.1%	4	0.3%	50	2.0%	448	1.6%	172	2.6%	2,201	2.9%
Motion Pictures & Amusements	13	7.3%	56	4.1%	82	3.2%	627	2.3%	192	2.9%	2,881	3.8%
Health Services	12	6.7%	83	6.1%	270	10.7%	4,423	15.9%	738	11.3%	14,283	18.9%
Legal Services	2	1.1%	6	0.4%	37	1.5%	221	0.8%	121	1.9%	648	0.9%
Education Institutions & Libraries	1	0.6%	91	6.7%	46	1.8%	1,547	5.6%	136	2.1%	4,962	6.6%
Other Services	59	33.1%	372	27.2%	667	26.4%	5,523	19.9%	1,674	25.6%	13,323	17.7%
Government	0	0.0%	6	0.4%	10	0.4%	383	1.4%	22	0.3%	577	0.8%
Unclassified Establishments	15	8.4%	1	0.1%	163	6.4%	223	0.8%	419	6.4%	444	0.6%
Totals	178	100.0%	1,367	100.0%	2,528	100.0%	27,790	100.0%	6,537	100.0%	75,427	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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.

July 13, 2021

Business Summary

Tanque Verde & Woodland
8210 E Woodland Rd, Tucson, Arizona, 85749
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.25688
Longitude: -110.81750

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	2	1.1%	10	0.7%	6	0.2%	60	0.2%	16	0.2%	112	0.1%
Mining	1	0.6%	5	0.4%	1	0.0%	8	0.0%	5	0.1%	26	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	3	0.0%
Construction	9	5.1%	29	2.1%	150	5.9%	785	2.8%	353	5.4%	2,045	2.7%
Manufacturing	4	2.2%	41	3.0%	49	1.9%	308	1.1%	133	2.0%	1,565	2.1%
Wholesale Trade	4	2.2%	12	0.9%	40	1.6%	226	0.8%	111	1.7%	668	0.9%
Retail Trade	14	7.9%	91	6.7%	303	12.0%	4,650	16.7%	861	13.2%	11,909	15.8%
Motor Vehicle & Parts Dealers	0	0.0%	1	0.1%	22	0.9%	251	0.9%	74	1.1%	1,342	1.8%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	17	0.7%	203	0.7%	45	0.7%	481	0.6%
Electronics & Appliance Stores	0	0.0%	1	0.1%	11	0.4%	34	0.1%	36	0.6%	358	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.6%	7	0.5%	31	1.2%	950	3.4%	66	1.0%	1,359	1.8%
Food & Beverage Stores	0	0.0%	8	0.6%	36	1.4%	793	2.9%	100	1.5%	2,312	3.1%
Health & Personal Care Stores	2	1.1%	24	1.8%	40	1.6%	507	1.8%	107	1.6%	1,136	1.5%
Gasoline Stations	0	0.0%	0	0.0%	3	0.1%	18	0.1%	9	0.1%	55	0.1%
Clothing & Clothing Accessories Stores	3	1.7%	6	0.4%	23	0.9%	97	0.3%	111	1.7%	1,061	1.4%
Sport Goods, Hobby, Book, & Music Stores	2	1.1%	22	1.6%	31	1.2%	199	0.7%	77	1.2%	660	0.9%
General Merchandise Stores	0	0.0%	2	0.1%	17	0.7%	1,186	4.3%	40	0.6%	2,050	2.7%
Miscellaneous Store Retailers	3	1.7%	19	1.4%	52	2.1%	408	1.5%	139	2.1%	1,084	1.4%
Nonstore Retailers	1	0.6%	0	0.0%	21	0.8%	5	0.0%	56	0.9%	10	0.0%
Transportation & Warehousing	1	0.6%	3	0.2%	11	0.4%	39	0.1%	50	0.8%	249	0.3%
Information	3	1.7%	58	4.2%	47	1.9%	767	2.8%	136	2.1%	1,593	2.1%
Finance & Insurance	9	5.1%	34	2.5%	186	7.4%	1,283	4.6%	438	6.7%	4,011	5.3%
Central Bank/Credit Intermediation & Related Activities	1	0.6%	5	0.4%	50	2.0%	529	1.9%	129	2.0%	1,552	2.1%
Securities, Commodity Contracts & Other Financial	3	1.7%	9	0.7%	58	2.3%	235	0.8%	121	1.9%	1,121	1.5%
Insurance Carriers & Related Activities; Funds, Trusts &	5	2.8%	19	1.4%	78	3.1%	520	1.9%	188	2.9%	1,338	1.8%
Real Estate, Rental & Leasing	12	6.7%	51	3.7%	214	8.5%	1,364	4.9%	476	7.3%	2,478	3.3%
Professional, Scientific & Tech Services	23	12.9%	111	8.1%	300	11.9%	2,185	7.9%	714	10.9%	4,752	6.3%
Legal Services	3	1.7%	7	0.5%	45	1.8%	351	1.3%	138	2.1%	813	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.1%	10	0.0%	7	0.1%	25	0.0%
Administrative & Support & Waste Management & Remediation	8	4.5%	63	4.6%	112	4.4%	856	3.1%	263	4.0%	1,702	2.3%
Educational Services	4	2.2%	96	7.0%	67	2.7%	1,592	5.7%	185	2.8%	5,109	6.8%
Health Care & Social Assistance	23	12.9%	164	12.0%	353	14.0%	5,697	20.5%	939	14.4%	17,802	23.6%
Arts, Entertainment & Recreation	9	5.1%	41	3.0%	50	2.0%	580	2.1%	117	1.8%	2,683	3.6%
Accommodation & Food Services	13	7.3%	396	29.0%	191	7.6%	4,809	17.3%	519	7.9%	11,704	15.5%
Accommodation	1	0.6%	256	18.7%	15	0.6%	1,004	3.6%	36	0.6%	2,192	2.9%
Food Services & Drinking Places	12	6.7%	140	10.2%	176	7.0%	3,805	13.7%	482	7.4%	9,512	12.6%
Other Services (except Public Administration)	25	14.0%	156	11.4%	270	10.7%	1,967	7.1%	774	11.8%	5,972	7.9%
Automotive Repair & Maintenance	0	0.0%	1	0.1%	36	1.4%	381	1.4%	140	2.1%	2,047	2.7%
Public Administration	0	0.0%	6	0.4%	10	0.4%	383	1.4%	22	0.3%	576	0.8%
Unclassified Establishments	15	8.4%	1	0.1%	163	6.4%	223	0.8%	418	6.4%	443	0.6%
Total	178	100.0%	1,367	100.0%	2,528	100.0%	27,790	100.0%	6,537	100.0%	75,427	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

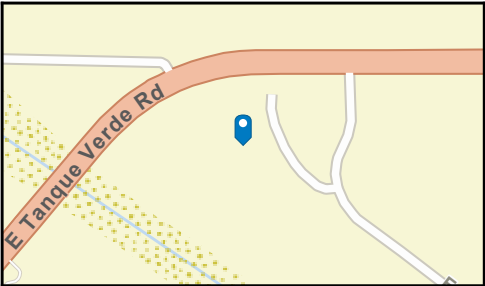
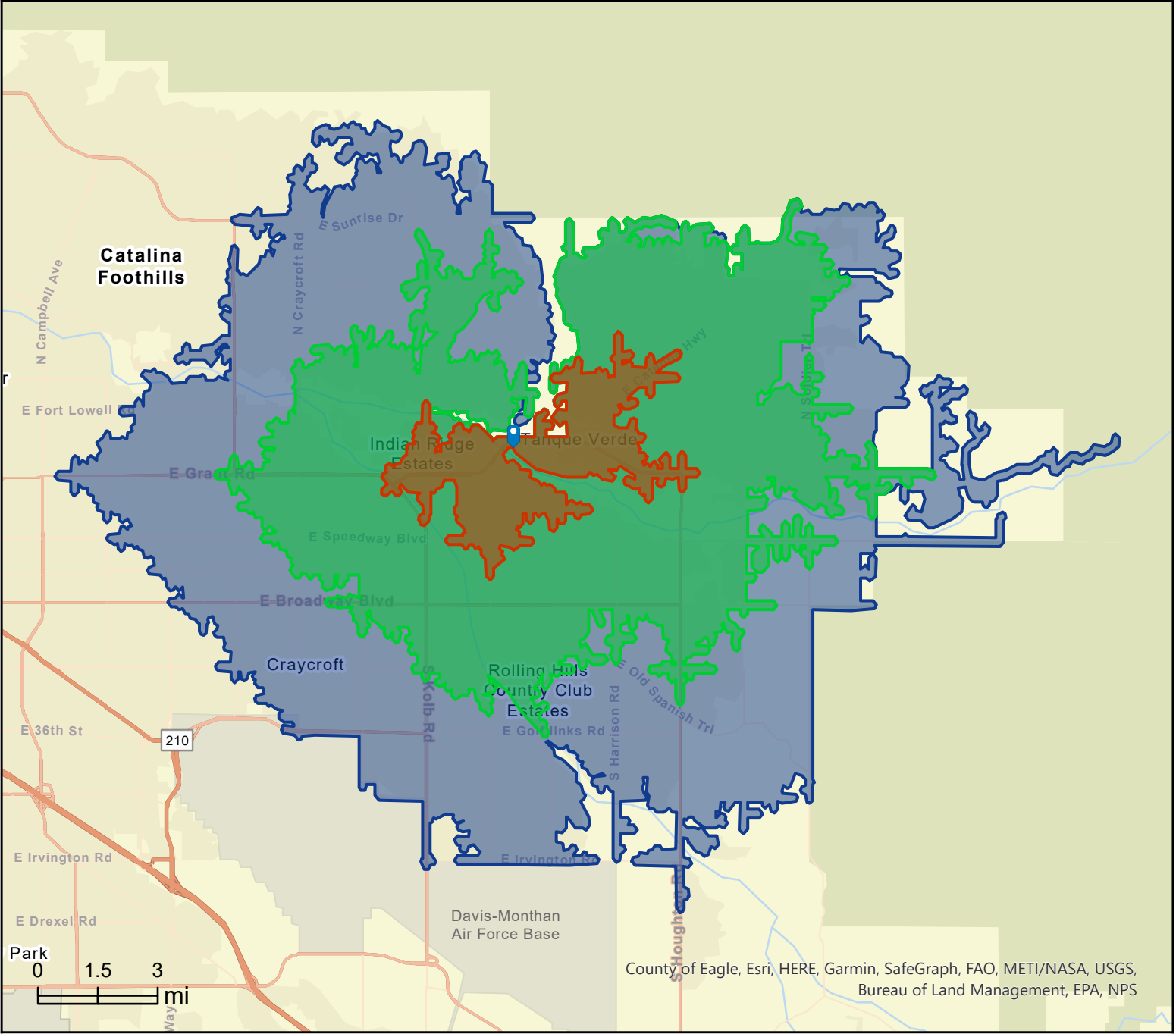
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

July 13, 2021

Site Map

Tanque Verde & Woodland 2
8210 E Woodland Rd, Tucson, Arizona, 85749
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.25688
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Tanque Verde & Woodland 2
8210 E Woodland Rd, Tucson, Arizona, 85749
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.25688
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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	14,838	102,311	242,752
2010 Population	15,048	103,412	245,652
2021 Population	15,654	111,076	258,323
2026 Population	16,012	114,554	265,165
2000-2010 Annual Rate	0.14%	0.11%	0.12%
2010-2021 Annual Rate	0.35%	0.64%	0.45%
2021-2026 Annual Rate	0.45%	0.62%	0.52%
2021 Male Population	46.6%	47.8%	48.5%
2021 Female Population	53.4%	52.2%	51.5%
2021 Median Age	48.8	47.3	44.0

In the identified area, the current year population is 258,323. In 2010, the Census count in the area was 245,652. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 265,165 representing a change of 0.52% annually from 2021 to 2026. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 48.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	81.6%	79.9%	75.7%
2021 Black Alone	4.3%	4.7%	5.4%
2021 American Indian/Alaska Native Alone	1.2%	1.4%	1.6%
2021 Asian Alone	4.4%	3.5%	4.0%
2021 Pacific Islander Alone	0.2%	0.3%	0.3%
2021 Other Race	4.2%	6.0%	8.3%
2021 Two or More Races	4.0%	4.2%	4.7%
2021 Hispanic Origin (Any Race)	19.8%	21.5%	25.9%

Persons of Hispanic origin represent 25.9% of the population in the identified area compared to 18.9% 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 64.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	87	87	84
2000 Households	6,675	45,870	105,453
2010 Households	7,100	47,749	109,145
2021 Total Households	7,488	51,593	115,659
2026 Total Households	7,675	53,237	118,788
2000-2010 Annual Rate	0.62%	0.40%	0.34%
2010-2021 Annual Rate	0.47%	0.69%	0.52%
2021-2026 Annual Rate	0.49%	0.63%	0.54%
2021 Average Household Size	2.08	2.12	2.21

The household count in this area has changed from 109,145 in 2010 to 115,659 in the current year, a change of 0.52% annually. The five-year projection of households is 118,788, a change of 0.54% annually from the current year total. Average household size is currently 2.21, compared to 2.22 in the year 2010. The number of families in the current year is 64,365 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 13, 2021

Executive Summary

Tanque Verde & Woodland 2
8210 E Woodland Rd, Tucson, Arizona, 85749
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.25688
Longitude: -110.81750

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2021 Percent of Income for Mortgage	19.0%	19.3%	18.7%
Median Household Income			
2021 Median Household Income	\$60,299	\$55,031	\$53,973
2026 Median Household Income	\$67,691	\$62,042	\$60,575
2021-2026 Annual Rate	2.34%	2.43%	2.33%
Average Household Income			
2021 Average Household Income	\$82,268	\$78,501	\$76,291
2026 Average Household Income	\$92,742	\$88,909	\$86,363
2021-2026 Annual Rate	2.43%	2.52%	2.51%
Per Capita Income			
2021 Per Capita Income	\$39,495	\$36,550	\$34,235
2026 Per Capita Income	\$44,632	\$41,415	\$38,773
2021-2026 Annual Rate	2.48%	2.53%	2.52%
Households by Income			

Current median household income is \$53,973 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$60,575 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$76,291 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$86,363 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,235 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,773 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	120	118	122
2000 Total Housing Units	7,305	49,975	113,976
2000 Owner Occupied Housing Units	4,484	27,865	63,215
2000 Renter Occupied Housing Units	2,191	18,005	42,238
2000 Vacant Housing Units	630	4,105	8,523
2010 Total Housing Units	7,841	53,346	121,663
2010 Owner Occupied Housing Units	4,390	27,925	64,124
2010 Renter Occupied Housing Units	2,710	19,824	45,021
2010 Vacant Housing Units	741	5,597	12,518
2021 Total Housing Units	8,173	56,910	127,442
2021 Owner Occupied Housing Units	4,511	28,823	65,840
2021 Renter Occupied Housing Units	2,977	22,770	49,819
2021 Vacant Housing Units	685	5,317	11,783
2026 Total Housing Units	8,369	58,700	130,828
2026 Owner Occupied Housing Units	4,724	30,433	69,272
2026 Renter Occupied Housing Units	2,951	22,804	49,516
2026 Vacant Housing Units	694	5,463	12,040

Currently, 51.7% of the 127,442 housing units in the area are owner occupied; 39.1%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 121,663 housing units in the area - 52.7% owner occupied, 37.0% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 2.08%. Median home value in the area is \$240,013, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.19% annually to \$309,114.

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 13, 2021

Business Summary

Tanque Verde & Woodland 2
8210 E Woodland Rd, Tucson, Arizona, 85749
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.25688
Longitude: -110.81750

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				620		3,909				8,213			
Total Employees:				4,547		46,405				90,737			
Total Residential Population:				15,654		111,076				258,323			
Employee/Residential Population Ratio (per 100 Residents)				29		42				35			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	19	3.1%	137	3.0%	86	2.2%	522	1.1%	159	1.9%	1,008	1.1%	
Construction	30	4.8%	127	2.8%	194	5.0%	1,044	2.2%	440	5.4%	2,657	2.9%	
Manufacturing	8	1.3%	67	1.5%	64	1.6%	518	1.1%	141	1.7%	2,126	2.3%	
Transportation	10	1.6%	28	0.6%	60	1.5%	229	0.5%	119	1.4%	581	0.6%	
Communication	2	0.3%	39	0.9%	35	0.9%	527	1.1%	76	0.9%	818	0.9%	
Utility	2	0.3%	13	0.3%	5	0.1%	27	0.1%	10	0.1%	48	0.1%	
Wholesale Trade	13	2.1%	55	1.2%	71	1.8%	385	0.8%	151	1.8%	1,025	1.1%	
Retail Trade Summary	117	18.9%	1,562	34.4%	783	20.0%	12,710	27.4%	1,738	21.2%	25,197	27.8%	
Home Improvement	5	0.8%	129	2.8%	46	1.2%	1,190	2.6%	83	1.0%	1,450	1.6%	
General Merchandise Stores	3	0.5%	107	2.4%	24	0.6%	1,362	2.9%	51	0.6%	2,370	2.6%	
Food Stores	12	1.9%	197	4.3%	74	1.9%	1,603	3.5%	174	2.1%	3,102	3.4%	
Auto Dealers, Gas Stations, Auto Aftermarket	6	1.0%	30	0.7%	46	1.2%	571	1.2%	127	1.5%	1,980	2.2%	
Apparel & Accessory Stores	5	0.8%	21	0.5%	31	0.8%	202	0.4%	96	1.2%	957	1.1%	
Furniture & Home Furnishings	5	0.8%	19	0.4%	53	1.4%	444	1.0%	124	1.5%	1,119	1.2%	
Eating & Drinking Places	50	8.1%	816	17.9%	271	6.9%	5,488	11.8%	567	6.9%	10,720	11.8%	
Miscellaneous Retail	31	5.0%	243	5.3%	236	6.0%	1,850	4.0%	516	6.3%	3,500	3.9%	
Finance, Insurance, Real Estate Summary	87	14.0%	465	10.2%	484	12.4%	3,505	7.6%	1,023	12.5%	7,915	8.7%	
Banks, Savings & Lending Institutions	12	1.9%	69	1.5%	67	1.7%	752	1.6%	159	1.9%	2,060	2.3%	
Securities Brokers	15	2.4%	64	1.4%	61	1.6%	248	0.5%	133	1.6%	1,170	1.3%	
Insurance Carriers & Agents	19	3.1%	60	1.3%	104	2.7%	630	1.4%	219	2.7%	1,453	1.6%	
Real Estate, Holding, Other Investment Offices	40	6.5%	272	6.0%	252	6.4%	1,875	4.0%	511	6.2%	3,233	3.6%	
Services Summary	286	46.1%	1,975	43.4%	1,877	48.0%	26,245	56.6%	3,786	46.1%	47,960	52.9%	
Hotels & Lodging	4	0.6%	30	0.7%	21	0.5%	919	2.0%	50	0.6%	2,351	2.6%	
Automotive Services	9	1.5%	52	1.1%	88	2.3%	801	1.7%	223	2.7%	2,573	2.8%	
Motion Pictures & Amusements	30	4.8%	156	3.4%	120	3.1%	2,269	4.9%	243	3.0%	3,183	3.5%	
Health Services	64	10.3%	545	12.0%	532	13.6%	11,120	24.0%	849	10.3%	15,180	16.7%	
Legal Services	7	1.1%	26	0.6%	51	1.3%	285	0.6%	151	1.8%	823	0.9%	
Education Institutions & Libraries	9	1.5%	260	5.7%	73	1.9%	2,563	5.5%	176	2.1%	6,427	7.1%	
Other Services	163	26.3%	907	19.9%	992	25.4%	8,288	17.9%	2,094	25.5%	17,422	19.2%	
Government	2	0.3%	52	1.1%	13	0.3%	412	0.9%	37	0.5%	900	1.0%	
Unclassified Establishments	44	7.1%	26	0.6%	237	6.1%	280	0.6%	533	6.5%	502	0.6%	
Totals	620	100.0%	4,547	100.0%	3,909	100.0%	46,405	100.0%	8,213	100.0%	90,737	100.0%	

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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.

July 13, 2021

Business Summary

Tanque Verde & Woodland 2
8210 E Woodland Rd, Tucson, Arizona, 85749
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.25688
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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	0.5%	17	0.4%	10	0.3%	93	0.2%	19	0.2%	138	0.2%
Mining	1	0.2%	7	0.2%	4	0.1%	18	0.0%	6	0.1%	51	0.1%
Utilities	0	0.0%	0	0.0%	1	0.0%	3	0.0%	2	0.0%	14	0.0%
Construction	33	5.3%	152	3.3%	214	5.5%	1,250	2.7%	490	6.0%	3,095	3.4%
Manufacturing	9	1.5%	65	1.4%	80	2.0%	587	1.3%	172	2.1%	2,315	2.6%
Wholesale Trade	13	2.1%	55	1.2%	69	1.8%	373	0.8%	141	1.7%	970	1.1%
Retail Trade	64	10.3%	716	15.7%	489	12.5%	7,083	15.3%	1,128	13.7%	14,175	15.6%
Motor Vehicle & Parts Dealers	5	0.8%	25	0.5%	39	1.0%	527	1.1%	115	1.4%	1,904	2.1%
Furniture & Home Furnishings Stores	3	0.5%	7	0.2%	29	0.7%	318	0.7%	67	0.8%	590	0.7%
Electronics & Appliance Stores	1	0.2%	1	0.0%	19	0.5%	99	0.2%	45	0.5%	431	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.8%	129	2.8%	46	1.2%	1,190	2.6%	83	1.0%	1,450	1.6%
Food & Beverage Stores	7	1.1%	166	3.7%	55	1.4%	1,450	3.1%	139	1.7%	2,826	3.1%
Health & Personal Care Stores	9	1.5%	114	2.5%	68	1.7%	769	1.7%	131	1.6%	1,367	1.5%
Gasoline Stations	1	0.2%	5	0.1%	7	0.2%	44	0.1%	13	0.2%	76	0.1%
Clothing & Clothing Accessories Stores	5	0.8%	22	0.5%	39	1.0%	222	0.5%	127	1.5%	1,108	1.2%
Sport Goods, Hobby, Book, & Music Stores	8	1.3%	47	1.0%	48	1.2%	390	0.8%	97	1.2%	735	0.8%
General Merchandise Stores	3	0.5%	107	2.4%	24	0.6%	1,362	2.9%	51	0.6%	2,370	2.6%
Miscellaneous Store Retailers	9	1.5%	92	2.0%	82	2.1%	705	1.5%	188	2.3%	1,308	1.4%
Nonstore Retailers	7	1.1%	1	0.0%	32	0.8%	6	0.0%	72	0.9%	10	0.0%
Transportation & Warehousing	2	0.3%	8	0.2%	26	0.7%	118	0.3%	66	0.8%	409	0.5%
Information	9	1.5%	108	2.4%	75	1.9%	983	2.1%	166	2.0%	1,798	2.0%
Finance & Insurance	47	7.6%	196	4.3%	237	6.1%	1,646	3.5%	522	6.4%	4,725	5.2%
Central Bank/Credit Intermediation & Related Activities	13	2.1%	72	1.6%	69	1.8%	760	1.6%	163	2.0%	2,083	2.3%
Securities, Commodity Contracts & Other Financial	16	2.6%	64	1.4%	64	1.6%	256	0.6%	139	1.7%	1,189	1.3%
Insurance Carriers & Related Activities; Funds, Trusts &	19	3.1%	60	1.3%	104	2.7%	630	1.4%	219	2.7%	1,453	1.6%
Real Estate, Rental & Leasing	46	7.4%	251	5.5%	297	7.6%	1,703	3.7%	610	7.4%	3,034	3.3%
Professional, Scientific & Tech Services	74	11.9%	356	7.8%	407	10.4%	2,663	5.7%	883	10.8%	6,199	6.8%
Legal Services	10	1.6%	40	0.9%	61	1.6%	428	0.9%	174	2.1%	1,043	1.1%
Management of Companies & Enterprises	2	0.3%	6	0.1%	4	0.1%	12	0.0%	8	0.1%	29	0.0%
Administrative & Support & Waste Management & Remediation	23	3.7%	137	3.0%	162	4.1%	1,089	2.3%	323	3.9%	2,903	3.2%
Educational Services	16	2.6%	267	5.9%	101	2.6%	2,635	5.7%	235	2.9%	6,595	7.3%
Health Care & Social Assistance	84	13.5%	708	15.6%	661	16.9%	13,659	29.4%	1,099	13.4%	19,321	21.3%
Arts, Entertainment & Recreation	21	3.4%	136	3.0%	76	1.9%	2,170	4.7%	140	1.7%	2,968	3.3%
Accommodation & Food Services	56	9.0%	865	19.0%	299	7.6%	6,459	13.9%	631	7.7%	13,198	14.5%
Accommodation	4	0.6%	30	0.7%	21	0.5%	919	2.0%	50	0.6%	2,351	2.6%
Food Services & Drinking Places	52	8.4%	835	18.4%	278	7.1%	5,541	11.9%	581	7.1%	10,846	12.0%
Other Services (except Public Administration)	72	11.6%	419	9.2%	446	11.4%	3,167	6.8%	1,003	12.2%	7,400	8.2%
Automotive Repair & Maintenance	7	1.1%	46	1.0%	69	1.8%	719	1.5%	185	2.3%	2,395	2.6%
Public Administration	2	0.3%	52	1.1%	13	0.3%	412	0.9%	37	0.5%	900	1.0%
Unclassified Establishments	44	7.1%	26	0.6%	237	6.1%	279	0.6%	533	6.5%	501	0.6%
Total	620	100.0%	4,547	100.0%	3,909	100.0%	46,405	100.0%	8,213	100.0%	90,737	100.0%

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July 13, 2021