

FOR SALE C-2 LAND

SWC Irvington & Park 8.94 Acres Tucson AZ

CRESTLINE PROPERTIES, LC

With Red Point Development, Inc.



- Potential Uses:
- QSR with Drive Thru
- Industrial/Self Storage
- Low Income Housing
- Excellent Visibility
- High Traffic Counts

Tax Parcels 140-20-001A; 002F

001A: 360,227 SF 8.27 Acres (C-2)

002F: 29,158 SF 0.67 Acres (C2/R2)

Call for Pricing

Traffic Counts	(Q3 2021)	Kalibrate Tech	
Irvington West	33,488	Park North	21,000
Irvington East	31,539	Park South	18,257

Jason Wong, CCIM (520) 603-1191 jwongccim@gmail.com

Matthew Wong (520) 269-3060 matthewwong9518@gmail.com

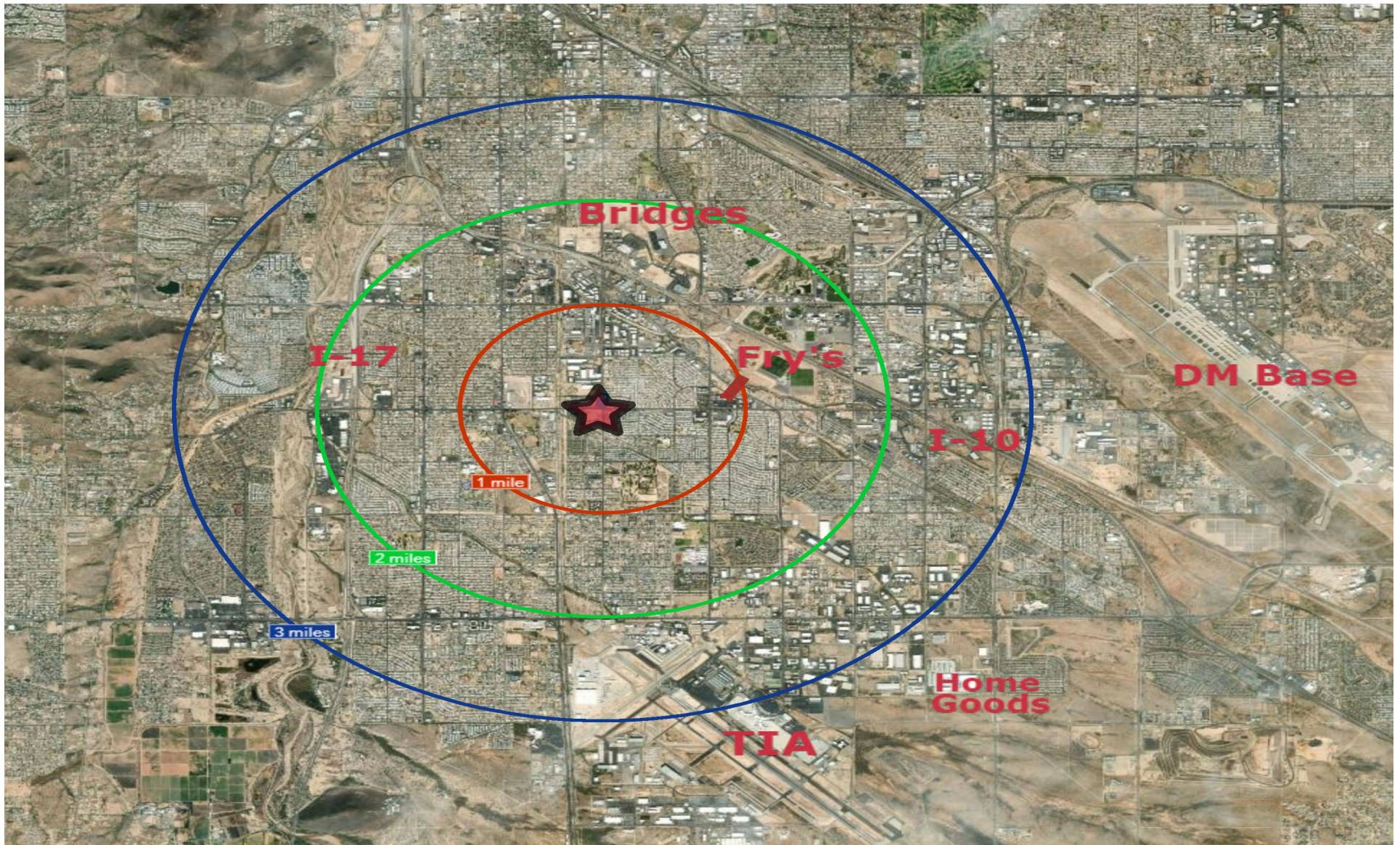
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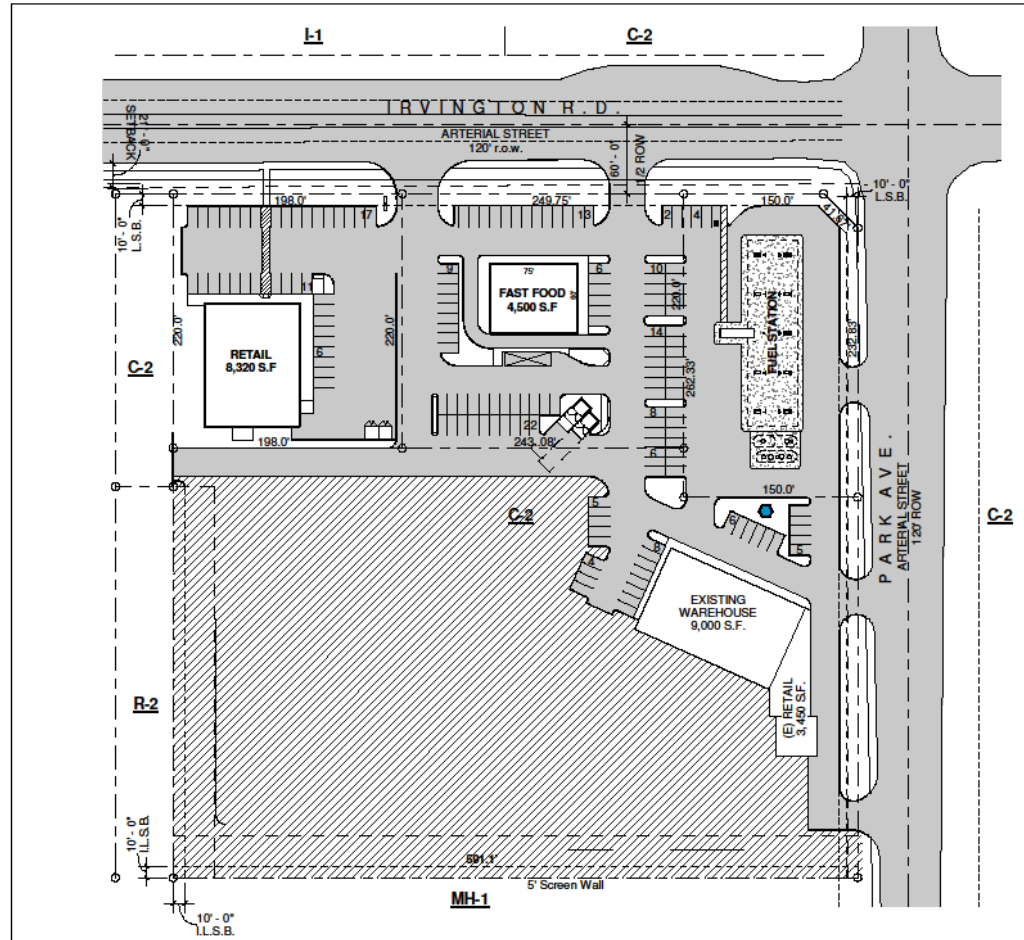
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SWC Irvington & Park 8.94 Acres

CRESTLINE PROPERTIES, LC

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Potential Commercial C-Store & Fast Food Pads



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Demographic and Income Profile

E Irvington Rd & S Park Ave, Tucson, Arizona, 85714
 Ring: 1 mile radius

Jason Wong, CCIM
 Latitude: 32.16335
 Longitude: -110.95618

Summary	Census 2010	2021	2026
Population	15,829	17,331	18,009
Households	5,027	5,515	5,729
Families	3,688	3,978	4,120
Average Household Size	3.14	3.13	3.13
Owner Occupied Housing Units	2,740	2,929	3,142
Renter Occupied Housing Units	2,287	2,585	2,587
Median Age	29.2	30.4	31.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.77%	1.34%	0.71%
Households	0.76%	1.35%	0.71%
Families	0.70%	1.29%	0.64%
Owner HHs	1.41%	1.59%	0.91%
Median Household Income	2.44%	2.59%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	943	17.1%	851	14.9%
\$15,000 - \$24,999	1,050	19.0%	959	16.7%
\$25,000 - \$34,999	898	16.3%	821	14.3%
\$35,000 - \$49,999	1,030	18.7%	1,099	19.2%
\$50,000 - \$74,999	706	12.8%	842	14.7%
\$75,000 - \$99,999	518	9.4%	659	11.5%
\$100,000 - \$149,999	227	4.1%	302	5.3%
\$150,000 - \$199,999	74	1.3%	109	1.9%
\$200,000+	68	1.2%	87	1.5%
Median Household Income	\$33,063		\$37,306	
Average Household Income	\$45,288		\$52,383	
Per Capita Income	\$14,406		\$16,666	

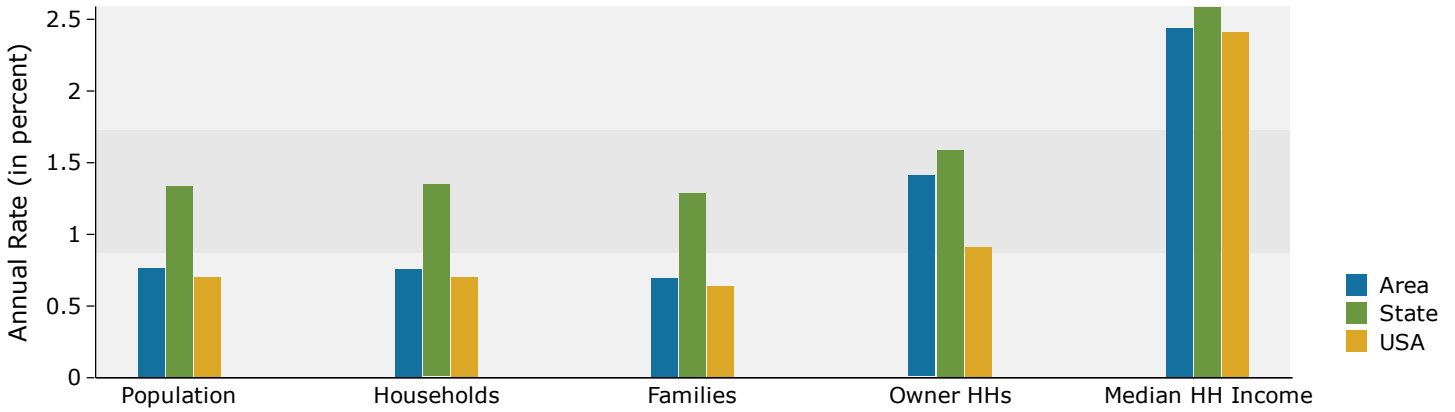
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,493	9.4%	1,504	8.7%	1,564	8.7%
5 - 9	1,413	8.9%	1,467	8.5%	1,481	8.2%
10 - 14	1,343	8.5%	1,381	8.0%	1,436	8.0%
15 - 19	1,458	9.2%	1,297	7.5%	1,342	7.5%
20 - 24	1,224	7.7%	1,379	8.0%	1,309	7.3%
25 - 34	2,197	13.9%	2,818	16.3%	2,806	15.6%
35 - 44	2,006	12.7%	2,095	12.1%	2,370	13.2%
45 - 54	1,898	12.0%	1,800	10.4%	1,862	10.3%
55 - 64	1,504	9.5%	1,657	9.6%	1,651	9.2%
65 - 74	757	4.8%	1,257	7.3%	1,301	7.2%
75 - 84	415	2.6%	518	3.0%	698	3.9%
85+	120	0.8%	159	0.9%	190	1.1%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,498	53.7%	9,004	52.0%	9,383	52.1%
Black Alone	428	2.7%	453	2.6%	469	2.6%
American Indian Alone	648	4.1%	696	4.0%	719	4.0%
Asian Alone	105	0.7%	116	0.7%	121	0.7%
Pacific Islander Alone	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	5,538	35.0%	6,387	36.9%	6,617	36.7%
Two or More Races	607	3.8%	671	3.9%	697	3.9%
Hispanic Origin (Any Race)	13,693	86.5%	15,392	88.8%	16,167	89.8%

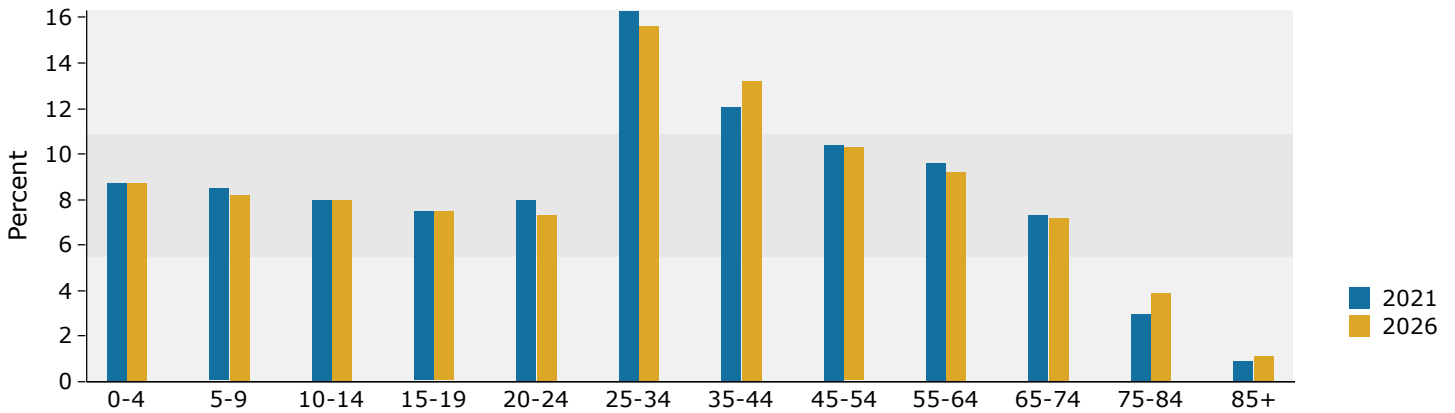
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

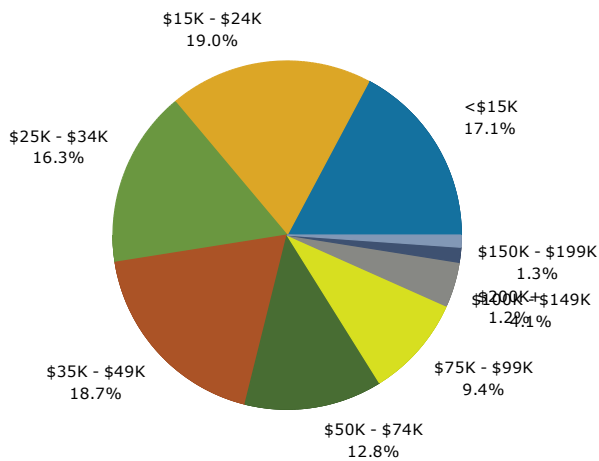
Trends 2021-2026



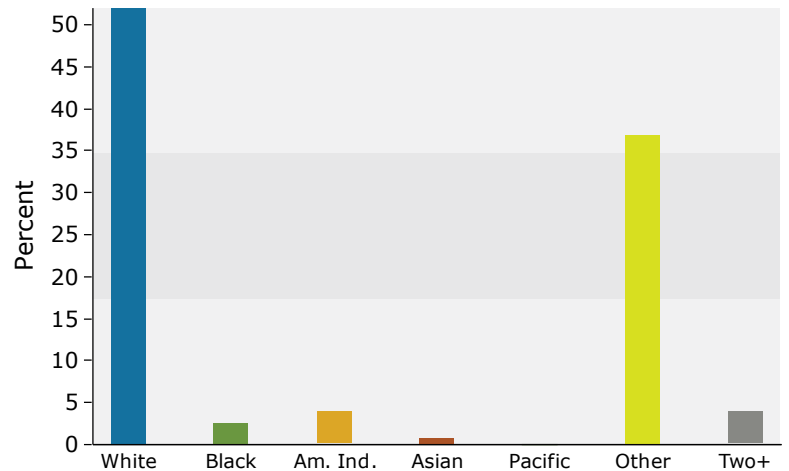
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 88.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographic and Income Profile

E Irvington Rd & S Park Ave, Tucson, Arizona, 85714
 Ring: 2 mile radius

Jason Wong, CCIM
 Latitude: 32.16335
 Longitude: -110.95618

Summary	Census 2010	2021	2026
Population	57,740	60,917	62,547
Households	17,521	18,590	19,101
Families	13,290	13,893	14,242
Average Household Size	3.28	3.26	3.26
Owner Occupied Housing Units	9,844	10,300	10,941
Renter Occupied Housing Units	7,677	8,289	8,160
Median Age	28.3	29.4	30.7
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.53%	1.34%	0.71%
Households	0.54%	1.35%	0.71%
Families	0.50%	1.29%	0.64%
Owner HHs	1.21%	1.59%	0.91%
Median Household Income	2.01%	2.59%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	3,319	17.9%	2,865	15.0%
\$15,000 - \$24,999	3,191	17.2%	2,925	15.3%
\$25,000 - \$34,999	2,609	14.0%	2,459	12.9%
\$35,000 - \$49,999	3,400	18.3%	3,558	18.6%
\$50,000 - \$74,999	2,799	15.1%	3,160	16.5%
\$75,000 - \$99,999	1,796	9.7%	2,194	11.5%
\$100,000 - \$149,999	1,146	6.2%	1,495	7.8%
\$150,000 - \$199,999	206	1.1%	293	1.5%
\$200,000+	123	0.7%	152	0.8%
Median Household Income	\$35,529		\$39,254	
Average Household Income	\$45,879		\$52,578	
Per Capita Income	\$14,074		\$16,140	

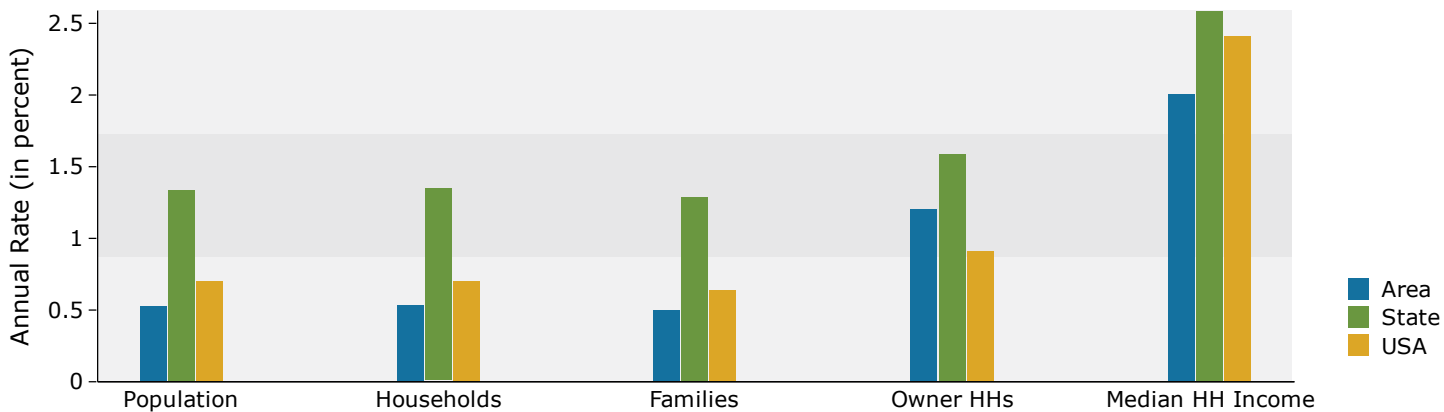
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,539	9.6%	5,457	9.0%	5,576	8.9%
5 - 9	5,356	9.3%	5,232	8.6%	5,276	8.4%
10 - 14	5,131	8.9%	4,918	8.1%	5,044	8.1%
15 - 19	5,443	9.4%	4,776	7.8%	4,683	7.5%
20 - 24	4,560	7.9%	5,151	8.5%	4,898	7.8%
25 - 34	8,113	14.1%	9,985	16.4%	10,069	16.1%
35 - 44	7,129	12.3%	7,126	11.7%	7,770	12.4%
45 - 54	6,575	11.4%	6,022	9.9%	6,200	9.9%
55 - 64	5,067	8.8%	5,513	9.0%	5,453	8.7%
65 - 74	2,743	4.8%	4,227	6.9%	4,422	7.1%
75 - 84	1,587	2.7%	1,922	3.2%	2,475	4.0%
85+	498	0.9%	589	1.0%	683	1.1%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,325	54.3%	31,962	52.5%	32,889	52.6%
Black Alone	1,645	2.8%	1,695	2.8%	1,734	2.8%
American Indian Alone	2,626	4.5%	2,711	4.5%	2,756	4.4%
Asian Alone	385	0.7%	423	0.7%	441	0.7%
Pacific Islander Alone	51	0.1%	52	0.1%	54	0.1%
Some Other Race Alone	19,692	34.1%	21,926	36.0%	22,472	35.9%
Two or More Races	2,016	3.5%	2,147	3.5%	2,201	3.5%
Hispanic Origin (Any Race)	49,244	85.3%	53,368	87.6%	55,403	88.6%

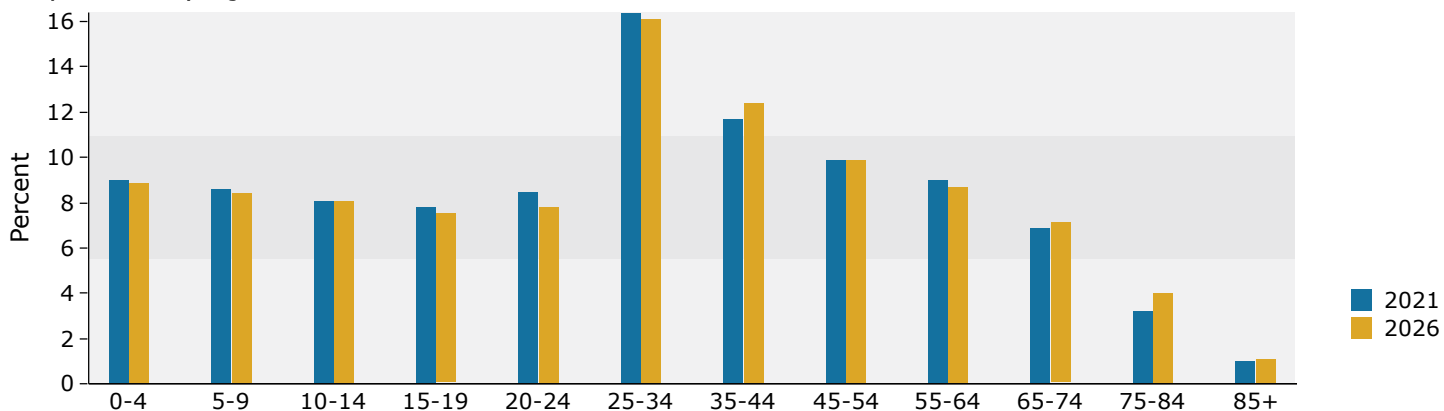
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

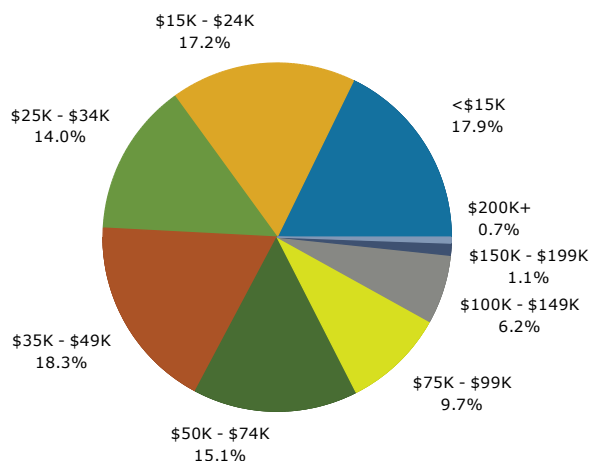
Trends 2021-2026



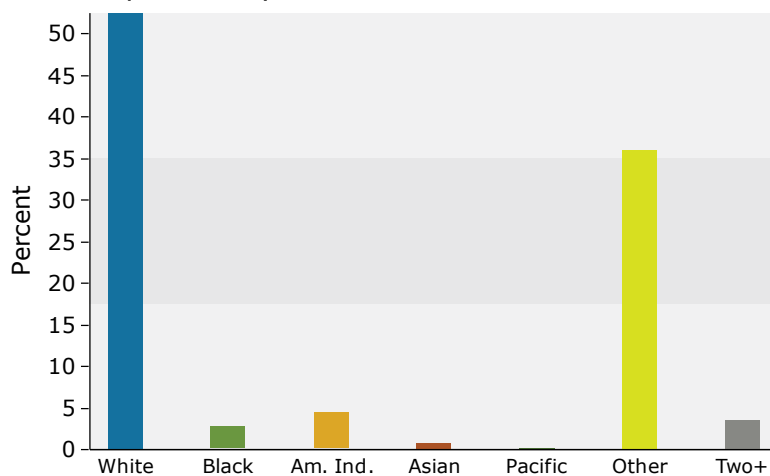
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 87.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographic and Income Profile

E Irvington Rd & S Park Ave, Tucson, Arizona, 85714
 Ring: 3 mile radius

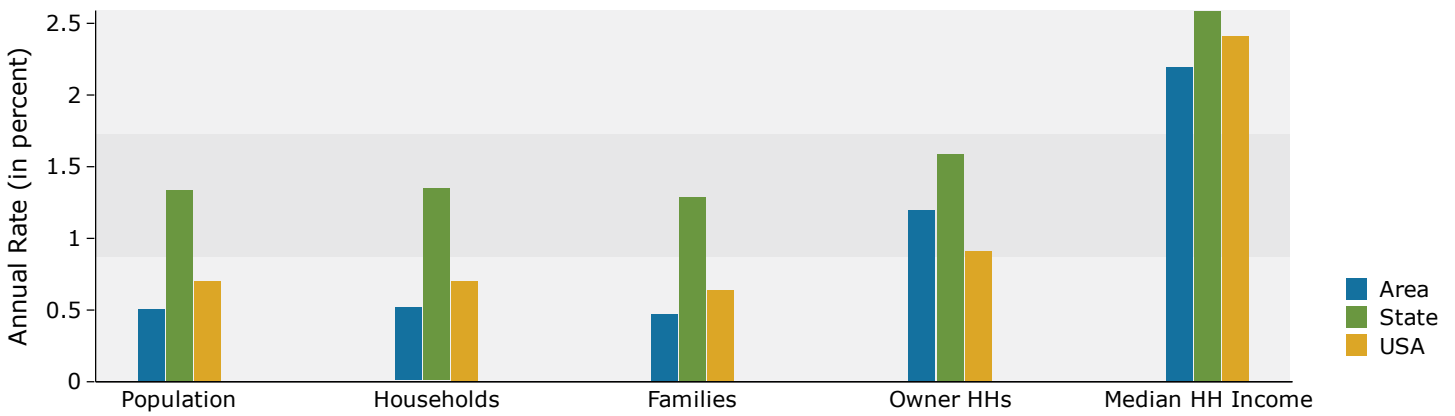
Jason Wong, CCIM
 Latitude: 32.16335
 Longitude: -110.95618

Summary	Census 2010		2021		2026	
Population	105,866		111,765		114,651	
Households	32,304		34,166		35,058	
Families	24,292		25,305		25,904	
Average Household Size	3.25		3.24		3.24	
Owner Occupied Housing Units	18,616		19,393		20,581	
Renter Occupied Housing Units	13,688		14,772		14,478	
Median Age	28.9		30.0		31.2	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.51%		1.34%		0.71%	
Households	0.52%		1.35%		0.71%	
Families	0.47%		1.29%		0.64%	
Owner HHs	1.20%		1.59%		0.91%	
Median Household Income	2.20%		2.59%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5,927	17.3%	5,099	14.5%	5,099	14.5%
\$15,000 - \$24,999	5,734	16.8%	5,241	14.9%	5,241	14.9%
\$25,000 - \$34,999	4,636	13.6%	4,350	12.4%	4,350	12.4%
\$35,000 - \$49,999	6,088	17.8%	6,212	17.7%	6,212	17.7%
\$50,000 - \$74,999	5,497	16.1%	6,168	17.6%	6,168	17.6%
\$75,000 - \$99,999	3,215	9.4%	3,942	11.2%	3,942	11.2%
\$100,000 - \$149,999	2,400	7.0%	3,133	8.9%	3,133	8.9%
\$150,000 - \$199,999	431	1.3%	613	1.7%	613	1.7%
\$200,000+	237	0.7%	299	0.9%	299	0.9%
Median Household Income			\$36,373		\$40,548	
Average Household Income			\$47,215		\$54,290	
Per Capita Income			\$14,542		\$16,721	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,909	9.4%	9,784	8.8%	9,975	8.7%
5 - 9	9,727	9.2%	9,369	8.4%	9,487	8.3%
10 - 14	9,389	8.9%	8,863	7.9%	9,099	7.9%
15 - 19	9,696	9.2%	8,710	7.8%	8,479	7.4%
20 - 24	8,285	7.8%	9,185	8.2%	8,750	7.6%
25 - 34	14,823	14.0%	18,213	16.3%	18,287	16.0%
35 - 44	13,153	12.4%	13,191	11.8%	14,405	12.6%
45 - 54	12,066	11.4%	11,211	10.0%	11,586	10.1%
55 - 64	9,367	8.8%	10,252	9.2%	10,064	8.8%
65 - 74	5,383	5.1%	8,062	7.2%	8,453	7.4%
75 - 84	3,102	2.9%	3,761	3.4%	4,765	4.2%
85+	966	0.9%	1,163	1.0%	1,300	1.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	57,804	54.6%	58,875	52.7%	60,398	52.7%
Black Alone	3,452	3.3%	3,560	3.2%	3,635	3.2%
American Indian Alone	4,988	4.7%	5,191	4.6%	5,279	4.6%
Asian Alone	889	0.8%	989	0.9%	1,039	0.9%
Pacific Islander Alone	109	0.1%	112	0.1%	118	0.1%
Some Other Race Alone	34,743	32.8%	38,882	34.8%	39,913	34.8%
Two or More Races	3,880	3.7%	4,157	3.7%	4,269	3.7%
Hispanic Origin (Any Race)	86,564	81.8%	94,517	84.6%	98,338	85.8%

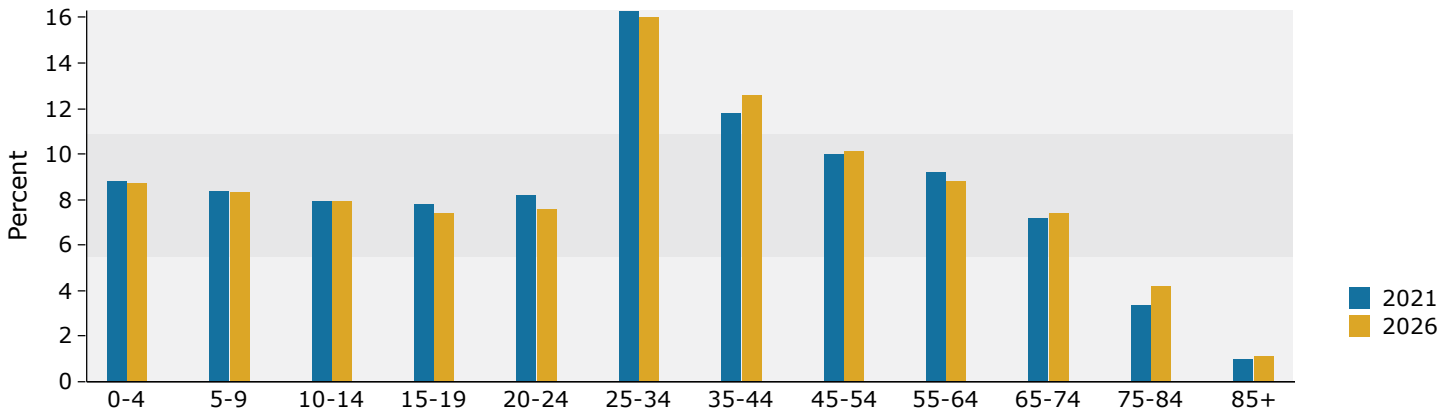
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

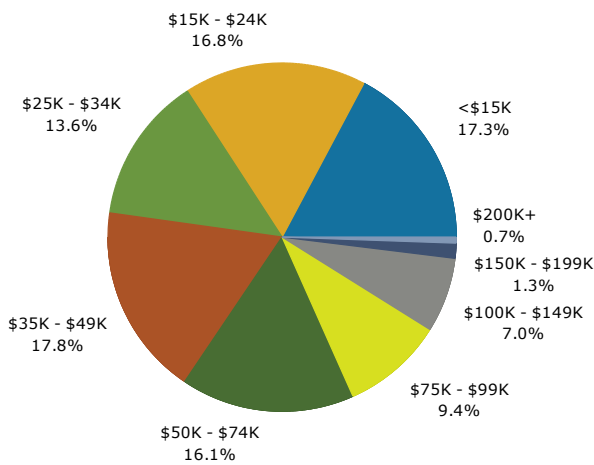
Trends 2021-2026



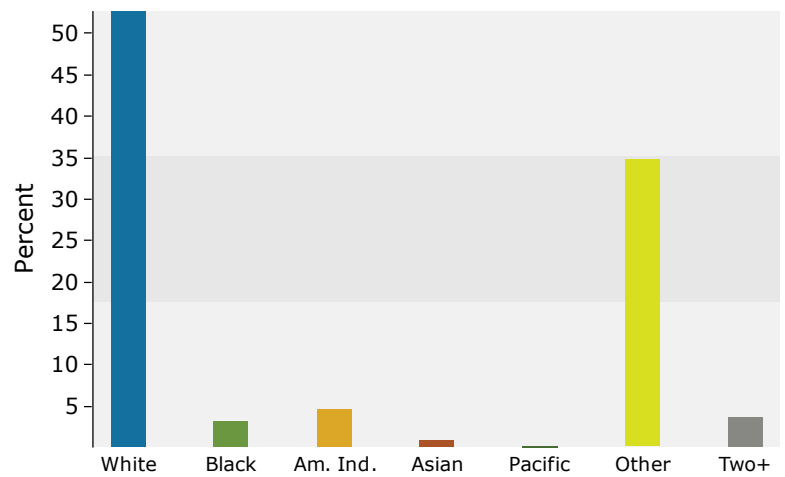
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 84.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.