



**COMMERCIAL RETAIL ADVISORS, LLC**

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
www.cradvisorsllc.com

# SANDERS PLAZA OFFICE SPACE FOR LEASE



## Property Description

Location: 13549 N. Sanders Road  
Marana, AZ

Space Available: 4,380 SF (Divisible)

Lease Rate: \$12.00 - \$14.00/SF/YR

Triple Net Expenses: \$4.00/SF/YR (estimated)

Zoning: Zone A - Small Lot (Marana)  
(Office Use)

PADs Available: 1 - 5 Acres - (Ground Lease or BTS)

Price: Call Broker for PAD Prices

## Highlights

- ◆ One of the fastest growing underserved markets in Arizona.
- ◆ 1.6 Miles to Interstate 10, 0.5 miles from the Marana Town Center.
- ◆ Fully improved office or medical space.
- ◆ Hard Corner location.
- ◆ Ample Parking.
- ◆ Ideal uses: doctor office, dental office, or office space.

## Demographic Highlights

2021 Estimates	3 Mile	5 Miles	7 Miles
Population:	11,273	13,816	21,962
Households:	3,570	4,462	7,663
Average HH Income:	\$92,995	\$89,300	\$84,852

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

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

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.

# Sanders Plaza

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC





# Sanders Plaza

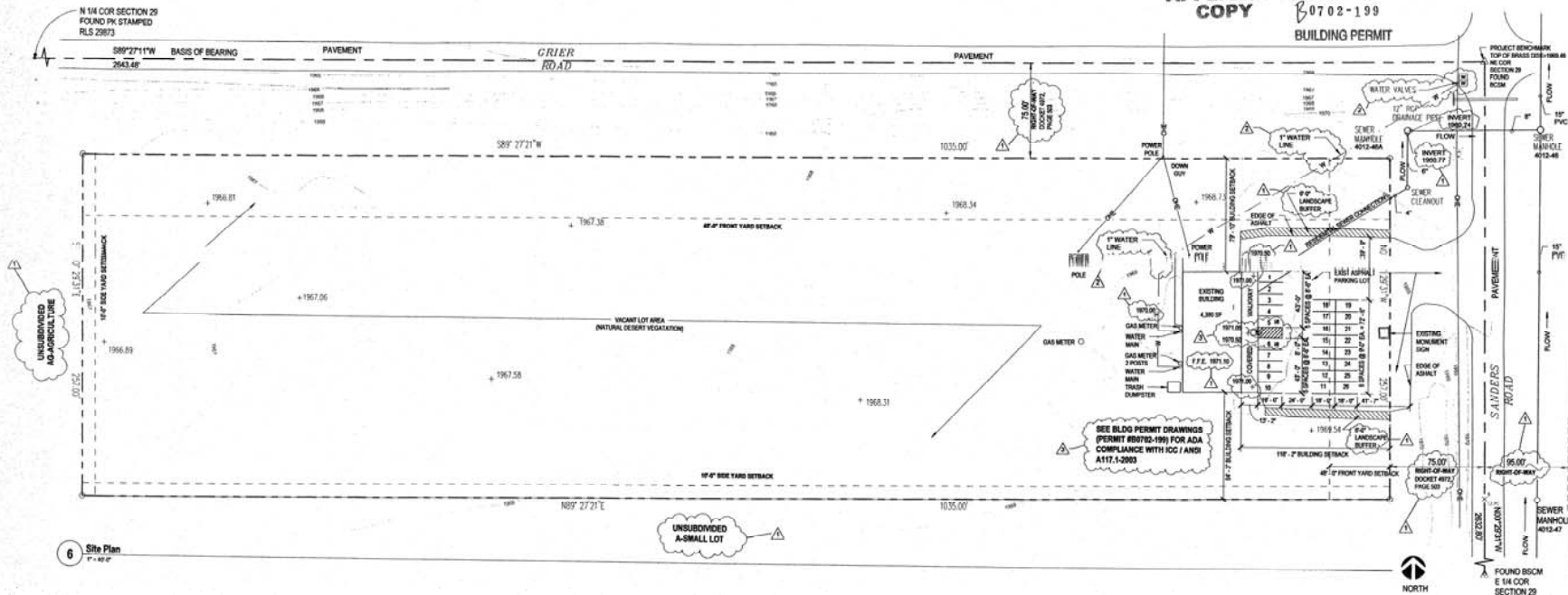
Marana, Arizona

## SITE PLAN

COMMERCIAL RETAIL ADVISORS, LLC



APPLICANT TOWN OF MARANA  
 B0702-199  
 BUILDING PERMIT



DATE: 02/19/07

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JOB NO. 0675

PHASE: 00

DRAWN BY: BS

CHECKED BY: DK

REVISIONS:

1	Plan Review	3-29-07
2	Plan Review	4-18-07
3	Plan Review	4-27-07

6 Site Plan

### GENERAL NOTES

1. THIS SURVEY PERFORMED IN ACCORDANCE WITH TITLE GUARANTY AGENCY OF ARIZONA FILE NO. 10300741 DM, DATED JULY 25, 2009 AT 7:30 AM.
2. BASIS OF BEARING: CENTERLINE OF GRIER ROAD S89°27'11"W.
3. BASIS OF ELEVATION: TOP OF BRASS DISK AT INTERSECTION OF GRIER ROAD AND SANDERS ROAD ROAD. ELEVATION = 1969.46. (BASIS OF ELEVATION IS BASED ON NAVD 83)
4. FEMA FLOOD ZONE DESIGNATION: ZONE "X" AS DESIGNATED BY LOMR 02-09-1039P-040073. EFFECTIVE DATE 8/19/04 WHICH SUPERSEDES FEMA FLOOD MAP 04010C0208K ZONE "X" IS DEFINED AS "AREA" DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN.
5. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
6. DEVELOPER WILL CONVEY TO HOLD TOWN OF MARANA, IT SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
7. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

### SITE CALCULATIONS / INFORMATION

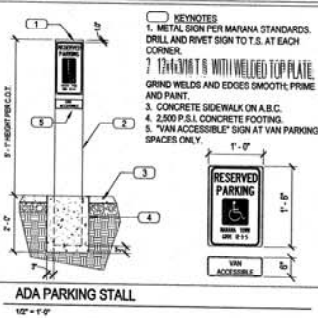
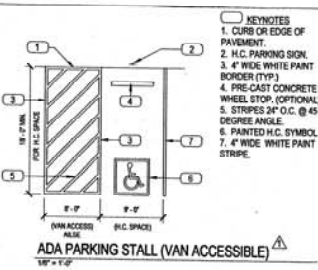
GROSS AREA:	255,395 SQ. FT. / 6.11 ACRES (GROSS AREA OF DEVELOPMENT)
EXISTING ZONING:	ZONE A - SMALL LOT ZONE
LAND USE:	COMMERCIAL
BUILDING AREA:	4,390 SQ. FT. COMMERCIAL OFFICE SPACE
PARKING:	EXISTING PARKING PROVIDED: 24 STALLS 2 STALLS (HANDICAP) 26 STALLS TOTAL PROVIDED
	PARKING REQUIRED: 4,390 SQ. FT. OF FLOOR (BUSINESS OFFICES) (4390/100) = 44.00 - 15 STALLS 15 STALLS TOTAL REQUIRED
BUILDING AREA:	4,390 SQ. FT. (92'-10" x 47'-2") = 4,390
% LOT COVERAGE:	1.6% (4,390/265,995 = 0.016 = 1.6%)
BUILDING HEIGHT:	18'-0"
FRONT SETBACKS:	48'-0" (40'-0" + (18'-0" - 10'-0") = (40'-0" + 8'-0") = 48'-0"
REAR SETBACKS:	48'-0" (40'-0" + (18'-0" - 10'-0") = (40'-0" + 8'-0") = 48'-0"
SIDE SETBACKS:	10'-0"

FOR ADDITIONAL EXISTING SITE INFORMATION SEE THE ATTACHED ALTAIRCSM LAND TITLE SURVEY DRAWINGS (DATED DECEMBER 2006)

### EASEMENT INFORMATION

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Thomas Hum and Josephine Hum, husband and wife.  
 Purpose: Irrigation Ditch  
 Recorded: February 15, 1972, Docket 4188, Page 310  
 Page 303. That document has two parcels described, one of which is the land described herein, so it is unclear which parcel the irrigation ditch affects.



Portion of Section 29, Township 11 South, Range 11 East, Gila & Salt River Meridian, Town of Marana, Pima County, Arizona

### LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 29, Township 11 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

BEGINNING at the Northeast corner of said Section 29;

THENCE West, along the North line thereof, 1110 feet;

THENCE South, parallel with the East line thereof, 332 feet;

THENCE Easterly and parallel with the North line of said Northeast quarter, a distance of 1110 feet to a point on the East line thereof;

THENCE Northerly along said East line of said Northeast quarter, a distance of 332 feet to the PLACE OF BEGINNING.

EXCEPT the North 75.00 feet and the East 75.00 feet thereof, as conveyed to Pima County for the rights of way of Grier and Sanders Roads in the Deed recorded in Docket 4972, Page 553.

### TITLE BLOCK INFORMATION

NAME OF DEVELOPMENT: MITCHELL PROPERTY

PARCEL / LOT NUMBER: PARCEL 402144005A, RECORDED IN BOOK 12818, PAGE 5215

SCALE: 1" = 40'-0"

CONTOUR INTERVAL: 1'-0" INTERVAL

PREPARATION DATE: DECEMBER 2006

TOWN OF MARANA CASE NUMBER: SPR-06140

RELATED CASE FILE NUMBERS: NONE

OWNER/DEVELOPER: JERALD & CHARLOTTE MITCHELL  
 GREY MARANA, LLC  
 8240 N. VENUS CT  
 TUCSON, AZ 85704  
 (520) 349-4676

Building Division  
 Approved as shown and subject to the provisions of the Arizona Building Code and applicable rules and regulations of the Town of Marana.

5-2-07  
 Date

### APPROVALS

By: *Ann Sulko* P.E. 5-2-07  
 MARANA SUBDIVISION ENGINEER DATE

By: *William Will Asper* 5-2-07  
 MARANA PLANNING DIRECTOR DATE

SHEET TITLE: SITE PLAN

PROJECT: MITCHELL PROPERTY

ADDRESS: 13549 N. SANDERS ROAD MARANA, AZ

OWNER: GREY MARANA, LLC  
 8240 N. VENUS CT  
 TUCSON, AZ 85704

APPROVALS:

OWNER: \_\_\_\_\_ Date: \_\_\_\_\_

USER: \_\_\_\_\_ Date: \_\_\_\_\_



the architecture company  
 at the Silverbell Ranch  
 2525 N. Silverbell Road  
 Tucson, Arizona 85745  
 (520) 822-4555  
 (520) 822-6997 fax

A0.0  
 SHEET OF

Case No. SPR-06140

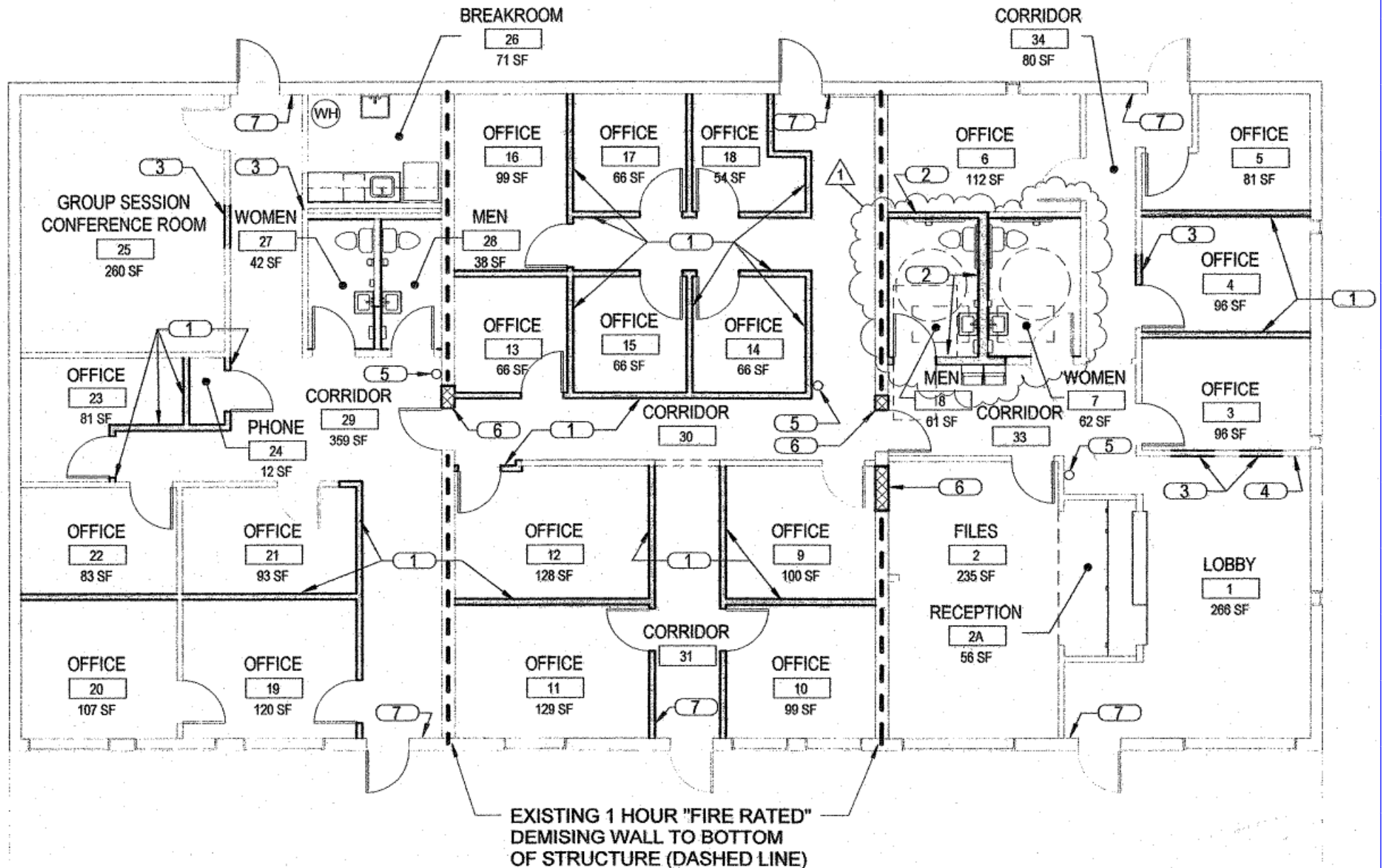
# Sanders Plaza

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## FLOOR PLAN



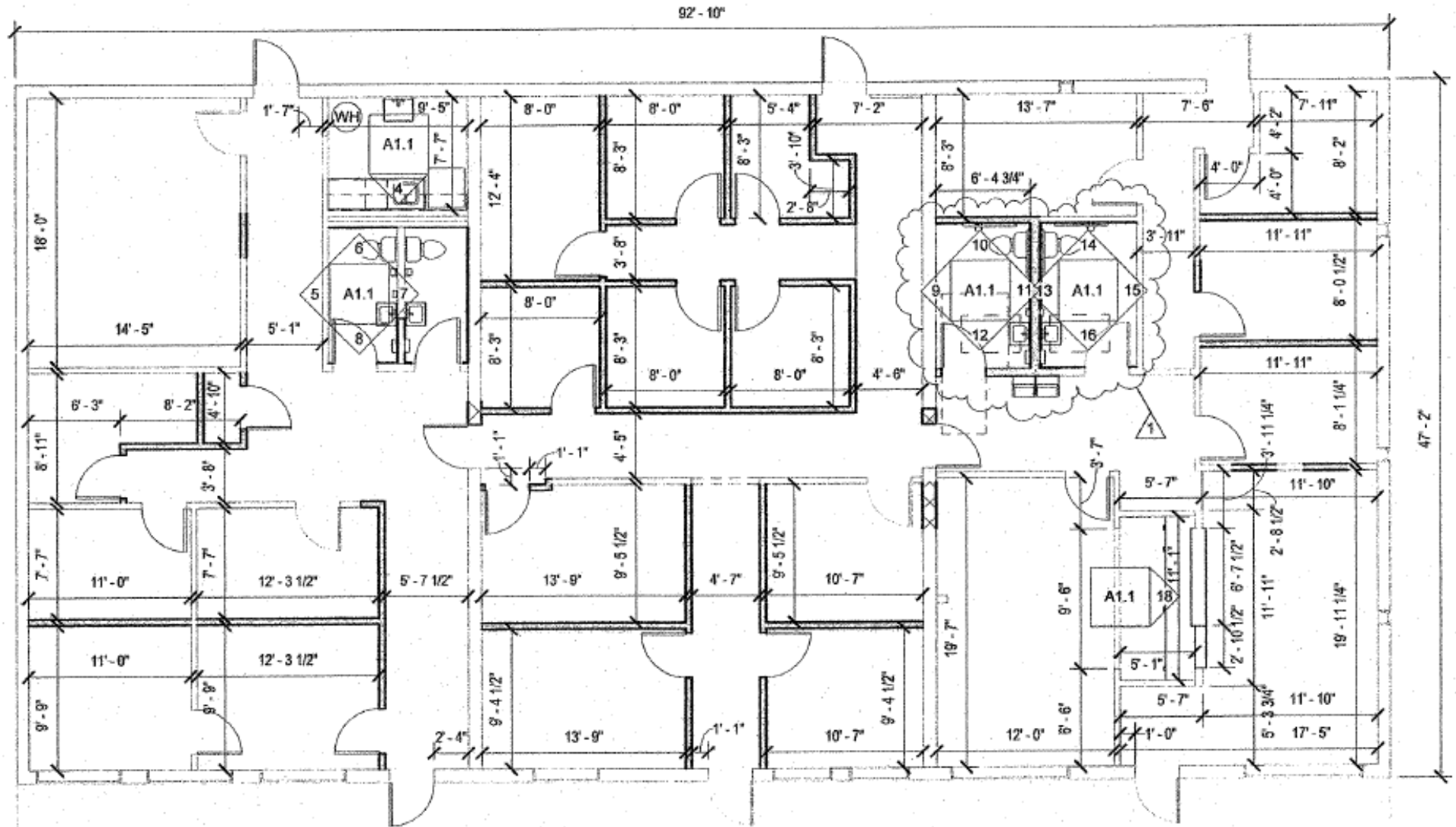
# Sanders Plaza

Marana, Arizona



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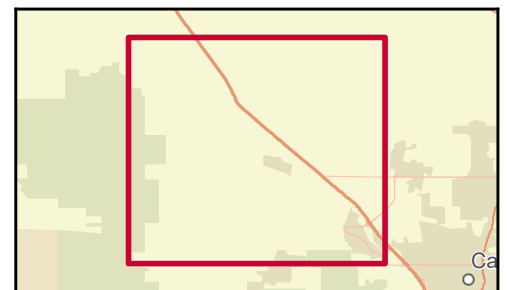
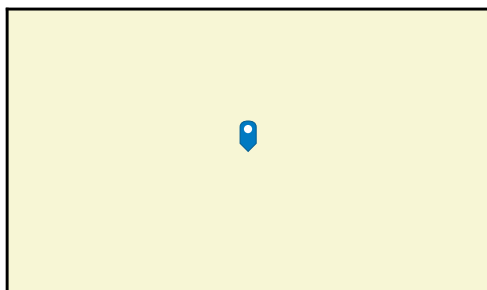
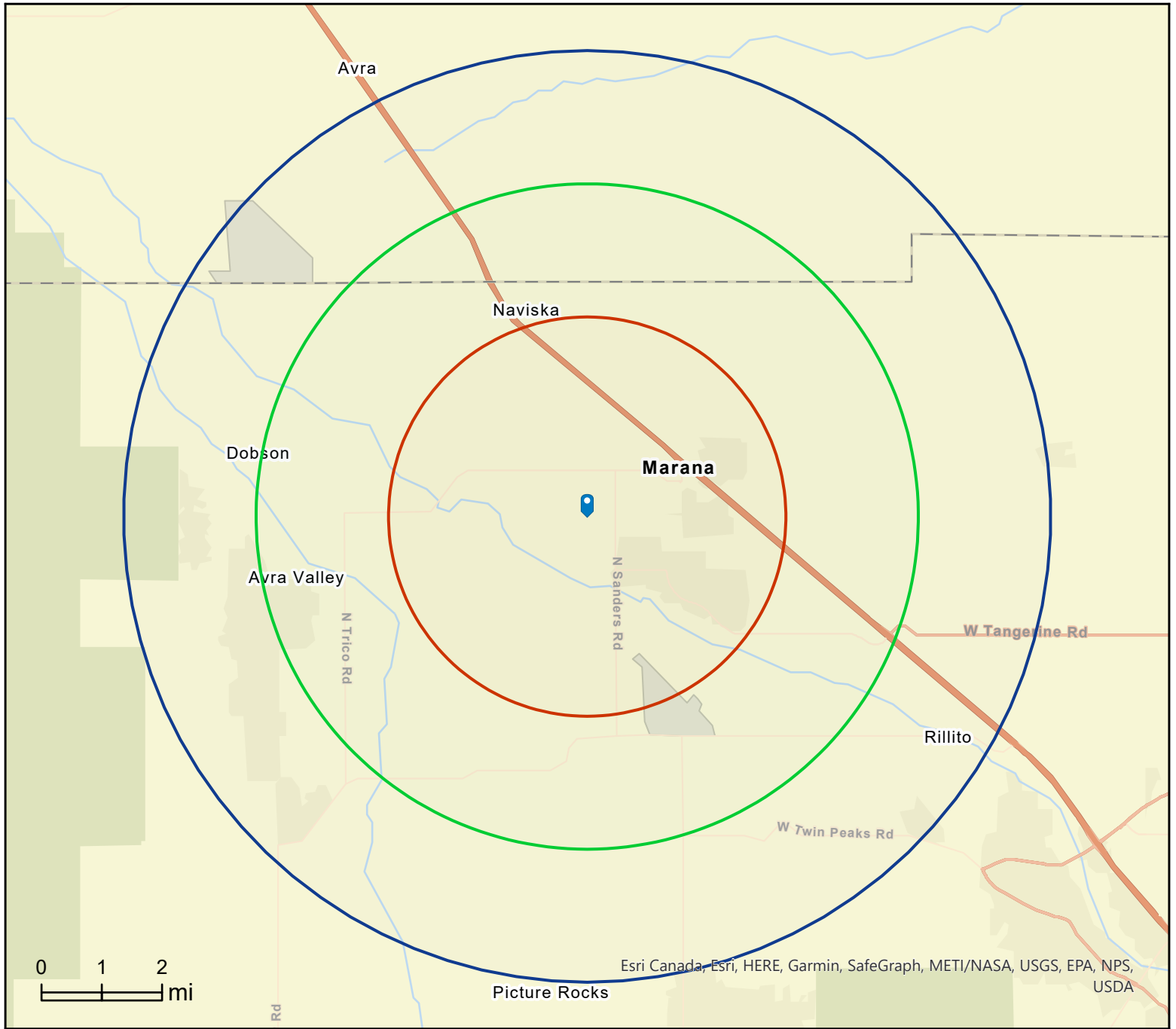
## D I M E N S I O N A L F L O O R P L A N



# Site Map

SWC of Sanders & Grier Rds  
Marana, Arizona  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 32.45044  
Longitude: -111.24146





# Executive Summary

SWC of Sanders & Grier Rds  
 Marana, Arizona  
 Rings: 3, 5, 7 mile radii

Prepared by Esri  
 Latitude: 32.45044  
 Longitude: -111.24146

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	2,635	4,065	8,606
2010 Population	6,884	8,489	14,476
2021 Population	11,273	13,816	21,962
2026 Population	12,636	15,382	23,941
2000-2010 Annual Rate	10.08%	7.64%	5.34%
2010-2021 Annual Rate	4.48%	4.42%	3.77%
2021-2026 Annual Rate	2.31%	2.17%	1.74%
2021 Male Population	51.1%	51.1%	50.5%
2021 Female Population	48.9%	48.9%	49.5%
2021 Median Age	36.3	36.6	39.5

In the identified area, the current year population is 21,962. In 2010, the Census count in the area was 14,476. The rate of change since 2010 was 3.77% annually. The five-year projection for the population in the area is 23,941 representing a change of 1.74% annually from 2021 to 2026. Currently, the population is 50.5% male and 49.5% female.

### Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	73.8%	74.1%	76.8%
2021 Black Alone	3.5%	3.5%	2.9%
2021 American Indian/Alaska Native Alone	2.8%	2.6%	2.5%
2021 Asian Alone	2.1%	2.0%	1.7%
2021 Pacific Islander Alone	0.2%	0.2%	0.1%
2021 Other Race	12.9%	13.0%	11.6%
2021 Two or More Races	4.6%	4.6%	4.4%
2021 Hispanic Origin (Any Race)	33.1%	33.1%	30.1%

Persons of Hispanic origin represent 30.1% 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 65.7 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	98	92	89
2000 Households	772	1,259	2,853
2010 Households	2,145	2,725	4,971
2021 Total Households	3,570	4,462	7,663
2026 Total Households	3,999	4,958	8,333
2000-2010 Annual Rate	10.76%	8.03%	5.71%
2010-2021 Annual Rate	4.63%	4.48%	3.92%
2021-2026 Annual Rate	2.30%	2.13%	1.69%
2021 Average Household Size	3.02	2.98	2.80

The household count in this area has changed from 4,971 in 2010 to 7,663 in the current year, a change of 3.92% annually. The five-year projection of households is 8,333, a change of 1.69% annually from the current year total. Average household size is currently 2.80, compared to 2.81 in the year 2010. The number of families in the current year is 5,716 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.

# Executive Summary

SWC of Sanders & Grier Rds  
 Marana, Arizona  
 Rings: 3, 5, 7 mile radii

Prepared by Esri  
 Latitude: 32.45044  
 Longitude: -111.24146

	3 miles	5 miles	7 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.6%	13.5%	15.1%
<b>Median Household Income</b>			
2021 Median Household Income	\$79,331	\$76,599	\$69,685
2026 Median Household Income	\$87,349	\$84,446	\$79,165
2021-2026 Annual Rate	1.94%	1.97%	2.58%
<b>Average Household Income</b>			
2021 Average Household Income	\$92,995	\$89,300	\$84,852
2026 Average Household Income	\$105,348	\$101,843	\$97,137
2021-2026 Annual Rate	2.53%	2.66%	2.74%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$31,334	\$30,217	\$30,107
2026 Per Capita Income	\$35,349	\$34,287	\$34,337
2021-2026 Annual Rate	2.44%	2.56%	2.66%

### Households by Income

Current median household income is \$69,685 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$79,165 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$84,852 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$97,137 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,107 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,337 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	163	165	148
2000 Total Housing Units	856	1,401	3,186
2000 Owner Occupied Housing Units	557	951	2,299
2000 Renter Occupied Housing Units	215	308	554
2000 Vacant Housing Units	84	142	333
2010 Total Housing Units	2,403	3,083	5,706
2010 Owner Occupied Housing Units	1,677	2,131	3,988
2010 Renter Occupied Housing Units	468	594	983
2010 Vacant Housing Units	258	358	735
2021 Total Housing Units	3,864	4,862	8,412
2021 Owner Occupied Housing Units	3,051	3,774	6,465
2021 Renter Occupied Housing Units	518	687	1,198
2021 Vacant Housing Units	294	400	749
2026 Total Housing Units	4,322	5,392	9,127
2026 Owner Occupied Housing Units	3,452	4,243	7,118
2026 Renter Occupied Housing Units	547	715	1,215
2026 Vacant Housing Units	323	434	794

Currently, 76.9% of the 8,412 housing units in the area are owner occupied; 14.2%, renter occupied; and 8.9% 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 5,706 housing units in the area - 69.9% owner occupied, 17.2% renter occupied, and 12.9% vacant. The annual rate of change in housing units since 2010 is 18.83%. Median home value in the area is \$250,000, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.92% annually to \$349,248.

**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.





# Business Summary

SWC of Sanders & Grier Rds  
Marana, Arizona  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 32.45044  
Longitude: -111.24146

Data for all businesses in area	3 miles		5 miles		7 miles							
Total Businesses:	145		176		257							
Total Employees:	2,751		2,981		3,789							
Total Residential Population:	11,273		13,816		21,962							
Employee/Residential Population Ratio (per 100 Residents)	24		22		17							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	3.4%	27	1.0%	7	4.0%	36	1.2%	13	5.1%	63	1.7%
Construction	15	10.3%	71	2.6%	20	11.4%	93	3.1%	36	14.0%	166	4.4%
Manufacturing	4	2.8%	37	1.3%	4	2.3%	47	1.6%	7	2.7%	76	2.0%
Transportation	5	3.4%	45	1.6%	6	3.4%	55	1.8%	9	3.5%	77	2.0%
Communication	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	2	0.1%
Utility	2	1.4%	17	0.6%	4	2.3%	27	0.9%	4	1.6%	28	0.7%
Wholesale Trade	2	1.4%	12	0.4%	3	1.7%	14	0.5%	4	1.6%	17	0.4%
Retail Trade Summary	24	16.6%	203	7.4%	30	17.0%	249	8.4%	46	17.9%	438	11.6%
Home Improvement	0	0.0%	5	0.2%	1	0.6%	7	0.2%	2	0.8%	19	0.5%
General Merchandise Stores	2	1.4%	13	0.5%	3	1.7%	20	0.7%	3	1.2%	22	0.6%
Food Stores	1	0.7%	14	0.5%	2	1.1%	23	0.8%	3	1.2%	42	1.1%
Auto Dealers, Gas Stations, Auto Aftermarket	4	2.8%	15	0.5%	4	2.3%	22	0.7%	5	1.9%	72	1.9%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	14	0.4%
Furniture & Home Furnishings	1	0.7%	7	0.3%	1	0.6%	8	0.3%	1	0.4%	10	0.3%
Eating & Drinking Places	8	5.5%	129	4.7%	10	5.7%	147	4.9%	14	5.4%	204	5.4%
Miscellaneous Retail	7	4.8%	21	0.8%	10	5.7%	21	0.7%	15	5.8%	55	1.5%
Finance, Insurance, Real Estate Summary	5	3.4%	21	0.8%	7	4.0%	25	0.8%	12	4.7%	51	1.3%
Banks, Savings & Lending Institutions	1	0.7%	7	0.3%	2	1.1%	10	0.3%	3	1.2%	14	0.4%
Securities Brokers	0	0.0%	1	0.0%	1	0.6%	1	0.0%	1	0.4%	4	0.1%
Insurance Carriers & Agents	0	0.0%	1	0.0%	0	0.0%	1	0.0%	1	0.4%	2	0.1%
Real Estate, Holding, Other Investment Offices	3	2.1%	12	0.4%	4	2.3%	14	0.5%	7	2.7%	30	0.8%
Services Summary	55	37.9%	916	33.3%	64	36.4%	986	33.1%	90	35.0%	1,418	37.4%
Hotels & Lodging	1	0.7%	23	0.8%	1	0.6%	23	0.8%	2	0.8%	79	2.1%
Automotive Services	8	5.5%	42	1.5%	9	5.1%	46	1.5%	11	4.3%	60	1.6%
Motion Pictures & Amusements	4	2.8%	32	1.2%	5	2.8%	34	1.1%	8	3.1%	78	2.1%
Health Services	11	7.6%	194	7.1%	12	6.8%	195	6.5%	13	5.1%	204	5.4%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Education Institutions & Libraries	10	6.9%	531	19.3%	10	5.7%	571	19.2%	15	5.8%	819	21.6%
Other Services	21	14.5%	95	3.5%	26	14.8%	116	3.9%	41	16.0%	178	4.7%
Government	19	13.1%	1,399	50.9%	20	11.4%	1,442	48.4%	20	7.8%	1,444	38.1%
Unclassified Establishments	9	6.2%	4	0.1%	11	6.2%	6	0.2%	16	6.2%	9	0.2%
Totals	145	100.0%	2,751	100.0%	176	100.0%	2,981	100.0%	257	100.0%	3,789	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.



# Business Summary

SWC of Sanders & Grier Rds  
 Marana, Arizona  
 Rings: 3, 5, 7 mile radii

Prepared by Esri  
 Latitude: 32.45044  
 Longitude: -111.24146

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	1	0.7%	12	0.4%	2	1.1%	17	0.6%	5	1.9%	32	0.8%
Mining	1	0.7%	5	0.2%	1	0.6%	6	0.2%	1	0.4%	9	0.2%
Utilities	2	1.4%	17	0.6%	4	2.3%	27	0.9%	4	1.6%	28	0.7%
Construction	15	10.3%	72	2.6%	20	11.4%	94	3.2%	36	14.0%	168	4.4%
Manufacturing	4	2.8%	37	1.3%	4	2.3%	46	1.5%	6	2.3%	74	2.0%
Wholesale Trade	2	1.4%	12	0.4%	3	1.7%	14	0.5%	4	1.6%	17	0.4%
Retail Trade	15	10.3%	74	2.7%	20	11.4%	102	3.4%	31	12.1%	233	6.1%
Motor Vehicle & Parts Dealers	3	2.1%	9	0.3%	3	1.7%	16	0.5%	3	1.2%	60	1.6%
Furniture & Home Furnishings Stores	1	0.7%	7	0.3%	1	0.6%	8	0.3%	1	0.4%	10	0.3%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	5	0.2%	1	0.6%	7	0.2%	2	0.8%	19	0.5%
Food & Beverage Stores	1	0.7%	14	0.5%	2	1.1%	23	0.8%	3	1.2%	42	1.1%
Health & Personal Care Stores	2	1.4%	13	0.5%	2	1.1%	13	0.4%	3	1.2%	17	0.4%
Gasoline Stations	1	0.7%	6	0.2%	1	0.6%	6	0.2%	2	0.8%	11	0.3%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	15	0.4%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	8	0.2%
General Merchandise Stores	2	1.4%	13	0.5%	3	1.7%	20	0.7%	3	1.2%	22	0.6%
Miscellaneous Store Retailers	2	1.4%	7	0.3%	2	1.1%	7	0.2%	5	1.9%	29	0.8%
Nonstore Retailers	3	2.1%	0	0.0%	5	2.8%	0	0.0%	7	2.7%	0	0.0%
Transportation & Warehousing	5	3.4%	42	1.5%	6	3.4%	52	1.7%	8	3.1%	76	2.0%
Information	2	1.4%	13	0.5%	2	1.1%	16	0.5%	3	1.2%	21	0.6%
Finance & Insurance	2	1.4%	8	0.3%	3	1.7%	12	0.4%	6	2.3%	20	0.5%
Central Bank/Credit Intermediation & Related Activities	1	0.7%	7	0.3%	2	1.1%	10	0.3%	3	1.2%	14	0.4%
Securities, Commodity Contracts & Other Financial	0	0.0%	1	0.0%	1	0.6%	1	0.0%	1	0.4%	4	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	1	0.0%	0	0.0%	1	0.0%	1	0.4%	2	0.1%
Real Estate, Rental & Leasing	5	3.4%	25	0.9%	7	4.0%	26	0.9%	11	4.3%	43	1.1%
Professional, Scientific & Tech Services	6	4.1%	17	0.6%	7	4.0%	21	0.7%	12	4.7%	36	1.0%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	3	2.1%	11	0.4%	3	1.7%	14	0.5%	7	2.7%	26	0.7%
Educational Services	10	6.9%	538	19.6%	11	6.2%	581	19.5%	16	6.2%	833	22.0%
Health Care & Social Assistance	15	10.3%	215	7.8%	16	9.1%	220	7.4%	19	7.4%	242	6.4%
Arts, Entertainment & Recreation	2	1.4%	24	0.9%	3	1.7%	25	0.8%	5	1.9%	66	1.7%
Accommodation & Food Services	9	6.2%	152	5.5%	11	6.2%	170	5.7%	16	6.2%	284	7.5%
Accommodation	1	0.7%	23	0.8%	1	0.6%	23	0.8%	2	0.8%	79	2.1%
Food Services & Drinking Places	8	5.5%	129	4.7%	10	5.7%	147	4.9%	14	5.4%	205	5.4%
Other Services (except Public Administration)	18	12.4%	74	2.7%	22	12.5%	90	3.0%	30	11.7%	128	3.4%
Automotive Repair & Maintenance	5	3.4%	17	0.6%	6	3.4%	20	0.7%	7	2.7%	27	0.7%
Public Administration	19	13.1%	1,399	50.9%	20	11.4%	1,441	48.3%	20	7.8%	1,443	38.1%
Unclassified Establishments	9	6.2%	4	0.1%	11	6.2%	6	0.2%	16	6.2%	9	0.2%
<b>Total</b>	<b>145</b>	<b>100.0%</b>	<b>2,751</b>	<b>100.0%</b>	<b>176</b>	<b>100.0%</b>	<b>2,981</b>	<b>100.0%</b>	<b>257</b>	<b>100.0%</b>	<b>3,789</b>	<b>100.0%</b>

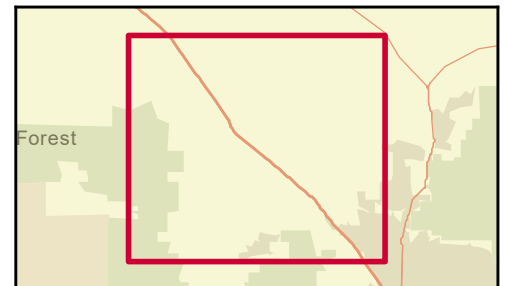
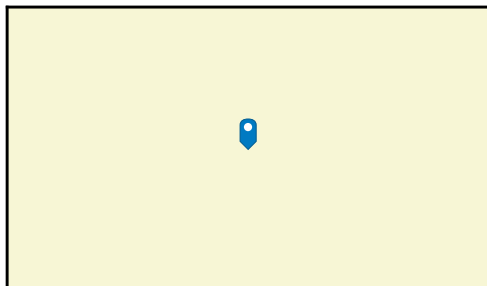
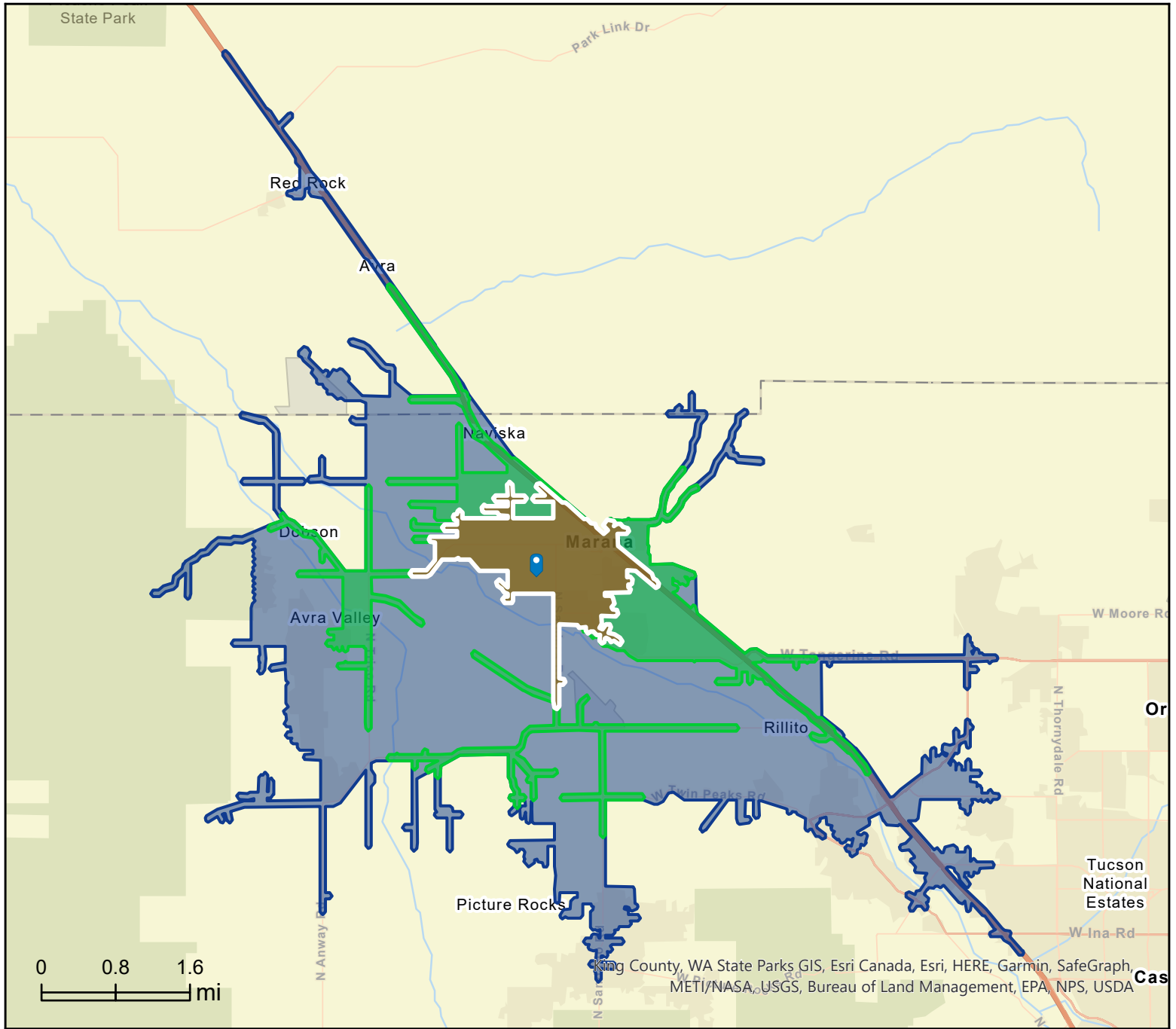
Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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.

# Site Map

SWC of Sanders & Grier Rds 2  
Marana, Arizona  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.45047  
Longitude: -111.24146



# Executive Summary

SWC of Sanders & Grier Rds 2  
 Marana, Arizona  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
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 Longitude: -111.24146

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	1,066	2,350	13,186
2010 Population	2,217	6,426	21,937
2021 Population	3,159	10,623	30,736
2026 Population	3,588	11,999	34,205
2000-2010 Annual Rate	7.60%	10.58%	5.22%
2010-2021 Annual Rate	3.20%	4.57%	3.04%
2021-2026 Annual Rate	2.58%	2.47%	2.16%
2021 Male Population	48.8%	49.0%	49.9%
2021 Female Population	51.2%	51.0%	50.1%
2021 Median Age	33.3	35.8	39.5

In the identified area, the current year population is 30,736. In 2010, the Census count in the area was 21,937. The rate of change since 2010 was 3.04% annually. The five-year projection for the population in the area is 34,205 representing a change of 2.16% annually from 2021 to 2026. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	70.5%	74.7%	78.0%
2021 Black Alone	3.1%	3.4%	2.9%
2021 American Indian/Alaska Native Alone	5.8%	2.8%	2.0%
2021 Asian Alone	1.6%	2.1%	2.4%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	14.6%	12.2%	10.3%
2021 Two or More Races	4.3%	4.7%	4.2%
2021 Hispanic Origin (Any Race)	37.9%	32.8%	28.5%

Persons of Hispanic origin represent 28.5% 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 63.8 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	65	92	86
2000 Households	358	814	4,522
2010 Households	757	2,157	7,883
2021 Total Households	1,094	3,497	11,013
2026 Total Households	1,240	3,927	12,276
2000-2010 Annual Rate	7.78%	10.24%	5.71%
2010-2021 Annual Rate	3.33%	4.39%	3.02%
2021-2026 Annual Rate	2.54%	2.35%	2.20%
2021 Average Household Size	2.89	3.04	2.74

The household count in this area has changed from 7,883 in 2010 to 11,013 in the current year, a change of 3.02% annually. The five-year projection of households is 12,276, a change of 2.20% annually from the current year total. Average household size is currently 2.74, compared to 2.72 in the year 2010. The number of families in the current year is 8,154 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.



# Executive Summary

SWC of Sanders & Grier Rds 2  
 Marana, Arizona  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.5%	13.4%	13.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$62,748	\$78,289	\$76,504
2026 Median Household Income	\$68,786	\$86,232	\$85,648
2021-2026 Annual Rate	1.85%	1.95%	2.28%
<b>Average Household Income</b>			
2021 Average Household Income	\$77,081	\$90,865	\$86,414
2026 Average Household Income	\$87,070	\$103,231	\$98,906
2021-2026 Annual Rate	2.47%	2.58%	2.74%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$27,057	\$31,397	\$31,243
2026 Per Capita Income	\$30,500	\$35,374	\$35,768
2021-2026 Annual Rate	2.42%	2.41%	2.74%

Current median household income is \$76,504 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$85,648 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$86,414 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$98,906 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,243 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,768 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	146	166	171
2000 Total Housing Units	409	905	4,963
2000 Owner Occupied Housing Units	242	587	3,809
2000 Renter Occupied Housing Units	116	227	713
2000 Vacant Housing Units	51	91	441
2010 Total Housing Units	893	2,429	8,740
2010 Owner Occupied Housing Units	546	1,675	6,488
2010 Renter Occupied Housing Units	211	482	1,395
2010 Vacant Housing Units	136	272	857
2021 Total Housing Units	1,201	3,807	11,869
2021 Owner Occupied Housing Units	894	2,973	9,365
2021 Renter Occupied Housing Units	200	524	1,648
2021 Vacant Housing Units	107	310	856
2026 Total Housing Units	1,359	4,266	13,172
2026 Owner Occupied Housing Units	1,027	3,376	10,597
2026 Renter Occupied Housing Units	213	552	1,679
2026 Vacant Housing Units	119	339	896

Currently, 78.9% of the 11,869 housing units in the area are owner occupied; 13.9%, renter occupied; and 7.2% 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 8,740 housing units in the area - 74.2% owner occupied, 16.0% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 14.57%. Median home value in the area is \$237,142, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.38% annually to \$293,838.

**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.



# Business Summary

SWC of Sanders & Grier Rds 2  
 Marana, Arizona  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.45047  
 Longitude: -111.24146

Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		85		138		419						
Total Employees:		1,909		2,580		5,876						
Total Residential Population:		3,159		10,623		30,736						
Employee/Residential Population Ratio (per 100 Residents)		60		24		19						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	2.4%	7	0.4%	3	2.2%	15	0.6%	16	3.8%	84	1.4%
Construction	4	4.7%	13	0.7%	15	10.9%	73	2.8%	50	11.9%	216	3.7%
Manufacturing	1	1.2%	6	0.3%	3	2.2%	23	0.9%	14	3.3%	319	5.4%
Transportation	2	2.4%	9	0.5%	3	2.2%	13	0.5%	11	2.6%	86	1.5%
Communication	0	0.0%	0	0.0%	0	0.0%	3	0.1%	4	1.0%	146	2.5%
Utility	2	2.4%	14	0.7%	2	1.4%	18	0.7%	4	1.0%	34	0.6%
Wholesale Trade	1	1.2%	4	0.2%	1	0.7%	5	0.2%	8	1.9%	52	0.9%
Retail Trade Summary	15	17.6%	132	6.9%	24	17.4%	216	8.4%	97	23.2%	1,344	22.9%
Home Improvement	0	0.0%	3	0.2%	0	0.0%	6	0.2%	5	1.2%	54	0.9%
General Merchandise Stores	2	2.4%	11	0.6%	2	1.4%	14	0.5%	5	1.2%	171	2.9%
Food Stores	1	1.2%	6	0.3%	1	0.7%	15	0.6%	8	1.9%	152	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	2	2.4%	10	0.5%	3	2.2%	12	0.5%	8	1.9%	74	1.3%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	4	0.2%	3	0.7%	42	0.7%
Furniture & Home Furnishings	0	0.0%	1	0.1%	1	0.7%	8	0.3%	5	1.2%	29	0.5%
Eating & Drinking Places	5	5.9%	86	4.5%	8	5.8%	130	5.0%	32	7.6%	662	11.3%
Miscellaneous Retail	5	5.9%	15	0.8%	8	5.8%	28	1.1%	31	7.4%	160	2.7%
Finance, Insurance, Real Estate Summary	3	3.5%	9	0.5%	5	3.6%	20	0.8%	25	6.0%	168	2.9%
Banks, Savings & Lending Institutions	1	1.2%	4	0.2%	1	0.7%	7	0.3%	9	2.1%	116	2.0%
Securities Brokers	0	0.0%	1	0.1%	0	0.0%	1	0.0%	2	0.5%	5	0.1%
Insurance Carriers & Agents	0	0.0%	0	0.0%	0	0.0%	1	0.0%	4	1.0%	13	0.2%
Real Estate, Holding, Other Investment Offices	2	2.4%	5	0.3%	3	2.2%	11	0.4%	10	2.4%	34	0.6%
Services Summary	37	43.5%	662	34.7%	56	40.6%	930	36.0%	147	35.1%	1,857	31.6%
Hotels & Lodging	1	1.2%	2	0.1%	1	0.7%	24	0.9%	6	1.4%	80	1.4%
Automotive Services	6	7.1%	33	1.7%	8	5.8%	43	1.7%	14	3.3%	102	1.7%
Motion Pictures & Amusements	2	2.4%	7	0.4%	4	2.9%	25	1.0%	16	3.8%	119	2.0%
Health Services	9	10.6%	156	8.2%	11	8.0%	189	7.3%	23	5.5%	268	4.6%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	2	0.0%
Education Institutions & Libraries	7	8.2%	411	21.5%	10	7.2%	548	21.2%	16	3.8%	838	14.3%
Other Services	11	12.9%	53	2.8%	22	15.9%	101	3.9%	71	16.9%	448	7.6%
Government	14	16.5%	1,051	55.1%	17	12.3%	1,260	48.8%	22	5.3%	1,557	26.5%
Unclassified Establishments	5	5.9%	2	0.1%	8	5.8%	4	0.2%	22	5.3%	13	0.2%
Totals	85	100.0%	1,909	100.0%	138	100.0%	2,580	100.0%	419	100.0%	5,876	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.



# Business Summary

SWC of Sanders & Grier Rds 2  
 Marana, Arizona  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.45047  
 Longitude: -111.24146

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	1	1.2%	2	0.1%	1	0.7%	3	0.1%	5	1.2%	29	0.5%
Mining	0	0.0%	1	0.1%	1	0.7%	6	0.2%	1	0.2%	9	0.2%
Utilities	2	2.4%	14	0.7%	2	1.4%	18	0.7%	4	1.0%	29	0.5%
Construction	4	4.7%	13	0.7%	15	10.9%	73	2.8%	51	12.2%	217	3.7%
Manufacturing	1	1.2%	6	0.3%	3	2.2%	23	0.9%	15	3.6%	316	5.4%
Wholesale Trade	1	1.2%	4	0.2%	1	0.7%	5	0.2%	7	1.7%	47	0.8%
Retail Trade	10	11.8%	46	2.4%	16	11.6%	86	3.3%	63	15.0%	678	11.5%
Motor Vehicle & Parts Dealers	2	2.4%	5	0.3%	2	1.4%	7	0.3%	6	1.4%	61	1.0%
Furniture & Home Furnishings Stores	0	0.0%	1	0.1%	1	0.7%	8	0.3%	3	0.7%	26	0.4%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	2	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	3	0.2%	0	0.0%	6	0.2%	5	1.2%	54	0.9%
Food & Beverage Stores	1	1.2%	6	0.3%	1	0.7%	15	0.6%	6	1.4%	136	2.3%
Health & Personal Care Stores	2	2.4%	10	0.5%	2	1.4%	13	0.5%	9	2.1%	63	1.1%
Gasoline Stations	1	1.2%	5	0.3%	1	0.7%	6	0.2%	2	0.5%	13	0.2%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	4	0.2%	3	0.7%	42	0.7%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	0	0.0%	2	0.1%	3	0.7%	28	0.5%
General Merchandise Stores	2	2.4%	11	0.6%	2	1.4%	14	0.5%	5	1.2%	171	2.9%
Miscellaneous Store Retailers	1	1.2%	5	0.3%	2	1.4%	12	0.5%	10	2.4%	81	1.4%
Nonstore Retailers	2	2.4%	0	0.0%	3	2.2%	0	0.0%	11	2.6%	0	0.0%
Transportation & Warehousing	2	2.4%	12	0.6%	2	1.4%	16	0.6%	9	2.1%	82	1.4%
Information	1	1.2%	6	0.3%	2	1.4%	17	0.7%	10	2.4%	203	3.5%
Finance & Insurance	1	1.2%	5	0.3%	2	1.4%	9	0.3%	15	3.6%	134	2.3%
Central Bank/Credit Intermediation & Related Activities	1	1.2%	4	0.2%	1	0.7%	7	0.3%	9	2.1%	116	2.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	1	0.1%	0	0.0%	1	0.0%	2	0.5%	5	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	0	0.0%	1	0.0%	4	1.0%	13	0.2%
Real Estate, Rental & Leasing	3	3.5%	14	0.7%	5	3.6%	23	0.9%	17	4.1%	67	1.1%
Professional, Scientific & Tech Services	3	3.5%	9	0.5%	6	4.3%	19	0.7%	22	5.3%	215	3.7%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	2	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Administrative & Support & Waste Management & Remediation	1	1.2%	5	0.3%	2	1.4%	9	0.3%	12	2.9%	51	0.9%
Educational Services	7	8.2%	411	21.5%	10	7.2%	548	21.2%	18	4.3%	845	14.4%
Health Care & Social Assistance	11	12.9%	167	8.7%	15	10.9%	206	8.0%	30	7.2%	315	5.4%
Arts, Entertainment & Recreation	2	2.4%	7	0.4%	2	1.4%	24	0.9%	8	1.9%	85	1.4%
Accommodation & Food Services	6	7.1%	88	4.6%	9	6.5%	154	6.0%	39	9.3%	747	12.7%
Accommodation	1	1.2%	2	0.1%	1	0.7%	24	0.9%	6	1.4%	80	1.4%
Food Services & Drinking Places	5	5.9%	86	4.5%	8	5.8%	130	5.0%	33	7.9%	667	11.4%
Other Services (except Public Administration)	11	12.9%	45	2.4%	17	12.3%	76	2.9%	50	11.9%	235	4.0%
Automotive Repair & Maintenance	4	4.7%	13	0.7%	5	3.6%	18	0.7%	11	2.6%	72	1.2%
Public Administration	14	16.5%	1,051	55.1%	17	12.3%	1,260	48.8%	22	5.3%	1,556	26.5%
Unclassified Establishments	5	5.9%	2	0.1%	8	5.8%	4	0.2%	22	5.3%	13	0.2%
<b>Total</b>	<b>85</b>	<b>100.0%</b>	<b>1,909</b>	<b>100.0%</b>	<b>138</b>	<b>100.0%</b>	<b>2,580</b>	<b>100.0%</b>	<b>419</b>	<b>100.0%</b>	<b>5,876</b>	<b>100.0%</b>

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