



**COMMERCIAL RETAIL ADVISORS, LLC**

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## BROADWAY / KOLB CENTER



### Property Highlights

**Location:** NEC of Broadway Blvd & Kolb Road  
Tucson, AZ

**Space Available:** ± 29,627 SF Anchor  
± 2,200 SF Inline  
± 1,200 SF Inline  
± 1,100 SF Inline  
± 1,200 SF Inline

**Lease Rate:** Please call broker for price.

**Triple Net Expenses:** \$4.00/SF/YR, estimated.

**Zoning:** C-2

### Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,323	125,310	240,665
Households:	7,093	58,656	110,737
Average HH Income:	\$66,180	\$77,357	\$85,888

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

### Description

- ♦ One of the top five highest traffic volume intersection in the metropolitan area.
- ♦ Kolb Rd. is the only arterial that crosses Davis-Monthan Air Force Base and connects I-10 to the south with the Tanque Verde Valley to the north. Broadway Blvd. is a major east/west arterial that connects I-10 and downtown Tucson to the west all the way east to the Rincon Mountains.
- ♦ 1 mile from Park Place Mall and major eastside office district.
- ♦ Major retailers at intersection include: DSW, Ross, Skechers, Natural Grocers, Home Goods, In-N-Out Burger, Michael's, Jo-Ann Fabric & Craft Stores, Christie's Appliance and Floor & Décor.
- ♦ ±20 ft ceiling height.

### Traffic Count

Kolb Rd:	47,007 VPD (2024)
Broadway Blvd:	47,149 VPD (2024)
Total:	94,156 VPD

(Source: Pima Association of Governments and ADOT)



**For information, contact:**  
**Craig Finrock, CCIM, CRX, CLS**  
**Designated Broker**  
[cfinrock@cradvisorsllc.com](mailto:cfinrock@cradvisorsllc.com)

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# Broadway/Kolb Center

Tucson, Arizona



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## SITE PLAN



#	Tenant	Address	SF
1	Chop Shop Barbers	7115 E. Broadway	1,000
2	Signature Smiles	7117 E. Broadway	3,500
3	Concentra	7119 E. Broadway	6,600
4	<b>AVAILABLE</b>	<b>7125 E. Broadway</b>	<b>29,627</b>
5	Planet Fitness	7125 E. Broadway	28,575
6	American Red Cross	7139 E. Broadway	6,438
7	<b>AVAILABLE (contiguous)</b>	<b>7143 E. Broadway</b>	<b>2,200</b>
8	<b>AVAILABLE (contiguous)</b>	<b>7145 E. Broadway</b>	<b>1,200</b>
9	<b>AVAILABLE (contiguous)</b>	<b>7147 E. Broadway</b>	<b>1,100</b>
10	Moon Smoke Shop	7151 E. Broadway	2,600

#	Tenant	Address	SF
11	G&N Appliance Parts	7155 E. Broadway	2,000
12	Fresh Sushi Pho	7159 E. Broadway	1,400
13	<b>AVAILABLE</b>	<b>7161 E. Broadway</b>	<b>1,200</b>
14	Transitions Hair Studio	7163 E. Broadway	2,200
15	The Oink Café	7131 E. Broadway	4,000
16	In-N-Out Burger	7111 E. Broadway	NAP
17	Available by other	7101 E. Broadway	NAP
18	DSW Shoes	7191 E. Broadway	NAP
<b>TOTAL GLA:</b>			<b>93,643</b>



# Broadway/Kolb Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AREA

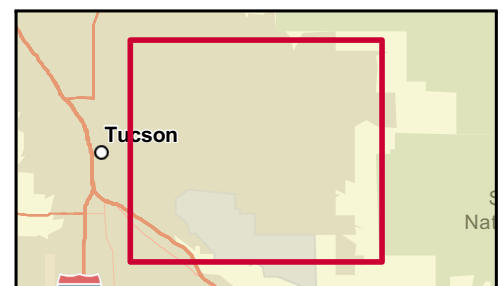
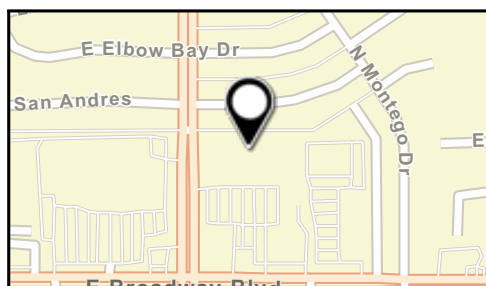
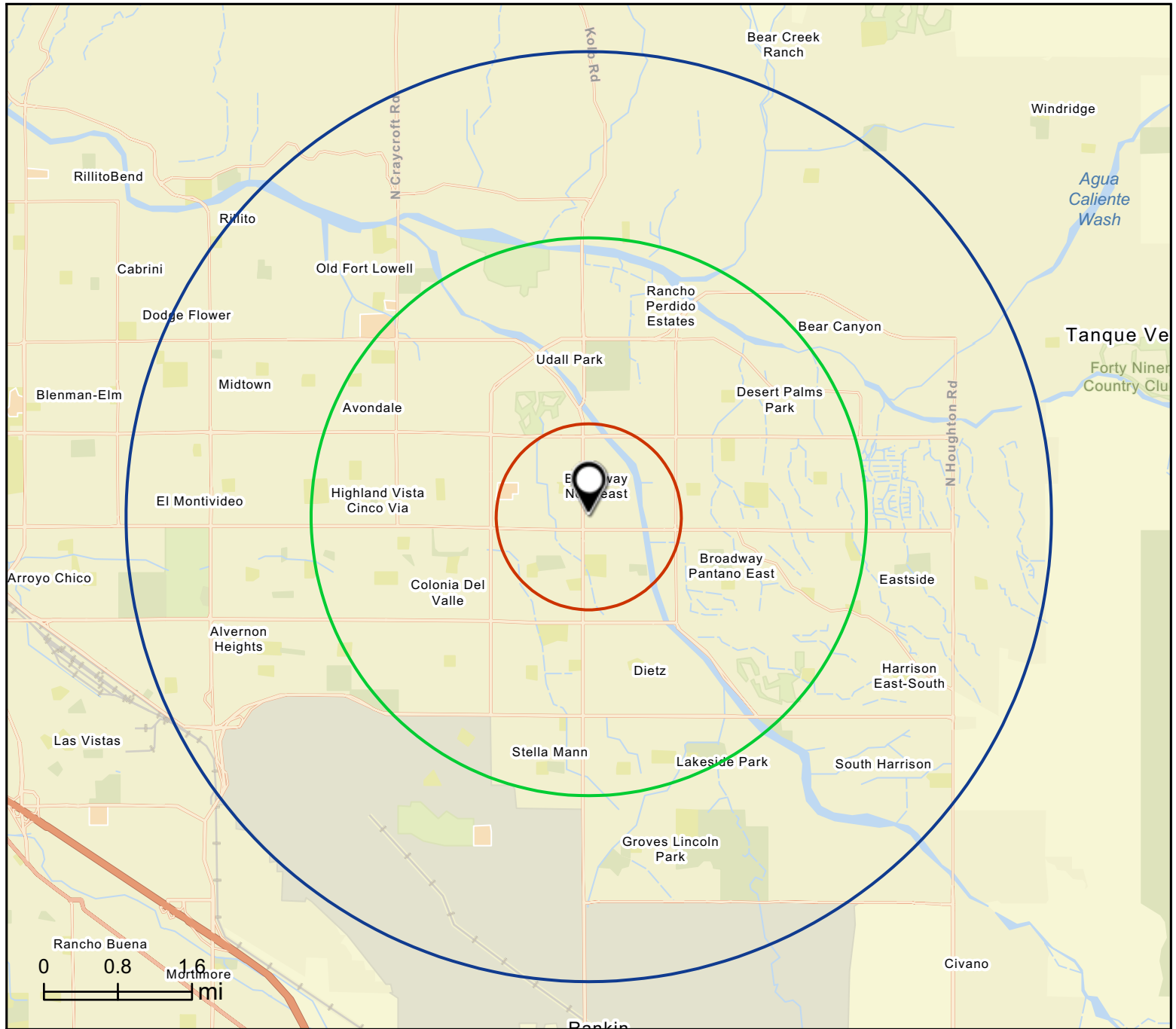




## Site Map

Broadway - Kolb Center  
7125 East Broadway Boulevard, Tucson, Arizona, 85710  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.22302  
Longitude: -110.83990



## Executive Summary

Broadway - Kolb Center  
7125 East Broadway Boulevard, Tucson, Arizona, 85710  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,015	120,263	234,244
2020 Population	14,272	126,305	241,540
2024 Population	14,323	125,310	240,665
2029 Population	14,112	123,608	238,486
2010-2020 Annual Rate	0.93%	0.49%	0.31%
2020-2024 Annual Rate	0.08%	-0.19%	-0.09%
2024-2029 Annual Rate	-0.30%	-0.27%	-0.18%
2020 Male Population	46.9%	48.1%	48.5%
2020 Female Population	53.1%	51.9%	51.5%
2020 Median Age	46.0	42.0	42.4
2024 Male Population	47.6%	48.7%	49.2%
2024 Female Population	52.4%	51.3%	50.8%
2024 Median Age	45.6	42.3	42.7

In the identified area, the current year population is 240,665. In 2020, the Census count in the area was 241,540. The rate of change since 2020 was -0.09% annually. The five-year projection for the population in the area is 238,486 representing a change of -0.18% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 42.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	65.7%	63.1%	63.7%
2024 Black Alone	6.4%	7.2%	6.6%
2024 American Indian/Alaska Native Alone	1.9%	1.7%	1.8%
2024 Asian Alone	3.0%	3.4%	3.5%
2024 Pacific Islander Alone	0.3%	0.4%	0.4%
2024 Other Race	9.2%	9.3%	8.9%
2024 Two or More Races	13.5%	15.0%	15.1%
2024 Hispanic Origin (Any Race)	27.6%	28.4%	28.2%

Persons of Hispanic origin represent 28.2% 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 73.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	47	62	76
2010 Households	6,444	54,088	102,969
2020 Households	7,036	58,063	109,084
2024 Households	7,093	58,656	110,737
2029 Households	7,161	59,340	112,516
2010-2020 Annual Rate	0.88%	0.71%	0.58%
2020-2024 Annual Rate	0.19%	0.24%	0.35%
2024-2029 Annual Rate	0.19%	0.23%	0.32%
2024 Average Household Size	1.96	2.10	2.13

The household count in this area has changed from 109,084 in 2020 to 110,737 in the current year, a change of 0.35% annually. The five-year projection of households is 112,516, a change of 0.32% annually from the current year total. Average household size is currently 2.13, compared to 2.17 in the year 2020. The number of families in the current year is 59,136 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.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	35.3%	33.0%	32.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$48,196	\$56,377	\$60,529
2029 Median Household Income	\$60,306	\$71,858	\$76,568
2024-2029 Annual Rate	4.59%	4.97%	4.81%
<b>Average Household Income</b>			
2024 Average Household Income	\$66,180	\$77,357	\$85,888
2029 Average Household Income	\$79,342	\$93,703	\$103,035
2024-2029 Annual Rate	3.69%	3.91%	3.71%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$33,007	\$36,270	\$39,601
2029 Per Capita Income	\$40,525	\$45,045	\$48,685
2024-2029 Annual Rate	4.19%	4.43%	4.22%
<b>GINI Index</b>			
2024 Gini Index	41.4	41.5	42.1
<b>Households by Income</b>			

Current median household income is \$60,529 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$76,568 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$85,888 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$103,035 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,601 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,685 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	70	75	77
2010 Total Housing Units	7,508	60,481	114,789
2010 Owner Occupied Housing Units	3,107	29,066	57,853
2010 Renter Occupied Housing Units	3,337	25,022	45,115
2010 Vacant Housing Units	1,064	6,393	11,820
2020 Total Housing Units	7,892	62,552	118,171
2020 Owner Occupied Housing Units	3,037	29,305	58,815
2020 Renter Occupied Housing Units	3,999	28,758	50,269
2020 Vacant Housing Units	829	4,527	9,088
2024 Total Housing Units	7,933	62,631	118,896
2024 Owner Occupied Housing Units	3,411	32,529	64,773
2024 Renter Occupied Housing Units	3,682	26,127	45,964
2024 Vacant Housing Units	840	3,975	8,159
2029 Total Housing Units	7,994	63,145	120,343
2029 Owner Occupied Housing Units	3,694	34,963	69,515
2029 Renter Occupied Housing Units	3,467	24,377	43,000
2029 Vacant Housing Units	833	3,805	7,827

<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	50.3	48.6	48.4

Currently, 54.5% of the 118,896 housing units in the area are owner occupied; 38.7%, renter occupied; and 6.9% 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 118,171 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.14%. Median home value in the area is \$313,602, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.67% annually to \$433,140.

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**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 15, 2025

# Business Summary

Broadway - Kolb Center  
7125 East Broadway Boulevard, Tucson, Arizona, 85710  
Rings: 1, 3, 5 mile radii

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Data for all businesses in area			1 mile		3 miles		5 miles					
Total Businesses:			706		4,910		8,433					
Total Employees:			10,968		57,502		96,584					
Total Population:			14,323		125,310		240,665					
Employee/Population Ratio (per 100 Residents)			77		46		40					
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	0.3%	7	0.1%	8	0.2%	35	0.1%	15	0.2%	112	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	7	0.0%	1	0.0%	9	0.0%
Utilities	1	0.1%	5	0.1%	2	0.0%	9	0.0%	3	0.0%	12	0.0%
Construction	26	3.7%	90	0.8%	269	5.5%	1,417	2.5%	485	5.8%	3,290	3.4%
Building Construction	11	1.6%	43	0.4%	92	1.9%	560	1.0%	177	2.1%	1,055	1.1%
Heavy/Civil Eng Construction	0	0.0%	5	0.1%	15	0.3%	160	0.3%	24	0.3%	300	0.3%
Specialty Trade Contractor	15	2.1%	42	0.4%	162	3.3%	698	1.2%	285	3.4%	1,935	2.0%
Manufacturing	16	2.3%	102	0.9%	127	2.6%	2,087	3.6%	216	2.6%	3,289	3.4%
Wholesale Trade	14	2.0%	60	0.6%	84	1.7%	421	0.7%	163	1.9%	1,021	1.1%
Durable Goods	12	1.7%	45	0.4%	68	1.4%	333	0.6%	133	1.6%	872	0.9%
Nondurable Goods	3	0.4%	16	0.1%	13	0.3%	65	0.1%	25	0.3%	114	0.1%
Trade Broker	0	0.0%	0	0.0%	4	0.1%	23	0.0%	5	0.1%	35	0.0%
Retail Trade	86	12.2%	1,927	17.6%	618	12.6%	9,822	17.1%	1,069	12.7%	15,688	16.2%
Motor Vehicle & Parts Dealers	6	0.8%	71	0.7%	71	1.4%	1,597	2.8%	142	1.7%	2,504	2.6%
Furniture & Home Furnishings Stores	7	1.0%	61	0.6%	31	0.6%	305	0.5%	58	0.7%	493	0.5%
Electronics & Appliance Stores	1	0.1%	2	0.0%	33	0.7%	359	0.6%	54	0.6%	500	0.5%
Building Material & Garden Equipment & Supplies Dealers	9	1.3%	448	4.1%	43	0.9%	1,213	2.1%	80	0.9%	1,908	2.0%
Food & Beverage Stores	8	1.1%	157	1.4%	72	1.5%	1,426	2.5%	130	1.5%	2,950	3.0%
Health & Personal Care Stores	14	2.0%	121	1.1%	77	1.6%	1,162	2.0%	139	1.6%	1,781	1.8%
Gasoline Stations & Fuel Dealers	1	0.1%	5	0.1%	17	0.3%	94	0.2%	23	0.3%	116	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	10	1.4%	69	0.6%	88	1.8%	829	1.4%	127	1.5%	952	1.0%
Sporting Goods, Hobby, Book, & Music Stores	18	2.5%	292	2.7%	121	2.5%	1,096	1.9%	206	2.4%	1,644	1.7%
General Merchandise Stores	13	1.8%	700	6.4%	64	1.3%	1,740	3.0%	110	1.3%	2,841	2.9%
Transportation & Warehousing	4	0.6%	13	0.1%	44	0.9%	696	1.2%	77	0.9%	971	1.0%
Truck Transportation	1	0.1%	7	0.1%	21	0.4%	67	0.1%	39	0.5%	229	0.2%
Information	19	2.7%	458	4.2%	90	1.8%	1,227	2.1%	161	1.9%	1,764	1.8%
Finance & Insurance	41	5.8%	387	3.5%	308	6.3%	2,361	4.1%	492	5.8%	3,950	4.1%
Central Bank/Credit Intermediation & Related Activities	15	2.1%	111	1.0%	100	2.0%	1,071	1.9%	164	1.9%	1,870	1.9%
Securities & Commodity Contracts	9	1.3%	38	0.3%	76	1.6%	267	0.5%	128	1.5%	724	0.8%
Funds, Trusts & Other Financial Vehicles	17	2.4%	238	2.2%	131	2.7%	1,022	1.8%	201	2.4%	1,356	1.4%
Real Estate, Rental & Leasing	51	7.2%	316	2.9%	354	7.2%	2,065	3.6%	578	6.8%	3,060	3.2%
Professional, Scientific & Tech Services	69	9.8%	1,001	9.1%	495	10.1%	4,362	7.6%	903	10.7%	6,915	7.2%
Legal Services	15	2.1%	101	0.9%	90	1.8%	564	1.0%	159	1.9%	937	1.0%
Management of Companies & Enterprises	0	0.0%	2	0.0%	6	0.1%	18	0.0%	11	0.1%	35	0.0%
Administrative, Support & Waste Management Services	25	3.5%	534	4.9%	184	3.8%	1,600	2.8%	303	3.6%	2,858	3.0%
Educational Services	18	2.5%	328	3.0%	141	2.9%	4,241	7.4%	243	2.9%	6,880	7.1%

**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.

April 15, 2025

## Business Summary

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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
Health Care & Social Assistance	135	19.1%	3,239	29.5%	806	16.4%	11,908	20.7%	1,324	15.7%	19,476	20.2%
Ambulatory Health Care	109	15.4%	1,070	9.8%	582	11.8%	6,350	11.0%	954	11.3%	10,423	10.8%
Hospital	8	1.1%	1,458	13.3%	32	0.7%	2,153	3.7%	52	0.6%	3,055	3.2%
Nursing/Residential Care	13	1.8%	617	5.6%	78	1.6%	2,098	3.6%	117	1.4%	3,324	3.4%
Social Assistance	5	0.7%	93	0.8%	114	2.3%	1,307	2.3%	201	2.4%	2,674	2.8%
Arts, Entertainment & Recreation	13	1.8%	326	3.0%	98	2.0%	2,362	4.1%	170	2.0%	3,561	3.7%
Accommodation & Food Services	58	8.2%	1,372	12.5%	405	8.3%	8,629	15.0%	656	7.8%	13,075	13.5%
Accommodation	6	0.8%	206	1.9%	26	0.5%	861	1.5%	53	0.6%	1,994	2.1%
Food Services & Drinking Places	52	7.4%	1,166	10.6%	379	7.7%	7,768	13.5%	602	7.1%	11,080	11.5%
Other Services (except Public Administration)	96	13.6%	669	6.1%	666	13.6%	3,756	6.5%	1,146	13.6%	6,429	6.7%
Repair & Maintenance	22	3.1%	121	1.1%	171	3.5%	1,176	2.0%	270	3.2%	1,867	1.9%
Automotive Repair & Maintenance	15	2.1%	106	1.0%	116	2.4%	958	1.7%	183	2.2%	1,539	1.6%
Personal & Laundry Service	47	6.7%	309	2.8%	250	5.1%	1,242	2.2%	417	4.9%	2,141	2.2%
Civic and Other Orgs	27	3.8%	239	2.2%	245	5.0%	1,337	2.3%	459	5.4%	2,422	2.5%
Public Administration	6	0.8%	130	1.2%	19	0.4%	453	0.8%	67	0.8%	4,135	4.3%
Unclassified Establishments	26	3.7%	5	0.1%	183	3.7%	26	0.1%	351	4.2%	54	0.1%
Total	706	100.0%	10,968	100.0%	4,910	100.0%	57,502	100.0%	8,433	100.0%	96,584	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	16	2.3%	87	0.8%	91	1.9%	512	0.9%	146	1.7%	874	0.9%
Construction	26	3.7%	84	0.8%	235	4.8%	1,153	2.0%	432	5.1%	2,796	2.9%
Manufacturing	9	1.3%	75	0.7%	108	2.2%	2,013	3.5%	185	2.2%	3,039	3.1%
Transportation	10	1.4%	32	0.3%	82	1.7%	339	0.6%	144	1.7%	717	0.7%
Communication	12	1.7%	390	3.6%	45	0.9%	609	1.1%	70	0.8%	712	0.7%
Utility	2	0.3%	10	0.1%	9	0.2%	42	0.1%	12	0.1%	55	0.1%
Wholesale Trade	15	2.1%	65	0.6%	85	1.7%	429	0.8%	165	2.0%	1,034	1.1%
Retail Trade Summary	145	20.5%	3,131	28.6%	1,022	20.8%	17,710	30.8%	1,709	20.3%	27,050	28.0%
Home Improvement	9	1.3%	448	4.1%	44	0.9%	1,214	2.1%	81	1.0%	1,904	2.0%
General Merchandise Stores	7	1.0%	590	5.4%	29	0.6%	1,527	2.7%	53	0.6%	2,557	2.6%
Food Stores	13	1.8%	191	1.7%	99	2.0%	1,601	2.8%	171	2.0%	3,308	3.4%
Auto Dealers & Gas Stations	7	1.0%	76	0.7%	83	1.7%	1,660	2.9%	159	1.9%	2,588	2.7%
Apparel & Accessory Stores	7	1.0%	59	0.5%	68	1.4%	735	1.3%	97	1.1%	830	0.9%
Furniture & Home Furnishings	11	1.6%	75	0.7%	70	1.4%	723	1.3%	120	1.4%	1,094	1.1%
Eating & Drinking Places	51	7.2%	1,164	10.6%	360	7.3%	7,638	13.3%	576	6.8%	10,892	11.3%
Miscellaneous Retail	40	5.7%	527	4.8%	269	5.5%	2,612	4.5%	452	5.4%	3,877	4.0%
Finance, Insurance, Real Estate Summary	87	12.3%	694	6.3%	630	12.8%	4,511	7.8%	1,023	12.1%	7,197	7.5%
Banks, Savings & Lending Institutions	15	2.1%	111	1.0%	97	2.0%	1,061	1.9%	159	1.9%	1,845	1.9%
Securities Brokers	8	1.1%	37	0.3%	71	1.4%	249	0.4%	121	1.4%	704	0.7%
Insurance Carriers & Agents	17	2.4%	238	2.2%	131	2.7%	1,022	1.8%	201	2.4%	1,356	1.4%
Real Estate, Holding, Other Investment Offices	46	6.5%	308	2.8%	330	6.7%	2,178	3.8%	543	6.4%	3,292	3.4%
Services Summary	352	49.9%	6,267	57.1%	2,402	48.9%	29,705	51.7%	4,127	48.9%	48,919	50.6%
Hotels & Lodging	6	0.8%	206	1.9%	26	0.5%	861	1.5%	53	0.6%	1,994	2.1%
Automotive Services	15	2.1%	108	1.0%	136	2.8%	1,541	2.7%	216	2.6%	2,189	2.3%
Movies & Amusements	17	2.4%	339	3.1%	118	2.4%	2,437	4.2%	204	2.4%	3,666	3.8%
Health Services	124	17.6%	2,927	26.7%	641	13.1%	9,334	16.2%	1,047	12.4%	15,227	15.8%
Legal Services	13	1.8%	94	0.9%	83	1.7%	470	0.8%	141	1.7%	758	0.8%
Education Institutions & Libraries	13	1.8%	335	3.0%	107	2.2%	4,171	7.3%	195	2.3%	6,826	7.1%
Other Services	163	23.1%	2,259	20.6%	1,291	26.3%	10,890	18.9%	2,270	26.9%	18,258	18.9%
Government	6	0.8%	130	1.2%	19	0.4%	453	0.8%	68	0.8%	4,137	4.3%
Unclassified Establishments	26	3.7%	5	1.2%	183	3.7%	26	0.8%	352	4.2%	54	4.3%
Totals	706	100.0%	10,968	100.0%	4,910	100.0%	57,502	100.0%	8,433	100.0%	96,584	100.0%

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

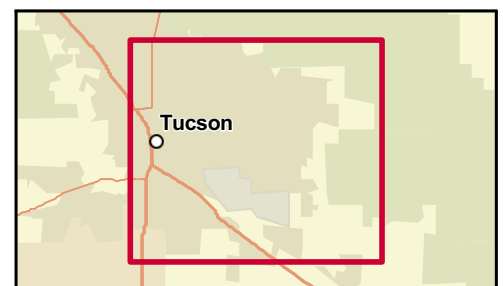
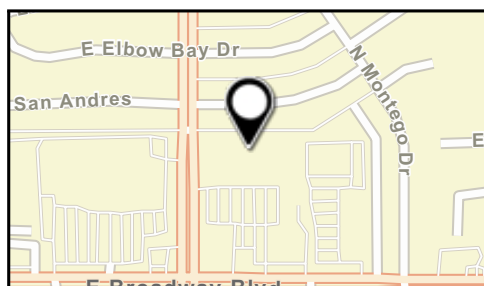
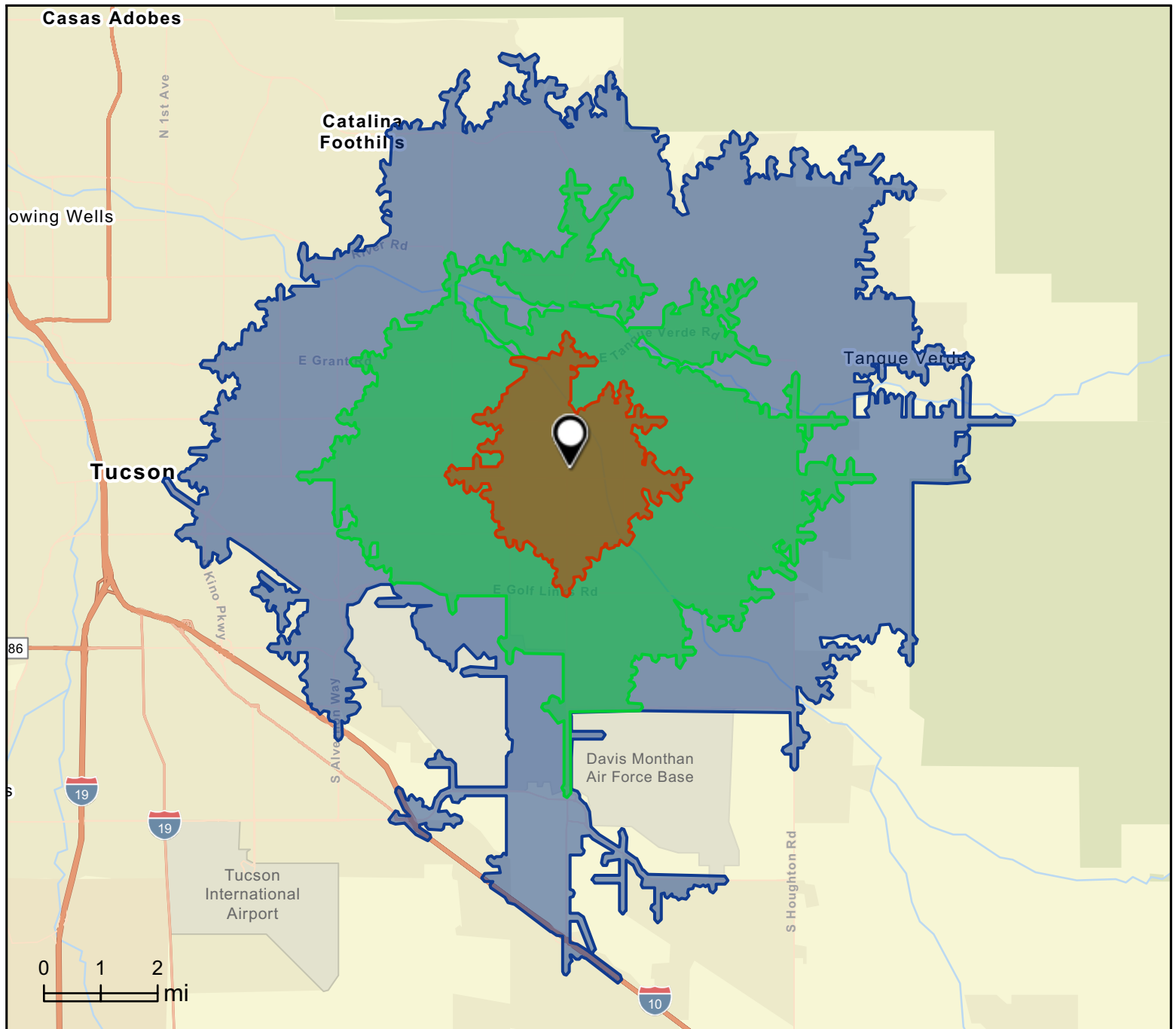
**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

April 15, 2025

## Site Map

Broadway - Kolb Ctr  
7125 East Broadway Boulevard, Tucson, Arizona, 85710  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.22302  
Longitude: -110.83990





## Executive Summary

Broadway - Kolb Ctr  
7125 East Broadway Boulevard, Tucson, Arizona, 85710  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.22302  
Longitude: -110.83990

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	35,563	172,832	291,681
2020 Population	38,249	178,753	298,953
2024 Population	38,353	177,230	300,463
2029 Population	37,936	175,140	298,235
2010-2020 Annual Rate	0.73%	0.34%	0.25%
2020-2024 Annual Rate	0.06%	-0.20%	0.12%
2024-2029 Annual Rate	-0.22%	-0.24%	-0.15%
2020 Male Population	47.1%	48.2%	48.5%
2020 Female Population	52.9%	51.8%	51.5%
2020 Median Age	43.5	42.9	42.8
2024 Male Population	47.6%	48.8%	49.2%
2024 Female Population	52.4%	51.2%	50.8%
2024 Median Age	43.7	43.1	43.0

In the identified area, the current year population is 300,463. In 2020, the Census count in the area was 298,953. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 298,235 representing a change of -0.15% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	64.5%	63.6%	64.3%
2024 Black Alone	7.0%	6.6%	6.0%
2024 American Indian/Alaska Native Alone	1.8%	1.7%	1.8%
2024 Asian Alone	3.2%	3.4%	3.6%
2024 Pacific Islander Alone	0.3%	0.4%	0.4%
2024 Other Race	8.8%	9.2%	8.8%
2024 Two or More Races	14.3%	15.1%	15.1%
2024 Hispanic Origin (Any Race)	27.5%	28.5%	27.8%

Persons of Hispanic origin represent 27.8% 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 73.1 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	50	70	84
2010 Households	17,599	75,878	128,247
2020 Households	19,138	80,657	134,995
2024 Households	19,397	81,594	137,860
2029 Households	19,676	82,726	140,229
2010-2020 Annual Rate	0.84%	0.61%	0.51%
2020-2024 Annual Rate	0.32%	0.27%	0.50%
2024-2029 Annual Rate	0.29%	0.28%	0.34%
2024 Average Household Size	1.94	2.13	2.14

The household count in this area has changed from 134,995 in 2020 to 137,860 in the current year, a change of 0.50% annually. The five-year projection of households is 140,229, a change of 0.34% annually from the current year total. Average household size is currently 2.14, compared to 2.17 in the year 2020. The number of families in the current year is 74,267 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.

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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	35.1%	31.6%	33.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$48,471	\$60,099	\$63,095
2029 Median Household Income	\$60,499	\$76,533	\$78,468
2024-2029 Annual Rate	4.53%	4.95%	4.46%
<b>Average Household Income</b>			
2024 Average Household Income	\$68,328	\$82,619	\$90,779
2029 Average Household Income	\$83,023	\$99,597	\$108,386
2024-2029 Annual Rate	3.97%	3.81%	3.61%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$34,170	\$38,139	\$41,775
2029 Per Capita Income	\$42,581	\$47,145	\$51,088
2024-2029 Annual Rate	4.50%	4.33%	4.11%
<b>GINI Index</b>			
2024 Gini Index	42.6	41.3	42.2
<b>Households by Income</b>			

Current median household income is \$63,095 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$78,468 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,779 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$108,386 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,775 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$51,088 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	71	79	75
2010 Total Housing Units	20,139	84,192	143,056
2010 Owner Occupied Housing Units	8,178	43,221	73,182
2010 Renter Occupied Housing Units	9,421	32,657	55,065
2010 Vacant Housing Units	2,540	8,314	14,809
2020 Total Housing Units	21,018	86,794	146,946
2020 Owner Occupied Housing Units	8,116	43,715	75,015
2020 Renter Occupied Housing Units	11,022	36,942	59,980
2020 Vacant Housing Units	1,838	6,153	12,005
2024 Total Housing Units	21,131	86,969	148,664
2024 Owner Occupied Housing Units	9,179	48,195	83,034
2024 Renter Occupied Housing Units	10,218	33,399	54,826
2024 Vacant Housing Units	1,734	5,375	10,804
2029 Total Housing Units	21,362	87,845	150,594
2029 Owner Occupied Housing Units	9,972	51,672	89,144
2029 Renter Occupied Housing Units	9,704	31,054	51,084
2029 Vacant Housing Units	1,686	5,119	10,365
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	48.0	48.5	49.1

Currently, 55.9% of the 148,664 housing units in the area are owner occupied; 36.9%, renter occupied; and 7.3% 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 146,946 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.27%. Median home value in the area is \$334,125, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.06% annually to \$448,443.

**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.

April 15, 2025



# Business Summary

Broadway - Kolb Ctr  
7125 East Broadway Boulevard, Tucson, Arizona, 85710  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
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Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		2,078		6,754		11,255						
Total Employees:		26,507		75,997		125,330						
Total Population:		38,353		177,230		300,463						
Employee/Population Ratio (per 100 Residents)		69		43		42						
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%	15	0.1%	10	0.1%	55	0.1%	25	0.2%	179	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	7	0.0%	9	0.1%	116	0.1%
Utilities	1	0.1%	5	0.0%	3	0.0%	12	0.0%	5	0.0%	148	0.1%
Construction	90	4.3%	415	1.6%	373	5.5%	2,293	3.0%	772	6.9%	6,775	5.4%
Building Construction	31	1.5%	135	0.5%	136	2.0%	806	1.1%	273	2.4%	2,027	1.6%
Heavy/Civil Eng Construction	4	0.2%	90	0.3%	19	0.3%	179	0.2%	35	0.3%	893	0.7%
Specialty Trade Contractor	56	2.7%	190	0.7%	218	3.2%	1,308	1.7%	463	4.1%	3,855	3.1%
Manufacturing	42	2.0%	274	1.0%	171	2.5%	2,496	3.3%	389	3.5%	5,340	4.3%
Wholesale Trade	32	1.5%	179	0.7%	119	1.8%	552	0.7%	283	2.5%	2,416	1.9%
Durable Goods	26	1.3%	145	0.6%	97	1.4%	444	0.6%	228	2.0%	1,885	1.5%
Nondurable Goods	5	0.2%	30	0.1%	18	0.3%	84	0.1%	46	0.4%	333	0.3%
Trade Broker	2	0.1%	5	0.0%	4	0.1%	24	0.0%	9	0.1%	199	0.2%
Retail Trade	258	12.4%	4,666	17.6%	858	12.7%	12,851	16.9%	1,371	12.2%	18,664	14.9%
Motor Vehicle & Parts Dealers	28	1.4%	626	2.4%	108	1.6%	2,073	2.7%	178	1.6%	2,726	2.2%
Furniture & Home Furnishings Stores	16	0.8%	206	0.8%	46	0.7%	389	0.5%	82	0.7%	917	0.7%
Electronics & Appliance Stores	10	0.5%	251	0.9%	43	0.6%	458	0.6%	61	0.5%	538	0.4%
Building Material & Garden Equipment & Supplies Dealers	26	1.3%	1,007	3.8%	64	0.9%	1,444	1.9%	114	1.0%	2,334	1.9%
Food & Beverage Stores	22	1.1%	531	2.0%	101	1.5%	2,255	3.0%	180	1.6%	3,655	2.9%
Health & Personal Care Stores	33	1.6%	336	1.3%	112	1.7%	1,483	1.9%	159	1.4%	1,904	1.5%
Gasoline Stations & Fuel Dealers	4	0.2%	21	0.1%	18	0.3%	98	0.1%	30	0.3%	183	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	32	1.5%	231	0.9%	108	1.6%	893	1.2%	150	1.3%	1,020	0.8%
Sporting Goods, Hobby, Book, & Music Stores	58	2.8%	574	2.2%	170	2.5%	1,429	1.9%	280	2.5%	2,269	1.8%
General Merchandise Stores	29	1.4%	884	3.3%	88	1.3%	2,328	3.1%	137	1.2%	3,117	2.5%
Transportation & Warehousing	12	0.6%	69	0.3%	59	0.9%	782	1.0%	129	1.1%	2,906	2.3%
Truck Transportation	5	0.2%	16	0.1%	28	0.4%	112	0.1%	62	0.6%	617	0.5%
Information	34	1.6%	579	2.2%	124	1.8%	1,473	1.9%	216	1.9%	2,259	1.8%
Finance & Insurance	142	6.8%	1,285	4.8%	400	5.9%	3,022	4.0%	594	5.3%	4,738	3.8%
Central Bank/Credit Intermediation & Related Activities	51	2.5%	740	2.8%	134	2.0%	1,398	1.8%	186	1.6%	2,186	1.7%
Securities & Commodity Contracts	34	1.6%	121	0.5%	98	1.4%	473	0.6%	160	1.4%	1,037	0.8%
Funds, Trusts & Other Financial Vehicles	57	2.7%	424	1.6%	168	2.5%	1,151	1.5%	247	2.2%	1,515	1.2%
Real Estate, Rental & Leasing	161	7.8%	1,102	4.2%	455	6.7%	2,508	3.3%	713	6.3%	4,008	3.2%
Professional, Scientific & Tech Services	205	9.9%	2,055	7.8%	703	10.4%	5,476	7.2%	1,263	11.2%	9,157	7.3%
Legal Services	44	2.1%	319	1.2%	133	2.0%	769	1.0%	235	2.1%	1,375	1.1%
Management of Companies & Enterprises	3	0.1%	11	0.0%	9	0.1%	25	0.0%	13	0.1%	41	0.0%
Administrative, Support & Waste Management Services	73	3.5%	818	3.1%	250	3.7%	2,539	3.3%	421	3.7%	4,064	3.2%
Educational Services	51	2.5%	1,154	4.3%	186	2.8%	5,175	6.8%	328	2.9%	9,628	7.7%

**Source:** Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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April 15, 2025

## Business Summary

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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
Health Care & Social Assistance	388	18.7%	6,738	25.4%	1,112	16.5%	16,805	22.1%	1,553	13.8%	22,915	18.3%
Ambulatory Health Care	299	14.4%	3,404	12.8%	793	11.7%	8,686	11.4%	1,110	9.9%	11,876	9.5%
Hospital	18	0.9%	1,886	7.1%	49	0.7%	2,897	3.8%	60	0.5%	3,575	2.9%
Nursing/Residential Care	30	1.4%	1,000	3.8%	105	1.6%	3,003	4.0%	128	1.1%	3,644	2.9%
Social Assistance	41	2.0%	448	1.7%	164	2.4%	2,220	2.9%	254	2.3%	3,820	3.0%
Arts, Entertainment & Recreation	38	1.8%	1,194	4.5%	130	1.9%	2,990	3.9%	215	1.9%	3,946	3.1%
Accommodation & Food Services	179	8.6%	3,799	14.3%	546	8.1%	10,798	14.2%	844	7.5%	16,109	12.8%
Accommodation	13	0.6%	455	1.7%	41	0.6%	1,126	1.5%	65	0.6%	2,469	2.0%
Food Services & Drinking Places	166	8.0%	3,344	12.6%	506	7.5%	9,672	12.7%	779	6.9%	13,640	10.9%
Other Services (except Public Administration)	282	13.6%	1,920	7.2%	939	13.9%	5,225	6.9%	1,541	13.7%	8,998	7.2%
Repair & Maintenance	71	3.4%	666	2.5%	230	3.4%	1,550	2.0%	375	3.3%	2,635	2.1%
Automotive Repair & Maintenance	45	2.2%	573	2.2%	157	2.3%	1,271	1.7%	258	2.3%	1,884	1.5%
Personal & Laundry Service	118	5.7%	609	2.3%	350	5.2%	1,764	2.3%	536	4.8%	2,925	2.3%
Civic and Other Orgs	92	4.4%	644	2.4%	358	5.3%	1,910	2.5%	630	5.6%	3,438	2.7%
Public Administration	10	0.5%	220	0.8%	40	0.6%	872	1.1%	92	0.8%	2,842	2.3%
Unclassified Establishments	73	3.5%	7	0.0%	267	4.0%	40	0.1%	478	4.3%	84	0.1%
Total	2,078	100.0%	26,507	100.0%	6,754	100.0%	75,997	100.0%	11,255	100.0%	125,330	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	33	1.6%	173	0.7%	122	1.8%	720	0.9%	210	1.9%	1,519	1.2%
Construction	82	4.0%	316	1.2%	330	4.9%	1,944	2.6%	706	6.3%	6,218	5.0%
Manufacturing	33	1.6%	251	0.9%	144	2.1%	2,348	3.1%	352	3.1%	5,022	4.0%
Transportation	29	1.4%	97	0.4%	109	1.6%	468	0.6%	203	1.8%	2,687	2.1%
Communication	19	0.9%	433	1.6%	58	0.9%	661	0.9%	85	0.8%	897	0.7%
Utility	4	0.2%	21	0.1%	12	0.2%	54	0.1%	18	0.2%	225	0.2%
Wholesale Trade	33	1.6%	187	0.7%	120	1.8%	560	0.7%	286	2.5%	2,432	1.9%
Retail Trade Summary	440	21.2%	8,079	30.5%	1,398	20.7%	22,735	29.9%	2,203	19.6%	32,689	26.1%
Home Improvement	26	1.3%	1,007	3.8%	65	1.0%	1,446	1.9%	114	1.0%	2,332	1.9%
General Merchandise Stores	15	0.7%	750	2.8%	43	0.6%	2,082	2.7%	60	0.5%	2,770	2.2%
Food Stores	37	1.8%	632	2.4%	136	2.0%	2,533	3.3%	225	2.0%	4,084	3.3%
Auto Dealers & Gas Stations	32	1.5%	642	2.4%	121	1.8%	2,141	2.8%	201	1.8%	2,855	2.3%
Apparel & Accessory Stores	22	1.1%	195	0.7%	83	1.2%	781	1.0%	110	1.0%	867	0.7%
Furniture & Home Furnishings	30	1.4%	486	1.8%	99	1.5%	934	1.2%	168	1.5%	1,670	1.3%
Eating & Drinking Places	160	7.7%	3,297	12.4%	482	7.1%	9,504	12.5%	747	6.6%	13,400	10.7%
Miscellaneous Retail	118	5.7%	1,070	4.0%	370	5.5%	3,313	4.4%	578	5.1%	4,711	3.8%
Finance, Insurance, Real Estate Summary	292	14.1%	2,500	9.4%	823	12.2%	5,680	7.5%	1,238	11.0%	8,721	7.0%
Banks, Savings & Lending Institutions	49	2.4%	737	2.8%	130	1.9%	1,376	1.8%	183	1.6%	2,169	1.7%
Securities Brokers	30	1.4%	107	0.4%	91	1.4%	453	0.6%	150	1.3%	1,002	0.8%
Insurance Carriers & Agents	57	2.7%	424	1.6%	168	2.5%	1,151	1.5%	247	2.2%	1,515	1.2%
Real Estate, Holding, Other Investment Offices	155	7.5%	1,233	4.7%	433	6.4%	2,700	3.5%	657	5.8%	4,035	3.2%
Services Summary	1,029	49.5%	14,222	53.6%	3,330	49.3%	39,913	52.5%	5,381	47.8%	61,992	49.5%
Hotels & Lodging	13	0.6%	455	1.7%	41	0.6%	1,126	1.5%	65	0.6%	2,469	2.0%
Automotive Services	49	2.4%	611	2.3%	183	2.7%	1,870	2.5%	308	2.7%	2,654	2.1%
Movies & Amusements	46	2.2%	1,214	4.6%	156	2.3%	3,086	4.1%	257	2.3%	4,060	3.2%
Health Services	329	15.8%	5,814	21.9%	882	13.1%	13,134	17.3%	1,217	10.8%	17,419	13.9%
Legal Services	39	1.9%	228	0.9%	118	1.8%	603	0.8%	209	1.9%	1,169	0.9%
Education Institutions & Libraries	37	1.8%	1,135	4.3%	143	2.1%	5,105	6.7%	274	2.4%	9,630	7.7%
Other Services	517	24.9%	4,766	18.0%	1,808	26.8%	14,988	19.7%	3,052	27.1%	24,592	19.6%
Government	10	0.5%	220	0.8%	41	0.6%	874	1.1%	93	0.8%	2,844	2.3%
Unclassified Establishments	73	3.5%	7	0.8%	267	4.0%	40	1.1%	479	4.3%	85	2.3%
Totals	2,078	100.0%	26,507	100.0%	6,754	100.0%	75,997	100.0%	11,255	100.0%	125,330	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.

April 15, 2025