

IGNITE

COMMERCIAL
REAL ESTATE

HARD CORNER MIXED-USE DEVELOPMENT

NWC OF CORTARO FARMS RD AND THORNYDALE RD | TUCSON, AZ

AVAILABLE FOR GROUND LEASE OR BTS



FOR LEASING INQUIRIES:



JESSE ROZIO
FOUNDER & CEO

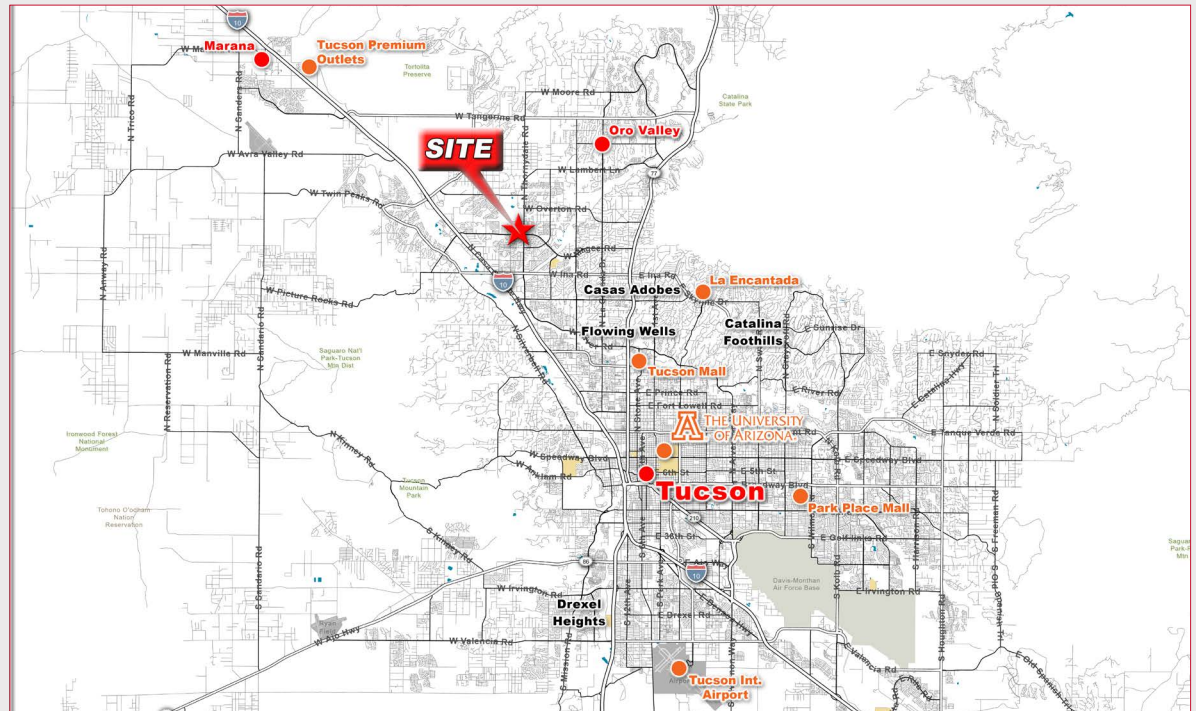
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PROPERTY HIGHLIGHTS

- Infill Development at the Main Grocery Anchored Intersection of the Trade Area
- High-Income Northern Tucson Market with 116,761 Average Household Incomes in a 5 Mile Radius
- Tucson, Arizona is the 2nd Largest City in the State of Arizona, with a population of over 1,000,000 people and growing rapidly



NEARBY RETAILERS



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	111,535	59,817	131,568
2029 Proj. Population	11,839	62,189	135,048
2024 Daytime Pop	7,431	51,963	119,584
2024 Households	4,821	24,712	54,185
Avg HH Income	\$98,939	\$105,116	\$116,761
Median Age	39.6	41.0	43.3









	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	9,808	51,182	101,197
2010 Total Population	10,890	54,117	116,044
2024 Total Population	11,535	59,817	131,568
2029 Total Population	11,839	62,189	135,048
2019-2024 Annual Rate	0.52%	0.78%	0.52%
2024 Total Daytime Population	7,431	51,963	119,584
Workers	1,973	22,539	52,537
Residents	5,458	29,424	67,047
HOUSEHOLD SUMMARY			
2000 Households	3,554	19,013	38,567
2010 Households	4,209	21,327	46,296
2024 Households	4,821	24,712	54,185
2029 Households	5,118	26,370	57,068
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	73.6%	68.4%	69.8%
Renter Occupied Housing Units	22.7%	25.6%	24.3%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$98,939	\$105,116	\$116,761
Average Home Value	\$356,599	\$372,031	\$404,019
2024 POPULATION BY RACE/ETHNICITY			
Total	11,535	59,816	131,568
White Alone	68.5%	68.3%	69.0%
Black Alone	2.9%	2.6%	2.4%
American Indian Alone	1.5%	1.3%	1.2%
Asian Alone	3.2%	3.5%	4.3%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	7.2%	7.8%	7.4%
Two or More Races	16.6%	16.2%	15.5%
Hispanic Origin	28.5%	28.6%	27.0%
Diversity Index	70.2	70.3	69.2
2024 POPULATION BY AGE			
Total	11,535	59,816	131,567
0 - 4	5.4%	5.2%	4.9%
5 - 9	5.9%	5.7%	5.5%
10 - 14	5.8%	5.7%	5.6%
15 - 24	11.4%	11.5%	11.1%
25 - 34	14.6%	13.7%	12.3%
35 - 44	14.9%	13.5%	12.8%
45 - 54	11.7%	11.2%	11.5%
55 - 64	12.2%	12.2%	12.5%
65 - 74	11.1%	12.2%	13.1%
75 - 84	5.7%	7.0%	7.9%
85 +	1.5%	2.2%	2.8%
18 +	79.2%	80.0%	80.6%
2024 Median Age	39.6	41.0	43.3
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,254	43,063	95,883
Some College, No Degree	21.0%	24.4%	21.7%
Associate Degree	11.3%	12.1%	10.8%
Bachelor's Degree	28.3%	24.3%	27.0%
Graduate/Professional Degree	14.7%	14.3%	17.4%

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