



## COMMERCIAL RETAIL ADVISORS, LLC

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# AJO CENTER PADS



### Description

**Location:** 2100-2180 E. Ajo Way  
SEC of I-10 & Ajo (aka AZ 86) at Kino Corridor  
Tucson, AZ

**PAD Sizes:** Parcel 1A - ±41,004 SF For Ground Lease or BTS  
Parcel 1B - ±47,535 SF For Ground Lease or BTS  
Parcel 4: ±61,751 SF - For Sale  
Parcel 5: ±38,675 SF - For Sale  
Parcel 2 - For Lease, see separate brochure.

### Demographic Highlights

2021 Estimates	1 MI	3 MI	5 MI
Population	6,778	100,251	259,994
Households	2,059	32,369	91,813
Average HH Income	\$47,813	\$48,333	\$53,134

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

### Traffic Counts

Ajo Way:	23,617 VPD (2021)
I-10:	70,601 VPD (2020)
Kino:	36,979 VPD (2021)
Total:	131,197 VPD

(Source: Pima Association of Governments and ADOT)

### Property Highlights

- ◆ 2 miles from the University of Arizona, downtown Tucson and the Tucson International Airport.
- ◆ Intersection of three highways, on I-10 off ramp.
- ◆ Next to ±300 acre Kino Sports and Entertainment Complex, currently undergoing a major 90 acre expansion to include an 8,600 SF ice complex, a 130,000 SF field house, and an 8,500 seat stadium. Additional hotels, restaurants, and several multi-family projects are being planned on an adjacent parcel.
- ◆ Next to Banner University Medical Center South Campus
- ◆ Next to ±350-acre The Bridges master plan development that includes:
  - ◇ ±350,000 SF Tucson Marketplace at The Bridges (up to 1,000,000 SF).
  - ◇ 120,000 SF The Refinery, Phase I of the ±3,000,000 SF UA Tech Park at The Bridges.
  - ◇ ±200,000 SF Geico Regional Headquarters building with ±2,000 employees.
  - ◇ 50,000 SF (up to 150,000 SF) JTED - Joint Technical Educational Facility, with ±25,000 students in first phase.

### A Development By:



W.M. GRACE COMPANIES  
SINCE 1966

### For information, contact:

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



# Ajo Center PADs

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AERIAL





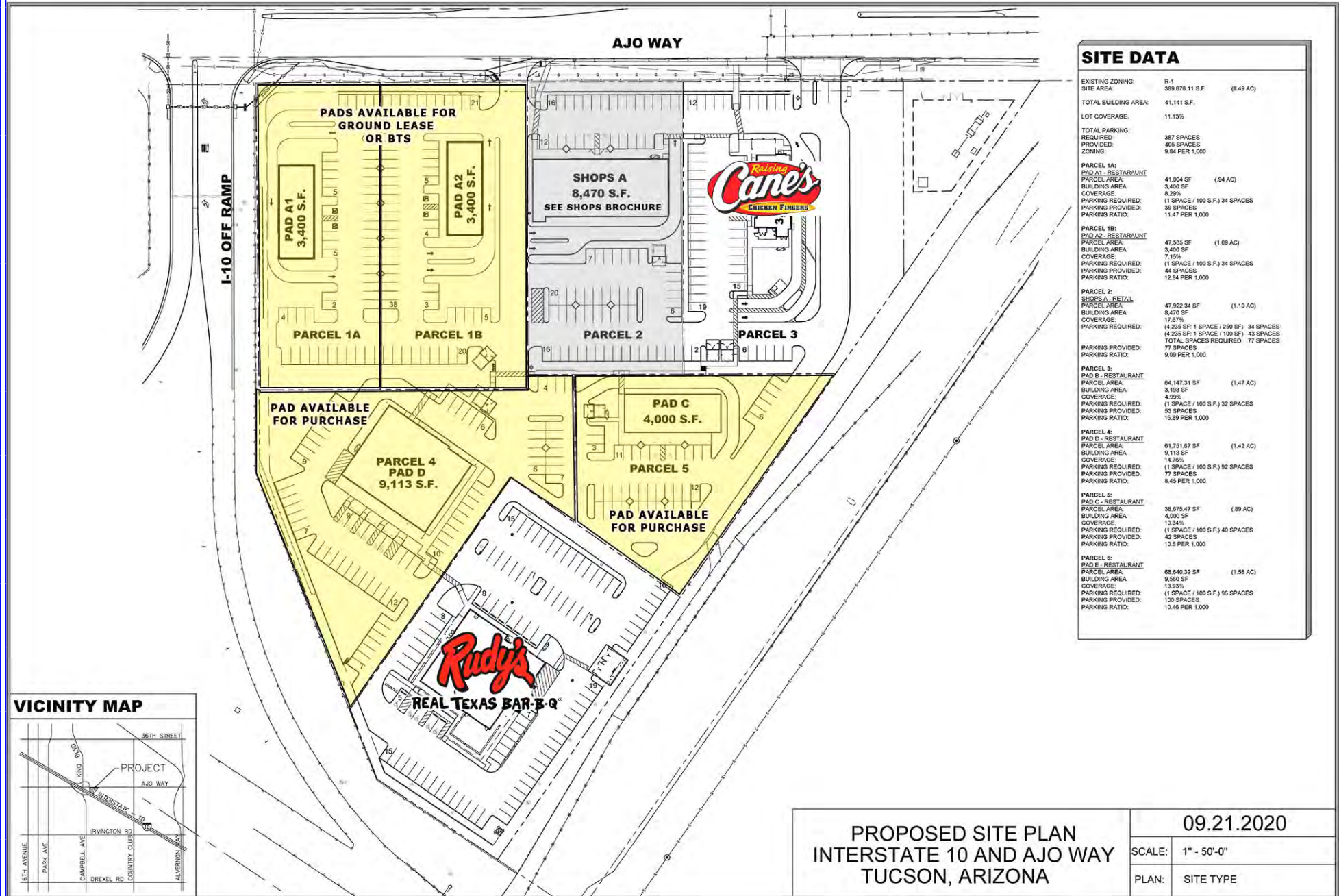
# Ajo Center PADs

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## PROPOSED SITE PLAN





# Ajo Center PADs

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - NORTHWEST



AERIAL - EAST





# Ajo Center PADs

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - WEST



AERIAL - SOUTHWEST





# ‘Brioso Living,’ Residential Development Celebrates its Grand Opening March 29th



TUCSON, AZ (March 26, 2024) — Bourn Companies announces the completion of Brioso Living, its inaugural rental home project. Situated on approximately 10 acres at the intersection of South Park Avenue and E 36th Street in Tucson, Brioso Living introduces 128 thoughtfully designed rental homes to the heart of the city.

Spanish for lively, energetic, and zestful, ‘Brioso’ presents an innovative, urban-inspired community featuring 2-bedroom, 2-bathroom (1,041 sq ft), and 3-bedroom 2.5-bathroom (1,432 sq ft) detached rental homes. This residential development seeks to blend the advantages of single-family home ownership with the modern conveniences of apartment living while eliminating both compromises.

Residents have quick access to downtown Tucson, the University of Arizona, and employment centers while enjoying ample space, privacy, safety, and amenities within the community. Each rental home is designed with modern living in mind, featuring personal courtyards, the absence of shared walls, keyless entry, ADT touchscreens, and smart thermostats. The community offers ramadas, firepits, a heated pool and spa, outdoor grills, gated access, package lockers, video security monitoring, and around-the-clock maintenance service.

Prioritizing convenience, residents can access on-demand services, including housekeepers, personal trainers, massage therapists, nutritionists, dog walkers, pet sitters, groomers, and handypersons. Brioso Living also extends exclusive perks and discounts to residents through partnerships with Williams Sonoma Brands, OOROO, Chick-fil-A, Scented Leaf, Savaya Coffee Market, Vertica Fitness, Planet Fitness, Dave & Buster’s, Planet Subs, Cupbop Korean BBQ, Dirty Dough Cookies, CORT, and Delivery Doctors.

Brioso Living will host its Grand Opening on Friday, March 29th, 2024, at 4:00 PM to celebrate construction completion. Attendees can explore firsthand the contemporary amenities that define the Brioso lifestyle.

Bourn Companies appreciates the collaborative efforts of A23 Studios, Norris Design, BFL Construction, and Scotia Group Management LLC in bringing Brioso Living to fruition.

Across more than 30 years and 6 million square feet of work, Bourn Companies has pushed the boundaries of traditional real estate development. We lead projects that make a difference, supporting and defining communities and inspiring a sense of place that deepens over time

To learn more, visit **Home – Brioso Living – Tucson, AZ**



# Board approves leases for Mosaic Quarter sports/entertainment complex; billion-dollar economic impact for region



PIMA COUNTY, (March 6, 2024) – The Pima County Board of Supervisors voted 4-0 to approve the first phase of leases for Mosaic Quarter, a sports and entertainment complex that will generate billions of dollars and support tens of thousands of jobs over the 40-year term of the master lease.

Mosaic Quarter is part of Kino Sports Complex South, which is on the south side of Interstate 10 between Benson Highway and Country Club Road. The 90-acre facility will be adjacent to the Kino Sports Complex on the north side of Interstate 10. Mosaic Quarter Phase 1 will focus on the 175,000-square-foot MQ Iceplex, the 131,000-square-foot MQ Field House, and a central utility plant and solar power for the complex.

*“The approval of the Mosaic Quarter Phase 1 leases is a giant first step in the creation of possibly one of the most important drivers of economic prosperity in Pima County,” said Pima County Board of Supervisors Chair Adelita S. Grijalva. “Once completed, the Mosaic Quarter, in collaboration with the Kino Sports Complex, will place Pima County squarely at the top of the list of tournament sports and entertainment complexes across the country. Mosaic Quarter addresses the importance of access for our community’s young people to high-quality facilities and youth sports that families currently must travel to Phoenix or out of state to enjoy.”*

Once completed, Mosaic Quarter Phase 1 is projected to generate \$8.3 billion of new local spending in addition to \$917.7 million in tax revenue for the State of Arizona, City of Tucson, and the Regional Transportation Authority.

*“We are grateful for Pima County’s support,” said Knott Development CEO Frank Knott. “The County clearly sees the benefits to the community and shares our vision for socioeconomic success and workforce development. From local youth sports and athletics to national tournaments, lifestyle and entertainment venues and hospitality, Mosaic Quarter supports small and large businesses, travel and tourism and more.”*

## Project Amenities Highlights

### Phase 1

- MQ Iceplex 3-rink sports complex
- MQ Multiuse Field House multisport facility
- Up to four restaurants
- Central Utility Plant and solar farm

### Future Phases

- MQ Sportsplex multisport facility
- MQ Stadium
- Entertainment Pavilion
- Event Plaza
- Splashpads
- Three hotels and up to 10 restaurants
- Parking structure



Deputy County Administrator Carmine DeBonis Jr., who crafted the agreement with Knott Development, said the Mosaic Quarter public-private partnership protects the County from financial harm if the region were to suffer from economic calamities in the future. The County will receive 55 percent of the project's cash flow. The County's portion, estimated at \$6 million a year, will be held in a reserve fund. That fund will grow to more than \$199 million over the term of the lease to safeguard the County's financial stability, DeBonis said.

*"We ran this deal past the credit rating agencies, and they determined that entering into the leases for construction of the project would not affect the County's credit ratings," DeBonis said. "Pima County's credit ratings range from AA+ to AAA."*

### **Phase 1 Economic Impact Highlights**

- \$8.3 billion new local spending
- \$917.7 million tax revenue across state, region, city
- 92,300 community jobs supported
- \$3.7 billion community earnings from those jobs

*"Today is a very exciting day for the residents of Pima County," said County Administrator Jan Leshner. "Mosaic Quarter at completion will provide hundreds of new jobs and, when combined with the Tucson's nearby Bridges development, will make the I-10 corridor between I-19 and Country Club Road one of the largest employment centers in metropolitan Tucson. I look forward to the continued partnership between the County and Knott Development in helping economically invigorate the area surrounding the Kino Sports Complex."*

Leshner said Tuesday's vote was years in the making. The County acquired the 160-acre property in 2014. The County opened Kino Sports Complex South, which features soccer fields and pickleball courts in 2020 and sought proposals for building out the remainder of the site that same year. Knott Development was selected for the master development partnership agreement in 2021.

A key aspect of the project is the Mosaic Foundation, a nonprofit that will partner with numerous local groups and organizations.

*"Through our community partnerships and Mosaic Foundation, we will be able to serve youth who come from all backgrounds and populations, ensuring access to sports and athletics for all," Knott said.*

The project has broad community support. Numerous sports and business organizations sent statements of support and about 10 people addressed the board during Call to the Audience expressing their support.

### **Summary of Community Support Statements:**

#### **Danny Plattner, Co-founder & Operator Tucson Adult Hockey League**

- "The Mosaic Foundation's vision of including all children to participate in sports regardless of economic standing is remarkable. It will have a positive effect on generations of Pima County children, and their parents, for years to come."

#### **Linda Welter, Chair of the Tucson Metro Chamber of Commerce**

- The numbers that benefit Pima County are staggering. This project represents a transformational opportunity for Pima County and its residents.

#### **David A. Perks, Vice President First Tee of Tucson**



- “Our community severely lacks sports complexes and amenities for youth sports. The Mosaic Quarter would fill a large void for Tucson.”

**Troy Vaughn, Senior Director Campus Recreation University of Arizona**

- “A game changer for this community. We plan on having four to five hockey teams at Mosaic Quarter, including a brand-new Women’s Hockey Club Team that we will be starting when the facility is completed in the fall of 2026.”

**Robert Elias, President & CEO Tucson Hispanic Chamber of Commerce**

- “This initiative is more than just a development; it is a transformative endeavor that will reshape the landscape of this part of our city. This project is about fostering a sense identity and pride as we welcome teams and spectators, we also welcome diversity, creating a mosaic of culture and experiences.”

**Brad Anderson, President & CEO Vail Chamber of Commerce**

- “We see lots of opportunity for what Mosaic Quarter can provide to the entire region.”

A planned Arizona Department of Transportation project to widen I-10 where Mosaic Quarter and Kino are located will include a connection between the two complexes that will allow for shuttle and pedestrian traffic to travel between the two sites. This connection will allow Mosaic Quarter and Kino to operate as one facility when needed to host large tournament events while consolidating visitor amenities.

Find more information on Mosaic Quarter’s phase one leases and the history of the project in County Administrator Leshner’s memo from February 27, 2024.



## Hundreds of homes coming to south side

### GABRIELA RICO

Arizona Daily Star

Once described as an area of town with 'severe limitations' for success, a development on Tucson's south side is now the site of thriving retail, businesses, entertainment venues, and now homes.

The Bridges, bounded by Park Avenue, Kino Boulevard, 36th Street and Interstate 10, will add nearly 550 residential units to the mix of stores, entertainment and office buildings that have gone up in recent years.

The transformation of the parcel, that once was Tucson's downtown airport, recently saw an apartment complex completed and now single-family homes for rent and homes for sale are under development.

Local homebuilder, Pepper Viner, has broken ground on The Pearl at the Bridges, a 12-acre community with 126 homes to be built for sale.

The one- and two-story homes will range in size from 1,100 to 2,400 square feet.

'The property has really come of age,' said Bill Viner, president and CEO of Pepper Viner. 'I'm not sure there's another place in town where you have all those amenities at your doorstep and are still close to the university, Banner South and the airport.'

This is his first project with local developer Bourn Cos., who has recruited business and retail to the project.

'I do love that live-work-play environment they have created,' Viner said.

He said The Pearl's gated community's amenities will be the location, where residents will be able to walk to a movie theater, arcade, gym, grocery store, medical care, and, in some cases, work.

Since the first retailer, Costco, opened at The Bridges in 2011, the development has added a Walmart and various restaurants and entertainment retailers, a movie theater and three hotels.

Employers located there include Geico, The University of Arizona Refinery building, which houses tenants such as Raytheon, and JTED. Arizona Public Media just broke ground on a new headquarters and broadcast center.

Last fall, Brass Pro Shop announced plans for a 100,000-square-foot store at



Devin Sheehan, an electrician with Pace Electrical, works near the new Pepper Viner development The Pearl at The Bridges on Feb. 27. The Pearl will have more than 126 homes for sale. **GRACE TREJO, ARIZONA DAILY STAR**

**READ:** To see the latest news from Tucson's real estate scene, point your smartphone camera at the QR code, then tap the link.



The Bridges.

The Pearl homes will be available in six floor plans, all with two-car garages and private outdoor areas.

'There will be choices for single adults and families,' Viner said. 'We've all come up with a something that will appeal to the public.'



He said home prices will be determined by market conditions when the homes are ready for sale.

Initial work is underway, and models are expected to be completed this spring. Viner said the development's name, The Pearl, was because of its unique location on 36th Street and Martin Luther King Jr. Way.

'We thought it was a gem,' he said, 'a one-of-a-kind opportunity.'

### **Beyond typical infill**

The first residential project, an apartment complex called Cabana Bridges, developed by Scottsdale-based Greenlight Communities and Tucson-based Holualoa Cos., opened last year.

The 288-unit complex leased quickly and only a handful of units remain available.

It is located on the corner of Park Avenue and 36th Street, immediately west of The Pearl.

To the south of Cabana, Bourn is building 128 detached homes that will be for rent.

The development, Brioso, opened for lease March 1 with two-and three-bedroom models with rents from \$1,950 to \$2,350 a month.

Known as built-for-rent, communities of single-family homes that are only for renters have been growing in popularity as people look for the space and privacy of a home as home buying prices remain high.

At buildout, there will be nearly 550 residential units with The Bridges.

'Our vision for The Pearl and Brioso extends beyond typical residential infill,' said Don Bourn, CEO of Bourn Cos. 'We're creating a community centered around modern amenities, connectivity and design.'

An economic development study prepared for the city of Tucson in 2003 painted a bleak picture for that vacant parcel that had become overrun with weeds and criminal activity.

'While the market will support a small amount (of) retail development in the South Park neighborhoods, existing demographics place severe limitations on the likelihood of any successful national chain recruitment,' the South Park Hope Study said. 'Locally-owned chains and the cultivation of area entrepreneurship efforts are the recommended courses of action in the immediate term.'

The pad was the largest undeveloped site in the Tucson core at the time.

'Despite a traditionally harsh perception amongst the remainder of the community and several very serious social stresses,' the Hope study concluded, 'the South Park neighborhood exhibits factors that — if properly developed — show great potential for significant, positive economic changes in the area.'

Many neighbors rallied around redevelopment plans and attended city meetings when zoning changes were requested.

Today there are two new office buildings that comprise 320,000 square feet and 52 retail businesses open, totaling 540,000 square feet with 10 businesses in the development stage that will add 240,000 square feet of retail.

Some national chains report this is their top-grossing location in the state.

Contact reporter Gabriela Rico at [grico@tucson.com](mailto:grico@tucson.com)

### **HOMES from page A1 to A4**



One- and two-story homes at The Pearl will range in size from 1,100 to 2,400 square feet. **GRACE TREJO, ARIZONA DAILY STAR**

# New Rehabilitation Hospital Planned for Tucson Marketplace at the Bridges



Reunion Rehabilitation Hospital in Peoria, AZ building.

TUCSON, AZ (Feb. 13, 2024) – Tucson Rehab Real Estate Investors, LLC, an affiliate of Cross Hospitals, LLC, a partnership between Texas-based, Kennor Holdings, LP and Nobis Hospital Investments, purchased 4.1-acres at 870 E Tucson Marketplace in Tucson for approximately \$2.4 million (\$13.45 PSF). The transaction closed on January 31, 2024.

The buyer plans to develop a new inpatient medical rehabilitation hospital on the site, with 48 modern private patient rooms, a rehab therapy gym with advanced technologies, and state-of-the-art equipment in a 3-story stand-alone building.

Level 1 is to be administrative and support space. Levels 2 & 3 are the patient floors, each containing a therapy suite and 24-bed nursing units. This is the third rehabilitation hospital for the company in Arizona, with one in Phoenix and another in Peoria.

People with debilitating illnesses and injuries such as brain injury, stroke, and other complex medical, neurological, and orthopedic diseases and injuries will be cared for under the management of Nobis Rehabilitation Partners that brings together healthcare providers, developers, and investment partners to create, operate, and manage inpatient rehabilitation facilities. Patients will receive exceptional care from highly experienced and inspired caregivers in this uniquely designed and efficient hospital.

*“Cross Hospitals is excited to serve the community of Tucson and partner with the local providers,” said Chester Crouch, Founder and President of Nobis Rehabilitation Partners. “This new rehab hospital will bring over 100 career opportunities to the Tucson community. Patients will be cared for in our newly designed modern hospital with a projected opening in 2024.”*

Cross Hospitals, LLC is a partnership between Kennor Cross Hospital Investors, LLC and Nobis Hospitals Investments, LLC, that develops and manages new inpatient rehabilitation hospitals in select US markets.

Kennor Holdings, LP is a family of commercial real estate development companies with a portfolio of regional and national projects based in Dallas, TX. The Kennor team has more than 15 years of commercial real estate development experience and has structured syndication over \$300M.

The seller was BP Bridges Partners, LLC, an affiliate of Bourn Properties in Tucson (Don Bourn and Alan Tanner, managers)

To learn more, see RED Comp #11129.



# The Refinery

PHOTO BY BRENT G. MATHIS



The long-anticipated University of Arizona Tech Park at The Bridges, located on Kino Parkway and Interstate 10, will open its first building known as The Refinery in late January. The Refinery's 120,000 square feet of office space will be shared equally by UArizona programs and outside businesses wanting to work closely with the university.

The first university program moving

into The Refinery is UArizona Applied Research Corporation. It is a separate 501(c)(3) organization that provides products, services and solutions to national security challenges in the U.S. government and industry. Moving into their new spaces in The Refinery in late March will be Tech Launch Arizona, the university's tech transfer licensing office which moves inventions from university research and technological

innovation into the marketplace, and Research, Innovation and Impact (RII), the office responsible for supporting more than \$734 million in research activity at UArizona.

The Refinery will also house UA Online, the university's online educational program, so that all of its staff and professors are headquartered in one location with a focus on growth.

A regional outpost for the UArizona



# Opens

## New Commercial, Academic Hub at UA Tech Park at The Bridges

By April Bourie



The Refinery is developed by The Boyer Company, Core Construction and Swaim Associates, Ltd Architects

Center for Innovation will open in The Refinery. UACI is an incubator network for science and technology startup companies both from inside and outside UArizona. UACI is headquartered at the UA Tech Park, Rita Road and Interstate 10, and has outposts across the region, including a bioscience incubator in Oro Valley.

UACI guides startups through a 27-point program that helps them re-

fine their products and offerings, find success in their product launch and gain sustainability. The program has successfully assisted over 160 startups since its inception in 2003. There are currently a total of 58 startup companies in the program – the highest concentration of startups in any incubator program in Arizona, according to Carol Stewart, associate VP of Tech Parks Arizona.

Several businesses are waiting to get into the UACI program and the bioscience incubator, the latest place to open, is full. Opening the additional regional outpost at The Refinery will allow an additional eight to 12 startups into the program.

“President (Dr. Robert C.) Robbins’ vision for the UA Tech Park at The Bridges is for it to become the commercialization hub for the university, and

*continued on page 110 >>>*



# THE REFINERY



“President Robbins’ vision for the UA Tech Park at The Bridges is for it to become the commercialization hub for the university, and many of the programs located in The Refinery create a continuum to achieve this vision.”

– Carol Stewart, Associate VP  
Tech Parks Arizona

*continued from page 109*

many of the programs located in The Refinery create a continuum to achieve this vision,” said Stewart. “In addition to RII, a variety of other research organizations within the university work very closely with Tech Launch Arizona (TLA) to determine which research projects have the potential to be viable in the marketplace.”

“Once a project is identified, the researchers or professors that created the intellectual property go through TLA’s process to prepare for commercialization. Once they have maximized TLA’s services and support, they decide their next step, which may be to formally apply for the UA Center for Innovation’s incubator program. When the new venture has successfully graduated from the UACI program, they have the option to scale at the UA Tech Park and grow their business in Southern Arizona.”

When determining which programs would fill UArizona space at The Refinery, the planning team took into consideration Robbins’ vision, but also discerned how the university does business and how they could positively impact that. “The opportunity to bring together the entire UA Online business

unit was an exciting prospect for The Refinery team and for us,” said Stewart. “Now, they can fast-track their growth plans of online content and services.”

Meeting rooms allow students, faculty and businesses to convene at The Refinery. “These spaces will provide purposeful programming for students, community and industry. Tech Parks are all about mashing these groups together,” said Stewart. “All areas of the institution are involved to make this project successful, even UA Parking and Transportation Services. They have augmented their routes and committed

to Cat Tran service for The Refinery, allowing students and faculty to easily move back and forth between UArizona main campus and the UA Tech Park at The Bridges.”

Half the space in The Refinery is reserved for UArizona programs, but the other half will house companies wanting to work closely with UArizona – part of the “mashing together.” No companies have yet been confirmed, but typically it’s a company that aligns with the specialization of the institution and is dedicated to working with the university through joint research projects and hiring interns or graduates.

“We’re talking with some that may not be an obvious connection for someone driving by,” said Stewart. “Some examples are mining companies, aerospace and defense sector companies, health services-based companies ... entities that have a desire to collaborate with the university’s areas of expertise.”

This type of connection is very valuable to outside companies, according to Stewart. “The No. 1 thing that keeps CEOs awake at night is talent. Helping these companies navigate to the best

*continued on page 112 >>>*

PHOTO BY BRENT G. MATHIS



*continued from page 110*

talent and expertise typically requires some insider's help. We work with the different departments at the university to connect the companies to the best talent available for their specialized requirements, whether for research, internships or permanent positions."

The name of the building is an allusion to this. It was named "The Refinery" because of its proximity to the best and brightest that can be mined from UArizona, allowing companies who locate there to directly find talent from the university campus. It could also refer to the "refining" of research and technological innovations to bring them successfully to the marketplace.

When completed, the UA Tech Park at The Bridges will encompass 65 acres embedded within a larger 350-acre multi-use development known as The Bridges. In addition to The Refinery, a high-bay research facility will open in October for Steward Observatory to assemble high-altitude balloon payloads and test components for space flights. The building, being constructed

by Concord General Contracting and designed by Swaim Associates, Ltd Architects, will have 40- to 50-foot ceilings to accommodate this research. "It will create a lot of curiosity because it's a different-looking building that will have a big presence. People will ask, 'What's that?' and we'll have the opportunity to share the university research work going on in the building," Stewart said.

A Marriott Springhill Suites broke ground at the corner of Tucson Marketplace Boulevard and Kino Parkway at the end of 2021. Managed by HSL Properties, the Marriott veered from the standard building design to align with the design guidelines of the UA Tech Park to reflect the high tech, modern look of other nearby buildings.

Four fundamentals help provide guidance for what is planned in the UA Tech Park at the Bridges. "A park like this is opportunity-driven, and we have to weigh each opportunity against these fundamentals to ensure that the right opportunities are acted upon at the UA Tech Park at The Bridges," said Stewart.

Chief among these fundamentals are

the design guidelines, which require all buildings to have high-quality design and development that ties back to building design and fundamentals on the main campus.

The second is whether an opportunity is the right fit for an urban tech park campus. Tech Park at The Bridges will be less spread out than the UA Tech Park at Rita Road, and this must be considered when determining the right fit, according to Stewart.

"The third fundamental is the magic of the mashup ... academia sitting beside startups sitting beside industry. We want all of those different entities meeting up at the water cooler and rubbing elbows at events," said Stewart. "That's the magic of what we do."

The final fundamental ties back to the criteria considered for businesses wanting to locate in The Refinery. They must want to collaboratively interact with the university through industry-sponsored research and hiring graduates and interns. "Whatever it is, there must be a connection to the university, and we are here to facilitate that collaboration," said Stewart

**Biz**

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# New Commercial, Academic Hub “The Refinery” at UA Tech Park at The Bridges Opens



TUCSON, ARIZONA – The long-anticipated University of Arizona Tech Park at The Bridges, located on Kino Parkway and Interstate 10, opened its first building known as *The Refinery* in late January.

The 65 acres designated as UA Tech Park at The Bridges is part of larger 350-acre multi-use development known as ‘The Bridges’ which includes residential and retail development in central Tucson, this location is prime real estate to establish your business and link directly to the assets of the University of

Arizona. The site is located within an Opportunity Zone and long-term plans call for 1.2-million-square-feet of developed office and laboratory space that could support approximately 5,000 knowledge workers on-site, given the planned urban density.

The Refinery’s four-story, 120,000-square-feet of office space will be shared equally by UArizona programs and outside businesses wanting to work closely with the university. Constructed by the Boyer Company and will serve as an innovation and commercialization hub anchored by UArizona providing the ideal platform for technology advancements and business growth. Activities include the University of Arizona Applied Research Corporation (UAARC); the new offices for Tech Launch Arizona, the university’s technology commercialization arm; an incubator outpost, and programming through the University of Arizona Center for Innovation; plus innovation space for students and faculty.

The first university program moving into The Refinery is UArizona Applied Research Corporation. It is a separate 501(c)(3) organization that provides products, services and solutions to national security challenges in the U.S. government and industry. Moving into their new spaces in The Refinery in late March will be Tech Launch Arizona, the university’s tech transfer licensing office which moves inventions from university research and technological innovation into the marketplace, and Research, Innovation and Impact (RII), the office responsible for supporting more than \$734 million in research activity at UArizona.



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Several businesses are waiting to get into the UACI program and the bioscience incubator, the latest place to open, is full. Opening the additional regional outpost at The Refinery will allow an additional eight to 12 startups into the program.

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Half the space in The Refinery is reserved for UArizona programs, but the other half will house companies wanting to work closely with UArizona.

It was named "The Refinery" because of its proximity to the best and brightest that can be mined from UArizona, allowing companies who locate there to directly find talent from the university campus. It could also refer to the "refining" of research and technological innovations to bring them successfully to the marketplace.

A Marriott Springhill Suites also just broke ground at the corner of Tucson Marketplace Boulevard and Kino Parkway at the end of 2021. Managed by HSL Properties, the Marriott veered from the standard building design to align with the design guidelines of the UA Tech Park to reflect the high tech, modern look of other nearby buildings.



# Greenlight Communities Brings ‘Cabana’ Multifamily Brand to Tucson



## New \$50 Million Cabana Bridges Project Includes 288 Multifamily Units in Master-Planned Development

TUCSON, ARIZONA — A Scottsdale-based development firm with a Tucson-based partner bought 22.91 acres of land at the Bridges for \$3.46 million (\$3.46 PSF) to bring a popular new multifamily concept to the Tucson market for the first time. The seller was an affiliate of Bourn Properties of Tucson (Don Bourn, Manager).

Scottsdale-based Greenlight Communities, together with partner Holualoa Companies, will build a new 288-unit development called Cabana Bridges as part of the 350-acre Bridges mixed use development near I-10 and Park Avenue. Greenlight plans to start construction in the upcoming weeks.

Cabana Bridges has an estimated construction cost of \$50 million and is estimated to welcome its first residents in January 2023. The project is in the middle of a significant development of nearby attractions, including office, retail, the University Arizona (UA Tech Park at The Bridges), hotels, restaurants and other features being built within a one-mile radius.

The Cabana brand has become well known for providing brand-new living spaces with modern designs and desired amenities – all at attractive rental prices. Cabana properties feature contemporary appliances and kitchen finishes, luxury vinyl tile, a co-working lounge and state-of-the-art fitness center, all accessed via smart home technology.

Greenlight Communities is the first company to innovatively focus solely on building attainable housing to fill the void between affordable and luxury apartments, using their leading-edge business and development model to create a one-of-a-kind housing alternative for middle-class residents working in fields such as teaching, healthcare, and public safety. This type of attainable housing also provides options that allow these workers to live closer to their work, providing several benefits for the local community and economy.

Greenlight has worked in the Tucson market previously, including developing multifamily residential as part of the Starpointe project. Greenlight and Holualoa are looking for addition sites in metro-Tucson to develop attainable housing communities.

*“We are excited to bring the many benefits of the Cabana approach to multifamily development to the residents of Tucson,” said Patricia Watts, principal of Greenlight Communities. “The Tucson market needs attainable housing options for individuals and families who want to enjoy a quality living experience at reasonable rental rates. This is an ideal location to enter the Tucson market and we’re looking forward to the positive impact this project will have on the community.”*

Greenlight is currently in the process of building more than 3,000 new Cabana units in Arizona. Cabana Bridges is the 10th new-build Cabana project and will make use of Greenlight’s innovative approach and industry-changing designs to create communities with reasonable rental rates.

Greenlight Communities is working to fill a critical need in the multifamily housing market. The vast majority of newly built multifamily projects are luxury-oriented with higher rents, making them unaffordable for middle-income renters.

*“We are pleased to be building the latest Cabana community in the heart of such a dynamic project in Tucson,” said Rob Lyes, principal at Greenlight Communities. “This is an ideal place for the Cabana brand and will provide housing for hundreds of individuals and families in a great location with all the comforts and conveniences our Cabana communities provide.”*

Greenlight Communities’ business model eliminates many of the cost and time constraints other building projects and apartment communities around the country inevitably experience and uses innovative designs and economies of scale to create a quality living experience at attainable rental rates.

For more information on Greenlight Communities’ Cabana apartments visit [www.livegreenlight.com](http://www.livegreenlight.com) or call (480) 609-6779.



# Major Expansion at Kino Sports Complex

## Stadium, Ice Rinks, Basketball Courts in the Plans

By Steve Rivera

Hearing about new expansion plans for the Kino Sports and Entertainment Complex, Danny Plattner said he believes Tucson hockey may have found a home – a much-needed one.

“We are very excited about the Kino South project,” said Plattner, co-founder of the Tucson Adult Hockey League. “There is a great demand for adult hockey in Southern Arizona. Our numbers will significantly grow once the ice time is available. Players will be able to join multiple teams and we plan to add learn-to-play programs for adults and more divisions.”

Sports fans from near and far will soon be able to enjoy a state-of-the-art, multi-amenity facility that Southern Arizona families, club sports groups and youth tournament organizers have

long needed. It will be located south of Interstate 10 and east of Kino Parkway.

“People have been very positive,” said Carmine DeBonis Jr., Pima County deputy county administrator for public works. “As the information has spread, we’ve been doing a lot of outreach to a variety of different parties. Others expressed a great deal of interest and excitement.”

Rightly so, given the scope of the complex expansion that is expected to break ground as soon as September 2022.

The expansion, which is proposed to have a \$7 billion regional economic impact, will include an 86,000 square-foot ice complex that will accommodate hockey, figure skating and ice sports; a 130,000-square-foot field house with

eight full-sized basketball courts, that can be converted to 16 volleyball courts, and eight indoor lacrosse surfaces. An 8,500-seat stadium for sports and concerts is also planned. Construction of the elements will be phased in with full completion slated for 2026.

Also envisioned are three hotels, retail and dining space, multi-family housing and a medical complex. The new addition will span an additional 90 acres to complete the more than 300 total acres that the entire Kino Sports and Entertainment Complex will occupy.

“It increases the attractiveness of the venue,” DeBonis said of the project. “You can dine and shop there. It is to be a one-stop (facility) to attract and retain participants at the complex.”

*continued on page 226 >>>*

IMAGE COURTESY KINO SPORTS AND ENTERTAINMENT COMPLEX





*continued from page 224*

The public-private partnership between project manager Knott Development and Pima County will generate revenue for the county and reduce the county's financial risk associated with the development and operation of the facility.

DeBonis called the partnership a "great one because Knott is bringing in financing to invest in the project. The county owns the land. We solicited proposals and selected Frank Knott and his team, and we're very excited about this arrangement that really draws upon the best of the public sector and the private sector to bring about a project like this."

The project is the first of its kind for Knott Development in Arizona. It was designed with the intention to help the surrounding area as a complementary piece.

"It made a lot of sense to us to do something that would not only create a lot of athletic facilities but incorporate amenities, not just what we were going to build, but what could serve the existing facilities," said Frank Knott, president of Knott Development, referring to the county's completion of the first phase of the Kino South Complex.



“It made a lot of sense to us to do something that would not only create a lot of athletic facilities but incorporate amenities.”

— Frank Knott  
President  
Knott Development

That \$31 million expansion, completed in January 2020, added 12 new lighted rectangular fields and 20 pickleball courts.

Knott said he communicated with local adult and youth hockey leagues about the need for a hockey facility.

"I knew what the growth patterns had been and what the growth patterns are moving forward," he said. "We saw a tremendous opportunity to provide the community with a full-service ice facility that matched up well with what was going on locally."

Knott said the county was looking for additional indoor multi-purpose court space and "that was an easy one" to accommodate.

"Anything that can help us bring youth and amateur sports from outside Tucson, that's our primary interest here at Visit Tucson and this certainly accomplishes that," said Brent DeRaad, Visit Tucson's president and CEO. "Phase 1 of the project has been great. COVID has limited the use, but once we can put the worst of COVID behind us, we can put it to good use. This gives us a much stronger Kino Sports Complex we are able to sell."

**[BIZ]**

IMAGE COURTESY KINO SPORTS AND ENTERTAINMENT COMPLEX

## UA unveils 1st building plan for its south-side tech park

By David Wichner

ARIZONA DAILY STAR

More than a decade after dirt was first turned at the University of Arizona's second technology business park on Tucson's south side, officials will break ground on the first tech-oriented building there — a new a hub for UA-related tech development.

A public groundbreaking ceremony is set for Feb. 27 for the new, four-story building at The Bridges, a mixed-use development north of Interstate 10 between South Park Avenue and South Kino Parkway.

The Boyer Co. will build and own the 120,000-square foot building, and the UA will lease half that space under two leases approved Friday by the Arizona Board of Regents. Construction is expected to be completed by summer 2021.

Under a 10-year lease, 45,000 square feet of space in the new building will house the offices for Tech Launch Arizona — the university's technology commercialization arm — and the UA Center for Innovation business incubator and its client startups.

The space also will feature corporate innovation centers, a student innovation zone, and convertible meeting, event, classroom and maker spaces, the UA said.

Under a 20-year sublease, 15,000 square feet will be leased to the UA Applied Research Corp., a nonprofit corporation set up to partner on defense-related research. The UA has the option to extend both leases for two five-year periods.

Campus Research Corp., a private entity created to manage UA properties, has entered into a development agreement and ground lease with Boyer, which will own and pay taxes on the building.

The UA said the new building will form a central hub for innovation and commercialization, and it will be named 'Refinery' because of its 'proximity to the talent and bright minds that can be mined from the University of Arizona.'

Refinery will be the first building of the UA Tech Park at The Bridges, a 65-acre precinct within the larger 350-acre mixed-use development. Long-term plans include four to five office and lab buildings for public, private and academic users.

Infrastructure work on what was then known as the UA Bio Park at The Bridges began in 2009, and a retail development, The Marketplace at The Bridges, was built out starting in 2012 with a Walmart Supercenter, a movie theater and restaurants.

But the UA's plans for a biotech business park never materialized and the university dropped the biotech focus for a wider technology approach in 2014. The UA later proposed a \$40 million first-phase technology office building to anchor a 'technology precinct' at The Bridges, with Pima County on board to fund half of the building's construction cost through a bond measure.

After the county's plan failed as part of a larger bond package rejected by voters in 2015, the UA sought private development partners for the property.

The UA announced Boyer as its development partner for the technology zone at The Bridges in March 2018.

Last year, insurance giant Geico opened a regional headquarters in a 200,000-square-foot building at The Bridges built by The Bourn Cos., another UA development partner.

Contact senior reporter David Wichner at [dwichner@tucson.com](mailto:dwichner@tucson.com) or 573-4181. On Twitter: @dwichner. On Facebook: [Facebook.com/DailyStarBiz](https://www.facebook.com/DailyStarBiz)



The University of Arizona says it will lease half the space in this new, four-story, 120,000-square-foot building at The Bridges, a mixed-use development north of Interstate 10 between South Park Avenue and South Kino Parkway.

RENDERING COURTESY OF THE UNIVERSITY OF ARIZONA



# Career & Technical Education

## Preparing High School Students for Workforce

By Christy Krueger

Thanks to a vote 13 years ago by Pima County residents, Career and Technical Education is changing the lives of area high school students and boosting this region's workforce development.

Pima County's Joint Technical Education District, known as JTED, initially served students in 11 school districts. That has since increased to include one district in Pinal County and two in Santa Cruz County.

What was once known as vocational training is now referred to as Career and Technical Education throughout the United States. JTED is one of 14 CTEs in Arizona and is considered a Pima County school district (#11).

"We cover 12,000 square miles," said Kathy Prather, JTED superintendent and CEO. "We provide Career and Technical Education to high school students – tuition free and now fee free. Any youth in grades 10 to 12 who live in our delivery area can come to our programs. That includes public and private schools, charters, home-schooled and homeless students."

The district offers a wide range of programs – such as graphic design, fire service and construction technology – most of which are one-year programs. Classes are generally held at the end of the academic school day in a number of locations.

"We have three models," Prather said. "Satellite campuses are owned by the member districts. The central campuses we own and operate. Then some are leased land on school property. We lease the land and build a building on it." In total, 40 locations serve JTED students.

Funding, she said, comes primarily from two sources – property taxes and through the state. "Like other school districts, we receive money from the state based on enrollment. We also apply for grants."

Pima JTED Foundation was formed to help with costs that can't be covered by these traditional sources. For example, if a student in construction technology can't afford steel-toed boots, the foundation may step up and fulfill the

student's needs.

Occasionally, JTED receives private donations. Earlier this year, Ross Potoff, founder of Potoff Private Philanthropy, donated \$350,000 to Pima JTED Foundation. Then, during JTED's May 17 completion ceremony, a surprise announcement came that Potoff was pledging another \$650,000 over the next five years. Prather said it's extremely rare for any public K-12 school in Arizona to receive a gift of this size.

Among the more popular programs the district offers are cosmetology, healthcare pathways and culinary arts. The healthcare programs in particular are intensive and rigorous, Prather said. "Our licensed nursing assistant program falls under the State Board of Nursing, and all their regulations we adhere to, such as clinical hours they have to perform and credentials of instructors."

JTED makes a point of working with businesses and institutions in the community to help students take the next step into higher education and employment. It's a two-way street, as many in-

IMAGES: COURTESY JTED





dustries in Tucson struggle to find qualified employees.

Pima Community College's aviation program is an example of a JTED partnership. "We contract with Pima for aviation technology. Also, we have a program where we pay tuition for students to go to Pima. There were 45 students last year in the aviation program. They can make \$60,000 to \$70,000 per year in that field. We're good for workforce development," Prather said.

"We also have advisory committees with each program area – such as construction, manufacturing and automotive technology. Their support is critical in what we do. We must gear our training to industry needs and keep our credentials up to date; they're always changing."

A heating, ventilation and air conditioning program was recently added to JTED's curriculum, due in large part to a request by Green Valley Cooling and Heating – a busy company in great need of skilled workers. "Demand is huge in all trades – skilled people are retiring. It's the same in heavy equipment," Prather said. "Skilled tradesmen's average age is 58 to 59 years old. Green Valley Cooling and Heating also has people who want to be teachers, so we're training them, too. We're addressing a workforce need – it's a public/private partnership."

In May JTED broke ground for its new 50,000-square-foot, two-story In-



“We have seen lives changed. Students see their strengths and they leave with a true sense of accomplishment and pride.”

– Kathy Prather  
Superintendent & CEO  
Pima County's Joint Technical  
Education District

novative Learning Campus, which will provide much-needed classroom space and allow for future growth. The facility, to be completed in mid-2020, is located at Interstate 10 and Park Avenue next to GIECO and the UA Tech Park at The Bridges.

"This has been in discussion for 14 years," Prather said. "We'll be accessible to Vail and Rita Ranch. We're within a

25-minute drive of 52,000 youths aged 15 to 19. TUSD plans to lease nine classrooms from us to offer academics so students can spend the entire day." While JTED provides employment preparation, it does not offer straight academics or diplomas – these are still provided by the high schools. Students receive certifications in their JTED fields of study and attend a completion ceremony.

Once the building is completed, it likely won't be the end of JTED's growth. "We have first right of refusal for two additional buildings on adjacent lots." BFL Construction and Bourn Companies own these lots and have been working with JTED on future plans. "Don Bourn and Garry Brav (of BFL) got together to form an LLC to purchase the land. We're doing a lease-purchase with them. It's a community effort to have development, construction and schools come together to make it happen."

The benefits of JTED go beyond career training, Prather said. Many students of CTE receive college credits, and overall their college graduation rates are higher. They love the experience and meeting students from all over Tucson. "We have seen lives changed. Students see their strengths and they leave with a true sense of accomplishment and pride. And we fill a need in the community because the students are ready to serve."

**Biz**







PHOTOS: COURTESY GEICO

From left – The GEICO Gecko; Terry Perkins, GEICO assistant VP; Nancy Pierce, GEICO senior VP; Tucson Mayor Jonathan Rothschild; Michelle Trindade, GEICO regional VP; Bill Roberts, GEICO president & CEO; Martha Furnas, GEICO regional VP; Vice Mayor Richard Fimbres; Don Bourn, Bourn Companies Founder & CEO.

# GEICO Moves in at The Bridges

By Mary Minor Davis

GEICO cut the ribbon in June on its new 200,000-square-foot Tucson operations office where it expects to have more than 2,000 employees working in the next few years.

The new building is in The Bridges development off Kino Parkway near Interstate 10. The address is 3050 S. ML King Jr. Way. The company, which currently has 1,500 employees in Tucson, anticipates hiring another 700 over the next few years, Regional VP Michelle Trindade said at the ribbon cutting on June 25.

"This is really energizing," Trindade said. "Our central location is much more attractive for recruiting."

Bill Roberts, GEICO president and CEO, announced the company was recently named the largest insurer in Arizona, serving more than 500,000 policyholders,

with 800,000 automobiles and motorcycles insured. GEICO is the second-largest insurer in the country.

"When we opened in Tucson in 2003, we were the fifth largest insurer in Arizona and employed 20 people," he said. "This new, beautiful building will be home for our growing number of associates who are making history for GEICO."

Roberts also said this bodes well for the community, noting GEICO and its employees are active in supporting numerous non-profit efforts.

"In 2018, employees pledged \$472,000 to United Way," Roberts said. "Through the Arizona Leadership Foundation, we've pledged thousands of dollars to the scholarship program, provided over 400 child car seats to families through the Safe Kids of

“This is really energizing. Our central location is much more attractive for recruiting.”

– Michelle Trindade  
Regional VP, GEICO



Pima County program, and over 1,000 employees have volunteered for 76 organizations in the past year. And we're on track to beat that record for 2019."

Tucson Mayor Jonathan Rothschild praised the company's location, noting, "GEICO could have chosen any other city, but you chose Tucson and we thank you. Your community involvement is why we're glad you're here."

Rothschild said The Bridges represents one of the key target economic development areas in the city. More commercial and office space is planned, as well as high-end residential development. Tech Parks Arizona has plans to build the new UA Tech Park at The Bridges, developing 1.8 million square feet of office and laboratory space which will also include an outpost of the UA Center for Innovation incubator.

"Your pioneering on this particular plot will raise the economic value of the entire region," Rothschild said to GEICO representatives at the event.



Construction of the three-story building was managed by Bourn Companies. Amenities include modern open workspaces, an onsite cafeteria, fitness center, credit union and 20,000 square feet of patios, balcony and outdoor space. The building is one of the largest green buildings in Tucson, with solar paneled-covered parking that

will provide about 80 percent of the power for the building. Employees moved in over a 10-day period in July.

GEICO will immediately begin recruiting for positions in all major business functions, including insurance sales, customer service and claims handling. Experience in insurance is not necessary as the company offers training. Associates in Tucson can also earn degrees online through the company's partnership with the University of Arizona.

More information on opportunities is at <https://www.geico.com/careers/office-locations/arizona-tucson/>.

**Biz**

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## \$31.2M expansion done; more expected on horizon

By Caitlin Schmidt

ARIZONA DAILY STAR

Hundreds of youth soccer players gathered Saturday to dribble, pass, shoot, score and otherwise christen a dozen new fields at Kino Sports South Complex.

The Tucson Association of Realtors Fort Lowell Shootout marked the official opening of the multimillion-dollar expansion project on Tucson's south side.

Pima County purchased the 167-acre lot south of Interstate 10 in 2014, hoping to use sports attractions to drive tourism while providing a top-of-the-line sports facilities for local athletes. The \$31.2 million Phase 1 expansion project, which was unveiled to a crowd of nearly 100 VIPs during a ribbon-cutting ceremony Wednesday, includes 12 lighted natural grass fields, a 20-court pickleball facility, concessions, locker rooms, a ticket office and parking for more than 700 vehicles.

The project was funded by Kino Stadium District Tax Revenue funds, which include car rental surcharges and hotel bed taxes.

The South Complex expansion, added to the existing 155-acre Kino Sports Complex, brings the overall footprint to more than 300 acres, Pima County officials said.

It differs from Kino Stadium, formerly known as Tucson Electric Park; and Kino North Stadium, home of FC Tucson.

The complex is now divided into three areas. The main complex is considered the hub, housing Kino Stadium, two soccer fields and various clubhouses. The north complex, which was added to the main complex in 2013, holds Kino North Stadium, an event center, grandstand, soccer fields, basketball and volleyball courts, softball fields, a disc golf course, a pool and more.

'It really is a step forward for all of us here in Pima County,' Pima

**See KINO, B8**

*Continued from Page B1*

County Board of Supervisors chairman Richard Elias said during the ribbon cutting. 'For years, we've had very positive dreams and aspirations about this part of town, and this is the continuation of that.'

Pima County Administrator Chuck Huckelberry told the crowd that this weekend's Fort Lowell Shootout was one of the driving forces behind the expansion project, and the reason for the project's January deadline. On Friday, more than 380 soccer teams descended on the Kino Sports Complex for the Shootout's opening ceremonies and Soccer Olympics.

The hope is that future tournaments will keep Pima County athletes - and their families, and their money - from having to travel to Phoenix for tournaments. Kino Sports Complex now has the largest number of soccer fields of any facility in Southern Arizona, said Huckelberry, who added that there's still plenty of space available for more fields.

'We're going to continue the efforts to make this a regional facility and when we say regional, we're not talking Pima County we're talking the Southwest,' Huckelberry said. 'It will attract teams and activities from Albuquerque to Los Angeles.'

The project will continue to grow. There are between 60 and 90 open acres of land adjacent to the existing complex that are master-planned for a sports development complex, restaurants, hotels and retail sports activities, Huckelberry said. Pima County officials have discussed adding a stadium with seating for up to 10,000 fans, indoor courts and an amphitheater, said Reenie Ochoa, the Pima County Stadium District director.

'If a developer or somebody would say to us, 'Hey, this is what's lacking in Tucson that's complementary to the sports arena,' I think those are all open to discussions,' Ochoa said. 'With that much property out there, the big components that they're going to push heavily is getting some retail and commercial development out there that's going to enhance the destination experience.'

Ochoa has already been approached by an event seeking a venue with a hotel within walking distance, which isn't the case for Kino - yet.

'The addition of a hotel and some more restaurants in this part of the community will enhance an event like this weekend's, where if Johnny's playing at 2 p.m. and you want to grab a sitdown bite to eat instead of fast food, being able to eat right there at the complex without losing your parking space would be awesome,' Ochoa said.

The addition of pickleball courts to the South Complex brings a brand new sport to Kino, with several related events scheduled for the upcoming months. The courts will be free to use during specific time slots in February and early March; after that, Kino officials will set a fee schedule and begin booking the courts for leagues and special events.

Supervisor Ramón Valadez said that the lessons, friendships and values gained playing sports can now be passed on to more local children and adults.

'We are making sure that regardless of where you live in Pima County, that opportunity exists for any child, any youth, any young person in Pima County,' Valadez said. 'The dream was not for us. The dream was for our children.'

Contact reporter Caitlin Schmidt at [cschmidt@tucson.com](mailto:cschmidt@tucson.com) or 573-4191. Twitter: @caitlinschmidt.



The sun sets behind the lighted, grass soccer fields at the new Kino Sports South Complex. The first event to christen the fields is the Fort Lowell Shootout held this weekend.

PHOTOS BY REBECCA SASNETT / ARIZONA DAILY STAR



Two stools stand in the center of the east locker room, one of two locker rooms at the new Kino Sports South Complex. The cost of the first phase of the project was \$31.2 million.



A 20-court pickleball facility is one of the features of the new Kino Sports South Complex. There are also 12 natural grass fields, concessions and a ticket office.



The 1,345-acre Tech Park houses tenants including IBM Corp., which sold the property to the UA in 1994 after dropping manufacturing operations there; Raytheon Missile Systems; major customer-service call center operators Citi and OptumRx; and a number of smaller, tech-oriented companies.

With indirect and induced impacts such as 4,541 jobs supported by work at the Tech Park, the park had a total economic output of \$1.7 billion in Pima County last year.

That was up more than 13 percent from total output of \$1.5 billion in 2015, the last year for which comparative figures were available, but it was still shy of the \$2.3 billion counted in 2013 and output of \$3 billion in 2008, at the onset of the Great Recession.

The report's author is Vera Pavlakovich-Kochi, a longtime UA economist who now works as an independent consultant.

Other findings from the report:

- The Tech Park generated an additional 78 jobs in Pima County for every 100 direct jobs at tenant employers, while every dollar of the park's output generated an additional 53 cents of economic activity elsewhere in the county.
- The count of 5,870 tech park employees last year was up more than 14 percent from 2015, compared with an increase of just 0.3 percent countywide.
- The park continues to be a center of higher-paying jobs, with the \$74,028 average annual wage paid by tenants in 2017 handily topping the county average of \$47,327. But that 2017 figure for park employees is down more than 10 percent from 2015.
- The Tech Park generated \$51.5 million in state and local tax revenues in 2017, including \$40 million in Pima County.

The full report is available online at [tucne.ws/tchimp](https://tucne.ws/tchimp).

Tech Parks Arizona also selected Tucson-based Bourn Cos. as master developer of The Village, a 175-acre proposed development at the Tech Park on Rita Road including commercial, residential and hotel components.

Expansion at the UA Tech Park, including a hotel and conference center, has been part of the UA's long-range plan for the park for years.

Bruce Wright, UA assistant vice president of Tech Parks Arizona, said the timing for new development there is right, with the park at nearly full occupancy and the local economy picking up.

"The economy in Tucson has taken off, and Tech Park here on Rita Road has seen some significant growth," said Wright, citing a current vacancy rate of just 2.5 percent.

The planned new development will help tenants attract a younger workforce of millennials — generally considered those who reached adulthood in the early 2000s, Wright said.

An increasing percentage of the Tech Park's 6,000-plus employees are millennials, who according to research tend to place a high value on things like interactive public spaces and a variety of food and entertainment options, he said.

"The millennials are a really different kind of employee than baby boomers or Gen X," Wright said. "They want their work site to be more exciting."

New retail and food options also will help fill unmet demand in the fast-growing but "underserved" Vail area, he added.

The Tech Park also plans a series of outdoor public spaces at The Village not only for employees, but to invite the larger community, Wright said, adding that he envisions student and other community groups visiting to learn about local technology companies.

Bourn partner Don Bourn said that when the UA put out a request for proposals for a development partner for the Tech Park, he reacted, as before, by thinking, "that's way out there."



But upon closer consideration, Bourn saw a vibrant tech hub that has the potential to grow and attract new companies and residents, with good access just 15 minutes from downtown.

“There are very few places in Tucson that have that concentration of technology-oriented workers,” Bourn said, citing the presence of tech giants IBM and Raytheon Missile Systems.

The Village is still in the early planning stages and Bourn still must bring in other developers and investors, Bourn said.

“We’re not looking at the next five years; we’re looking at the next 25 or 30 years,” he said. “All great cities have dense nodes of activity that bring energy and excitement, and we really believe that for the southeastern part of Tucson, this can become that node, if not become the No. 1 node for research and development.”

The new plans for The Bridges are further along, as UA officials floated the idea of an initial tech building anchored by Tech Launch Arizona more than two years ago.

The site was initially focused on biotech development and called the UA Bio Park, but it was rebranded and its focus broadened after the UA couldn’t attract bio firms there in the aftermath of the Great Recession.

An earlier plan for the initial UA building had Pima County contributing \$20 million of bond funding, with the UA bonding for the rest, but the failure of a related county bond proposal in 2015 sent the UA looking for a new development partner.

The Boyer Co., which worked with the UA to develop its biomedical campus in Phoenix and has an office there, has won more than \$2 billion in construction and permanent financing and more than \$500 million of projects in various stages of development.

“The Bridges is ideally situated to take advantage of the continued growth in Tucson,” Boyer Co. partner Matt Jensen said, adding that the company plans to be a long-term strategic partner with the UA.

“We think it’s going to really become the place for companies to want to locate, as they look at Tucson.”

Long-term plans for the Technology Precinct at The Bridges include four to five office buildings, a full-service hotel and conference center, a parking structure and 400,000 square feet of additional office and lab space.

The first structure planned is a four-story, 120,000-square foot office building dedicated to education and housing Tech Launch Arizona, which currently resides in the aging Tucson Electric Power Co. building on St. Mary’s Road near Interstate 10.

A second, adjacent lab and office building is planned with six floors and 180,000 square feet, said Bradley Leathley, a principal in the project’s architectural firm, Flad Architects.

Besides the usual wet-lab spaces, the new lab and office building will include significant areas for computing, which is becoming increasingly integrated with biomedical and other technologies, as well as both formal and informal meeting spaces to foster collaboration, Leathley said.

After an initial design phase, the first new building at The Bridges is expected to start going up by January or February, Wright said.

The timing of the construction of the hotel and other features will depend on market demand, the developers said.

Bourn is also involved in new development at The Bridges, outside of the new Technology Precinct, after acquiring 112 acres of land there formerly owned by a joint venture of KB Home and Lennar Homes, which had originally planned to build houses there.

In January, it was announced that Bourn would build a 200,000-square-foot building at the south-side tech park where insurance giant Geico plans to move its regional customer-service operation and expand by some 700 workers.

Bourn said the company has agreed to build at least 300 units of new housing, likely including both single-family homes and apartments.

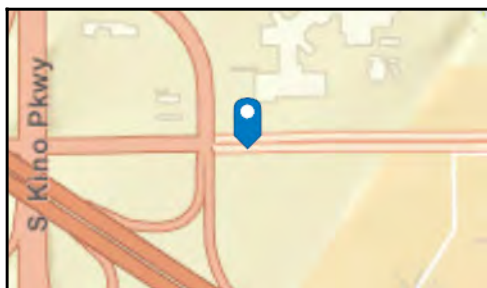
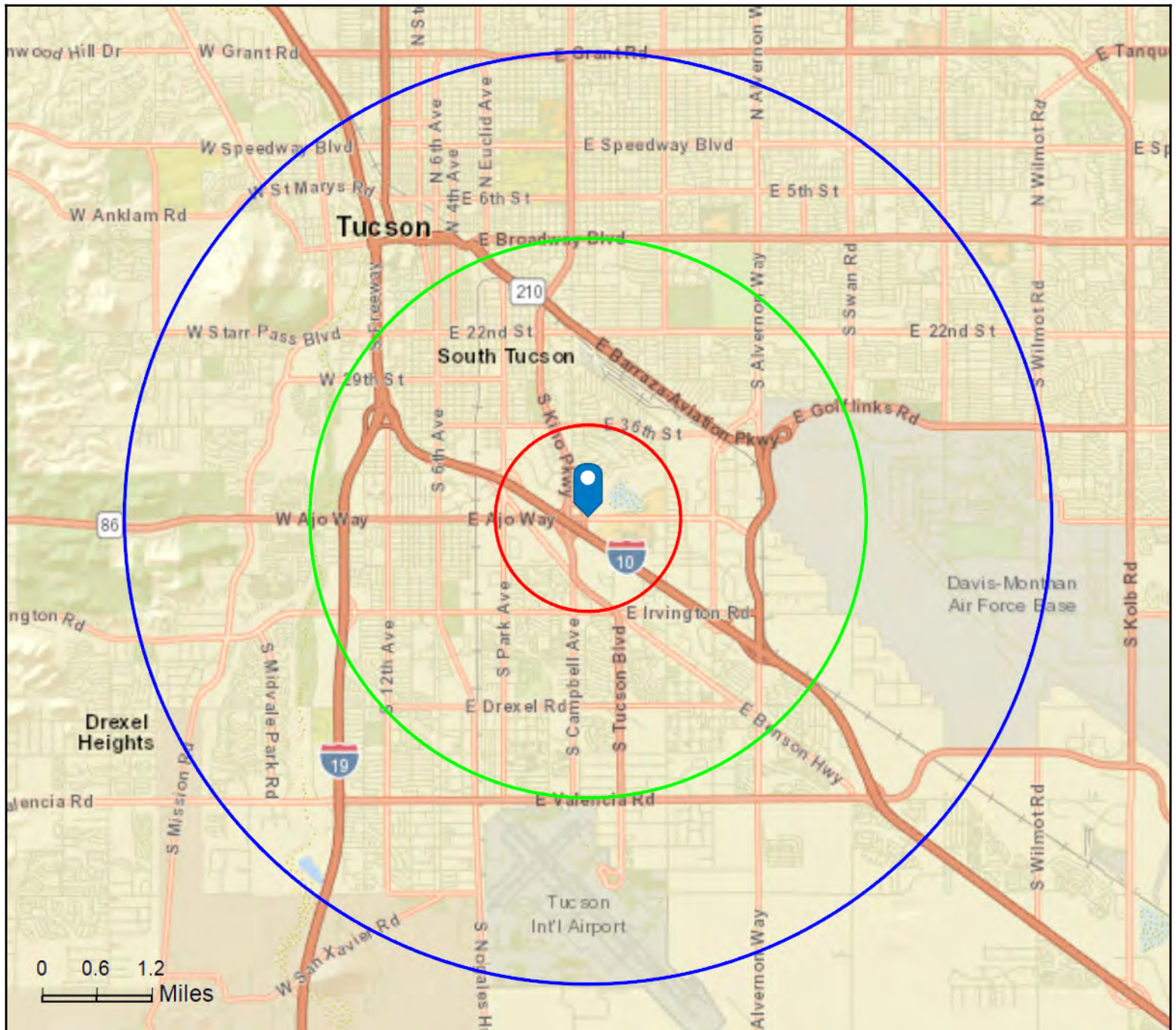
The company also plans to add a new stoplight on East 36th Street at Martin Luther King Junior Way, which bisects The Bridges, and it plans to build a county park there, he said.



## Site Map

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070



May 20, 2020

## Executive Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,372	90,344	230,148
2010 Population	6,416	96,053	247,295
2019 Population	6,824	99,184	256,080
2024 Population	7,067	101,656	262,700
2000-2010 Annual Rate	0.07%	0.61%	0.72%
2010-2019 Annual Rate	0.67%	0.35%	0.38%
2019-2024 Annual Rate	0.70%	0.49%	0.51%
2019 Male Population	50.1%	49.7%	50.0%
2019 Female Population	49.9%	50.3%	50.0%
2019 Median Age	30.4	30.6	30.3

In the identified area, the current year population is 256,080. In 2010, the Census count in the area was 247,295. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 262,700 representing a change of 0.51% annually from 2019 to 2024. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 30.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	49.5%	53.8%	59.0%
2019 Black Alone	7.8%	4.0%	4.4%
2019 American Indian/Alaska Native Alone	4.0%	4.3%	3.9%
2019 Asian Alone	1.2%	1.3%	2.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.2%
2019 Other Race	32.1%	32.5%	25.3%
2019 Two or More Races	5.3%	4.0%	4.4%
2019 Hispanic Origin (Any Race)	81.0%	79.7%	63.1%

Persons of Hispanic origin represent 63.1% of the population in the identified area compared to 18.6% 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 81.2 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	32	34	40
2000 Households	1,873	28,658	81,538
2010 Households	1,936	30,858	87,038
2019 Total Households	2,061	31,929	90,105
2024 Total Households	2,136	32,755	92,667
2000-2010 Annual Rate	0.33%	0.74%	0.65%
2010-2019 Annual Rate	0.68%	0.37%	0.38%
2019-2024 Annual Rate	0.72%	0.51%	0.56%
2019 Average Household Size	3.27	3.06	2.70

The household count in this area has changed from 87,038 in 2010 to 90,105 in the current year, a change of 0.38% annually. The five-year projection of households is 92,667, a change of 0.56% annually from the current year total. Average household size is currently 2.70, compared to 2.70 in the year 2010. The number of families in the current year is 53,302 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

May 20, 2020



## Executive Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.1%	17.2%	19.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$35,167	\$32,584	\$36,337
2024 Median Household Income	\$38,456	\$37,608	\$41,481
2019-2024 Annual Rate	1.80%	2.91%	2.68%
<b>Average Household Income</b>			
2019 Average Household Income	\$43,206	\$44,703	\$50,293
2024 Average Household Income	\$49,897	\$52,710	\$58,901
2019-2024 Annual Rate	2.92%	3.35%	3.21%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$13,054	\$14,497	\$17,815
2024 Per Capita Income	\$15,039	\$17,102	\$20,877
2019-2024 Annual Rate	2.87%	3.36%	3.22%
<b>Households by Income</b>			

Current median household income is \$36,337 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$41,481 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$50,293 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$58,901 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$17,815 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$20,877 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	146	136	122
2000 Total Housing Units	2,017	31,008	89,129
2000 Owner Occupied Housing Units	1,142	16,302	42,367
2000 Renter Occupied Housing Units	731	12,356	39,171
2000 Vacant Housing Units	144	2,350	7,591
2010 Total Housing Units	2,157	34,853	98,139
2010 Owner Occupied Housing Units	1,131	16,788	42,968
2010 Renter Occupied Housing Units	805	14,070	44,070
2010 Vacant Housing Units	221	3,995	11,101
2019 Total Housing Units	2,288	35,985	101,600
2019 Owner Occupied Housing Units	1,202	17,115	43,802
2019 Renter Occupied Housing Units	859	14,814	46,303
2019 Vacant Housing Units	227	4,056	11,495
2024 Total Housing Units	2,366	36,903	104,447
2024 Owner Occupied Housing Units	1,277	17,982	46,000
2024 Renter Occupied Housing Units	859	14,773	46,667
2024 Vacant Housing Units	230	4,148	11,780

Currently, 43.1% of the 101,600 housing units in the area are owner occupied; 45.6%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 98,139 housing units in the area - 43.8% owner occupied, 44.9% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$142,898, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.26% annually to \$176,009.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

May 20, 2020

# Business Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070

Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				451		3,751		9,805				
Total Employees:				9,415		52,371		165,967				
Total Residential Population:				6,824		99,184		256,080				
Employee/Residential Population Ratio (per 100 Residents)				138		53		65				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	0.9%	78	0.8%	50	1.3%	636	1.2%	120	1.2%	1,312	0.8%
Construction	39	8.6%	773	8.2%	357	9.5%	5,157	9.8%	616	6.3%	7,035	4.2%
Manufacturing	37	8.2%	1,069	11.4%	253	6.7%	5,080	9.7%	381	3.9%	18,135	10.9%
Transportation	16	3.5%	599	6.4%	129	3.4%	2,251	4.3%	218	2.2%	3,333	2.0%
Communication	7	1.6%	52	0.6%	50	1.3%	344	0.7%	108	1.1%	1,168	0.7%
Utility	2	0.4%	91	1.0%	12	0.3%	449	0.9%	30	0.3%	1,485	0.9%
Wholesale Trade	49	10.9%	717	7.6%	264	7.0%	4,005	7.6%	418	4.3%	6,146	3.7%
Retail Trade Summary	91	20.2%	1,545	16.4%	831	22.2%	11,033	21.1%	2,087	21.3%	29,232	17.6%
Home Improvement	10	2.2%	130	1.4%	80	2.1%	1,074	2.1%	128	1.3%	1,905	1.1%
General Merchandise Stores	4	0.9%	390	4.1%	29	0.8%	903	1.7%	66	0.7%	2,349	1.4%
Food Stores	11	2.4%	202	2.1%	94	2.5%	1,661	3.2%	220	2.2%	3,423	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	19	4.2%	201	2.1%	118	3.1%	1,039	2.0%	219	2.2%	3,340	2.0%
Apparel & Accessory Stores	1	0.2%	8	0.1%	34	0.9%	158	0.3%	93	0.9%	590	0.4%
Furniture & Home Furnishings	12	2.7%	90	1.0%	85	2.3%	748	1.4%	161	1.6%	1,590	1.0%
Eating & Drinking Places	19	4.2%	364	3.9%	200	5.3%	3,332	6.4%	671	6.8%	11,658	7.0%
Miscellaneous Retail	16	3.5%	160	1.7%	190	5.1%	2,119	4.0%	529	5.4%	4,378	2.6%
Finance, Insurance, Real Estate Summary	16	3.5%	70	0.7%	213	5.7%	1,136	2.2%	808	8.2%	6,872	4.1%
Banks, Savings & Lending Institutions	5	1.1%	28	0.3%	38	1.0%	290	0.6%	131	1.3%	1,491	0.9%
Securities Brokers	3	0.7%	14	0.1%	25	0.7%	137	0.3%	89	0.9%	771	0.5%
Insurance Carriers & Agents	3	0.7%	9	0.1%	56	1.5%	182	0.3%	179	1.8%	1,238	0.7%
Real Estate, Holding, Other Investment Offices	5	1.1%	20	0.2%	94	2.5%	527	1.0%	409	4.2%	3,371	2.0%
Services Summary	143	31.7%	2,592	27.5%	1,303	34.7%	17,637	33.7%	3,998	40.8%	76,400	46.0%
Hotels & Lodging	5	1.1%	47	0.5%	31	0.8%	240	0.5%	113	1.2%	2,478	1.5%
Automotive Services	23	5.1%	180	1.9%	232	6.2%	1,486	2.8%	396	4.0%	2,856	1.7%
Motion Pictures & Amusements	8	1.8%	78	0.8%	78	2.1%	1,584	3.0%	225	2.3%	4,315	2.6%
Health Services	18	4.0%	387	4.1%	112	3.0%	2,781	5.3%	443	4.5%	12,429	7.5%
Legal Services	2	0.4%	5	0.1%	28	0.7%	95	0.2%	278	2.8%	1,350	0.8%
Education Institutions & Libraries	6	1.3%	431	4.6%	78	2.1%	3,780	7.2%	327	3.3%	31,084	18.7%
Other Services	81	18.0%	1,464	15.5%	744	19.8%	7,670	14.6%	2,215	22.6%	21,889	13.2%
Government	16	3.5%	1,784	18.9%	59	1.6%	4,411	8.4%	336	3.4%	14,223	8.6%
Unclassified Establishments	29	6.4%	45	0.5%	230	6.1%	234	0.4%	683	7.0%	624	0.4%
Totals	451	100.0%	9,415	100.0%	3,751	100.0%	52,371	100.0%	9,805	100.0%	165,967	100.0%

**Source:** Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

**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.

May 20, 2020



# Business Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070

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	0	0.0%	1	0.0%	4	0.1%	41	0.1%	9	0.1%	88	0.1%
Mining	1	0.2%	8	0.1%	9	0.2%	99	0.2%	18	0.2%	292	0.2%
Utilities	1	0.2%	83	0.9%	5	0.1%	405	0.8%	20	0.2%	1,433	0.9%
Construction	42	9.3%	802	8.5%	375	10.0%	5,320	10.2%	662	6.8%	7,431	4.5%
Manufacturing	43	9.5%	550	5.8%	285	7.6%	4,385	8.4%	421	4.3%	17,227	10.4%
Wholesale Trade	49	10.9%	718	7.6%	262	7.0%	4,006	7.6%	410	4.2%	6,113	3.7%
Retail Trade	65	14.4%	1,139	12.1%	591	15.8%	7,469	14.3%	1,346	13.7%	17,002	10.2%
Motor Vehicle & Parts Dealers	17	3.8%	182	1.9%	107	2.9%	940	1.8%	189	1.9%	3,136	1.9%
Furniture & Home Furnishings Stores	5	1.1%	45	0.5%	39	1.0%	391	0.7%	76	0.8%	621	0.4%
Electronics & Appliance Stores	3	0.7%	15	0.2%	20	0.5%	212	0.4%	46	0.5%	707	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	9	2.0%	129	1.4%	78	2.1%	1,071	2.0%	125	1.3%	1,901	1.1%
Food & Beverage Stores	8	1.8%	188	2.0%	85	2.3%	1,625	3.1%	198	2.0%	3,098	1.9%
Health & Personal Care Stores	6	1.3%	56	0.6%	40	1.1%	513	1.0%	110	1.1%	1,307	0.8%
Gasoline Stations	2	0.4%	19	0.2%	12	0.3%	98	0.2%	30	0.3%	204	0.1%
Clothing & Clothing Accessories Stores	1	0.2%	10	0.1%	44	1.2%	185	0.4%	132	1.3%	705	0.4%
Sport Goods, Hobby, Book, & Music Stores	2	0.4%	21	0.2%	31	0.8%	193	0.4%	99	1.0%	716	0.4%
General Merchandise Stores	4	0.9%	390	4.1%	29	0.8%	903	1.7%	66	0.7%	2,349	1.4%
Miscellaneous Store Retailers	6	1.3%	51	0.5%	85	2.3%	762	1.5%	237	2.4%	1,634	1.0%
Nonstore Retailers	3	0.7%	33	0.4%	22	0.6%	575	1.1%	39	0.4%	623	0.4%
Transportation & Warehousing	16	3.5%	615	6.5%	124	3.3%	2,322	4.4%	186	1.9%	3,219	1.9%
Information	9	2.0%	645	6.9%	82	2.2%	1,512	2.9%	224	2.3%	3,890	2.3%
Finance & Insurance	11	2.4%	50	0.5%	124	3.3%	630	1.2%	413	4.2%	3,573	2.2%
Central Bank/Credit Intermediation & Related Activities	5	1.1%	28	0.3%	43	1.1%	311	0.6%	143	1.5%	1,559	0.9%
Securities, Commodity Contracts & Other Financial	3	0.7%	14	0.1%	25	0.7%	137	0.3%	92	0.9%	776	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	3	0.7%	9	0.1%	56	1.5%	182	0.3%	179	1.8%	1,238	0.7%
Real Estate, Rental & Leasing	15	3.3%	84	0.9%	172	4.6%	990	1.9%	543	5.5%	3,548	2.1%
Professional, Scientific & Tech Services	34	7.5%	510	5.4%	271	7.2%	2,332	4.5%	995	10.1%	7,362	4.4%
Legal Services	2	0.4%	6	0.1%	35	0.9%	116	0.2%	305	3.1%	1,484	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.1%	8	0.0%	12	0.1%	518	0.3%
Administrative & Support & Waste Management & Remediation	16	3.5%	168	1.8%	119	3.2%	1,167	2.2%	312	3.2%	4,688	2.8%
Educational Services	7	1.6%	439	4.7%	78	2.1%	3,757	7.2%	340	3.5%	30,514	18.4%
Health Care & Social Assistance	27	6.0%	830	8.8%	185	4.9%	4,559	8.7%	683	7.0%	16,642	10.0%
Arts, Entertainment & Recreation	3	0.7%	60	0.6%	49	1.3%	1,582	3.0%	171	1.7%	4,246	2.6%
Accommodation & Food Services	24	5.3%	410	4.4%	233	6.2%	3,571	6.8%	793	8.1%	14,211	8.6%
Accommodation	5	1.1%	47	0.5%	31	0.8%	240	0.5%	113	1.2%	2,478	1.5%
Food Services & Drinking Places	19	4.2%	363	3.9%	202	5.4%	3,332	6.4%	680	6.9%	11,733	7.1%
Other Services (except Public Administration)	40	8.9%	473	5.0%	488	13.0%	3,573	6.8%	1,226	12.5%	9,027	5.4%
Automotive Repair & Maintenance	17	3.8%	105	1.1%	181	4.8%	1,034	2.0%	305	3.1%	2,086	1.3%
Public Administration	16	3.5%	1,784	18.9%	59	1.6%	4,411	8.4%	337	3.4%	14,323	8.6%
Unclassified Establishments	29	6.4%	45	0.5%	230	6.1%	234	0.4%	682	7.0%	620	0.4%
Total	451	100.0%	9,415	100.0%	3,751	100.0%	52,371	100.0%	9,805	100.0%	165,967	100.0%

**Source:** Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

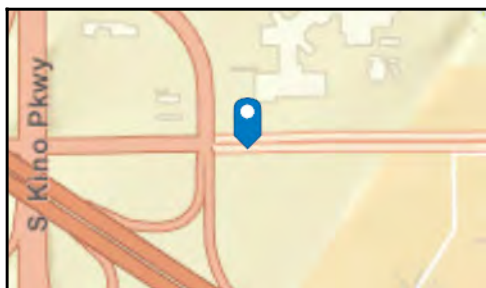
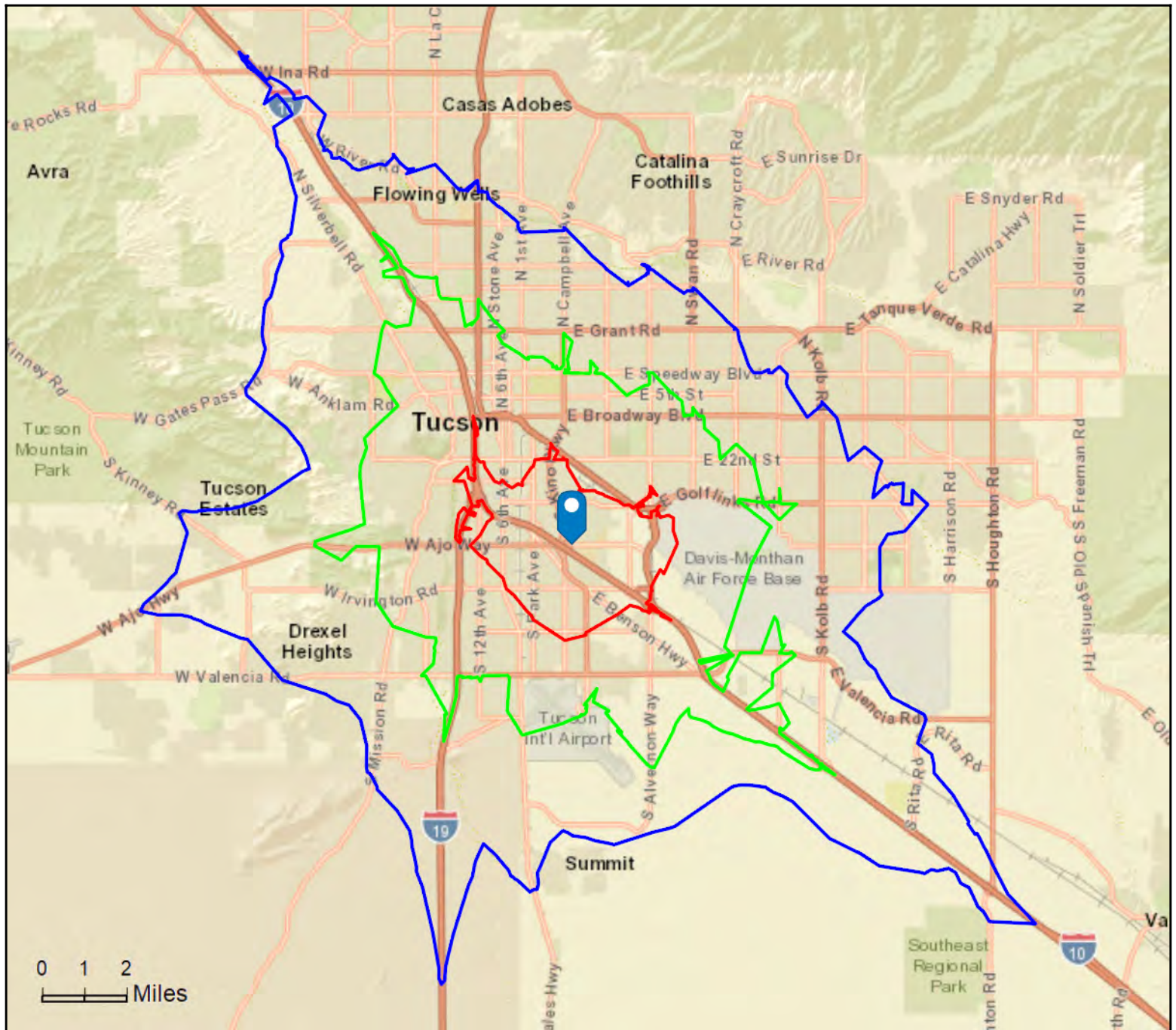
**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

May 20, 2020

## Site Map

Ajo & I-10  
 2100 E Ajo Way, Tucson, Arizona, 85713  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.17781  
 Longitude: -110.94070





## Executive Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Drive Time: 5, 10, 15 minute radii

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Latitude: 32.17781  
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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	37,392	203,132	436,461
2010 Population	40,311	222,634	469,459
2019 Population	42,397	231,005	489,219
2024 Population	43,775	236,975	502,863
2000-2010 Annual Rate	0.75%	0.92%	0.73%
2010-2019 Annual Rate	0.55%	0.40%	0.45%
2019-2024 Annual Rate	0.64%	0.51%	0.55%
2019 Male Population	49.6%	50.0%	49.7%
2019 Female Population	50.4%	50.0%	50.3%
2019 Median Age	29.8	30.0	33.3

In the identified area, the current year population is 489,219. In 2010, the Census count in the area was 469,459. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 502,863 representing a change of 0.55% annually from 2019 to 2024. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	50.0%	58.0%	63.1%
2019 Black Alone	4.5%	4.5%	4.9%
2019 American Indian/Alaska Native Alone	4.6%	4.1%	3.5%
2019 Asian Alone	1.0%	2.5%	3.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.2%
2019 Other Race	35.6%	26.4%	20.6%
2019 Two or More Races	4.1%	4.4%	4.7%
2019 Hispanic Origin (Any Race)	83.4%	66.0%	53.1%

Persons of Hispanic origin represent 53.1% of the population in the identified area compared to 18.6% 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 79.8 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	31	40	46
2000 Households	11,349	69,738	168,645
2010 Households	12,400	76,268	179,878
2019 Total Households	13,047	79,147	187,237
2024 Total Households	13,480	81,454	192,707
2000-2010 Annual Rate	0.89%	0.90%	0.65%
2010-2019 Annual Rate	0.55%	0.40%	0.43%
2019-2024 Annual Rate	0.66%	0.58%	0.58%
2019 Average Household Size	3.21	2.75	2.52

The household count in this area has changed from 179,878 in 2010 to 187,237 in the current year, a change of 0.43% annually. The five-year projection of households is 192,707, a change of 0.58% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2010. The number of families in the current year is 106,273 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

May 20, 2020

## Executive Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.8%	19.0%	20.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$31,988	\$35,620	\$38,819
2024 Median Household Income	\$36,604	\$40,447	\$44,846
2019-2024 Annual Rate	2.73%	2.57%	2.93%
<b>Average Household Income</b>			
2019 Average Household Income	\$42,168	\$49,390	\$53,720
2024 Average Household Income	\$49,087	\$57,887	\$62,971
2019-2024 Annual Rate	3.09%	3.23%	3.23%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$13,045	\$17,034	\$20,581
2024 Per Capita Income	\$15,187	\$19,981	\$24,128
2019-2024 Annual Rate	3.09%	3.24%	3.23%
<b>Households by Income</b>			

Current median household income is \$38,819 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$44,846 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$53,720 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$62,971 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$20,581 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,128 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	137	123	114
2000 Total Housing Units	12,242	76,731	184,597
2000 Owner Occupied Housing Units	6,509	36,932	90,284
2000 Renter Occupied Housing Units	4,839	32,805	78,361
2000 Vacant Housing Units	894	6,994	15,952
2010 Total Housing Units	13,959	86,135	203,293
2010 Owner Occupied Housing Units	6,750	38,935	93,536
2010 Renter Occupied Housing Units	5,650	37,333	86,342
2010 Vacant Housing Units	1,559	9,867	23,415
2019 Total Housing Units	14,615	89,499	211,224
2019 Owner Occupied Housing Units	7,012	39,799	95,884
2019 Renter Occupied Housing Units	6,035	39,348	91,353
2019 Vacant Housing Units	1,568	10,352	23,987
2024 Total Housing Units	15,088	92,093	217,257
2024 Owner Occupied Housing Units	7,455	41,779	100,688
2024 Renter Occupied Housing Units	6,026	39,675	92,019
2024 Vacant Housing Units	1,608	10,639	24,550

Currently, 45.4% of the 211,224 housing units in the area are owner occupied; 43.2%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 203,293 housing units in the area - 46.0% owner occupied, 42.5% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 1.72%. Median home value in the area is \$160,926, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.48% annually to \$190,972.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

May 20, 2020



## Business Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.17781  
Longitude: -110.94070

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				1,756				8,984				17,767	
Total Employees:				29,256				149,719				262,985	
Total Residential Population:				42,397				231,005				489,219	
Employee/Residential Population Ratio (per 100 Residents)		69				65				54			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	21	1.2%	335	1.1%	117	1.3%	1,373	0.9%	272	1.5%	3,058	1.2%	
Construction	161	9.2%	2,805	9.6%	624	6.9%	7,580	5.1%	1,161	6.5%	12,724	4.8%	
Manufacturing	126	7.2%	2,679	9.2%	413	4.6%	15,983	10.7%	640	3.6%	25,235	9.6%	
Transportation	66	3.8%	1,536	5.3%	226	2.5%	3,454	2.3%	393	2.2%	4,637	1.8%	
Communication	26	1.5%	219	0.7%	101	1.1%	1,277	0.9%	208	1.2%	2,730	1.0%	
Utility	7	0.4%	349	1.2%	36	0.4%	1,533	1.0%	54	0.3%	1,706	0.6%	
Wholesale Trade	146	8.3%	1,935	6.6%	441	4.9%	6,910	4.6%	692	3.9%	9,596	3.6%	
Retail Trade Summary	372	21.2%	5,376	18.4%	1,913	21.3%	26,260	17.5%	3,979	22.4%	57,043	21.7%	
Home Improvement	34	1.9%	508	1.7%	127	1.4%	1,882	1.3%	233	1.3%	3,347	1.3%	
General Merchandise Stores	14	0.8%	664	2.3%	63	0.7%	2,052	1.4%	131	0.7%	4,435	1.7%	
Food Stores	46	2.6%	785	2.7%	207	2.3%	3,409	2.3%	393	2.2%	6,882	2.6%	
Auto Dealers, Gas Stations, Auto Aftermarket	60	3.4%	556	1.9%	213	2.4%	2,796	1.9%	402	2.3%	6,772	2.6%	
Apparel & Accessory Stores	15	0.9%	66	0.2%	81	0.9%	460	0.3%	232	1.3%	2,346	0.9%	
Furniture & Home Furnishings	38	2.2%	310	1.1%	154	1.7%	1,566	1.0%	330	1.9%	3,468	1.3%	
Eating & Drinking Places	96	5.5%	1,717	5.9%	594	6.6%	10,180	6.8%	1,199	6.7%	21,156	8.0%	
Miscellaneous Retail	70	4.0%	771	2.6%	474	5.3%	3,914	2.6%	1,060	6.0%	8,636	3.3%	
Finance, Insurance, Real Estate Summary	87	5.0%	442	1.5%	657	7.3%	4,666	3.1%	1,519	8.5%	12,027	4.6%	
Banks, Savings & Lending Institutions	19	1.1%	121	0.4%	110	1.2%	996	0.7%	239	1.3%	3,112	1.2%	
Securities Brokers	13	0.7%	71	0.2%	58	0.6%	275	0.2%	159	0.9%	1,371	0.5%	
Insurance Carriers & Agents	26	1.5%	85	0.3%	130	1.4%	407	0.3%	321	1.8%	1,890	0.7%	
Real Estate, Holding, Other Investment Offices	28	1.6%	166	0.6%	359	4.0%	2,988	2.0%	800	4.5%	5,653	2.1%	
Services Summary	595	33.9%	9,756	33.3%	3,509	39.1%	66,301	44.3%	7,293	41.0%	117,269	44.6%	
Hotels & Lodging	18	1.0%	149	0.5%	112	1.2%	1,986	1.3%	160	0.9%	3,162	1.2%	
Automotive Services	106	6.0%	729	2.5%	391	4.4%	2,439	1.6%	737	4.1%	5,888	2.2%	
Motion Pictures & Amusements	31	1.8%	763	2.6%	210	2.3%	3,799	2.5%	429	2.4%	7,948	3.0%	
Health Services	62	3.5%	2,063	7.1%	338	3.8%	8,314	5.6%	1,080	6.1%	25,100	9.5%	
Legal Services	4	0.2%	11	0.0%	244	2.7%	1,142	0.8%	368	2.1%	1,768	0.7%	
Education Institutions & Libraries	26	1.5%	1,570	5.4%	269	3.0%	28,601	19.1%	484	2.7%	35,959	13.7%	
Other Services	346	19.7%	4,470	15.3%	1,945	21.6%	20,020	13.4%	4,035	22.7%	37,444	14.2%	
Government	36	2.1%	3,658	12.5%	324	3.6%	13,738	9.2%	379	2.1%	16,131	6.1%	
Unclassified Establishments	114	6.5%	165	0.6%	624	6.9%	643	0.4%	1,177	6.6%	830	0.3%	
Totals	1,756	100.0%	29,256	100.0%	8,984	100.0%	149,719	100.0%	17,767	100.0%	262,985	100.0%	

**Source:** Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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May 20, 2020

## Business Summary

Ajo & I-10  
2100 E Ajo Way, Tucson, Arizona, 85713  
Drive Time: 5, 10, 15 minute radii

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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	1	0.1%	6	0.0%	9	0.1%	92	0.1%	25	0.1%	183	0.1%
Mining	4	0.2%	35	0.1%	17	0.2%	174	0.1%	25	0.1%	394	0.1%
Utilities	3	0.2%	324	1.1%	25	0.3%	1,474	1.0%	33	0.2%	1,570	0.6%
Construction	174	9.9%	2,923	10.0%	665	7.4%	7,920	5.3%	1,255	7.1%	13,322	5.1%
Manufacturing	145	8.3%	1,905	6.5%	452	5.0%	15,093	10.1%	711	4.0%	24,535	9.3%
Wholesale Trade	146	8.3%	1,941	6.6%	435	4.8%	6,890	4.6%	672	3.8%	9,491	3.6%
Retail Trade	256	14.6%	3,542	12.1%	1,248	13.9%	15,548	10.4%	2,664	15.0%	34,996	13.3%
Motor Vehicle & Parts Dealers	53	3.0%	488	1.7%	186	2.1%	2,612	1.7%	349	2.0%	6,428	2.4%
Furniture & Home Furnishings Stores	14	0.8%	163	0.6%	72	0.8%	699	0.5%	172	1.0%	1,787	0.7%
Electronics & Appliance Stores	11	0.6%	63	0.2%	42	0.5%	617	0.4%	105	0.6%	1,324	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	33	1.9%	506	1.7%	124	1.4%	1,878	1.3%	228	1.3%	3,337	1.3%
Food & Beverage Stores	39	2.2%	772	2.6%	188	2.1%	3,140	2.1%	348	2.0%	6,404	2.4%
Health & Personal Care Stores	17	1.0%	192	0.7%	96	1.1%	1,205	0.8%	230	1.3%	2,597	1.0%
Gasoline Stations	7	0.4%	68	0.2%	27	0.3%	184	0.1%	53	0.3%	345	0.1%
Clothing & Clothing Accessories Stores	18	1.0%	75	0.3%	116	1.3%	552	0.4%	304	1.7%	2,664	1.0%
Sport Goods, Hobby, Book, & Music Stores	8	0.5%	68	0.2%	88	1.0%	538	0.4%	213	1.2%	1,656	0.6%
General Merchandise Stores	14	0.8%	664	2.3%	63	0.7%	2,052	1.4%	131	0.7%	4,435	1.7%
Miscellaneous Store Retailers	31	1.8%	391	1.3%	211	2.3%	1,446	1.0%	463	2.6%	3,234	1.2%
Nonstore Retailers	10	0.6%	94	0.3%	36	0.4%	627	0.4%	68	0.4%	784	0.3%
Transportation & Warehousing	67	3.8%	1,602	5.5%	193	2.1%	3,309	2.2%	311	1.8%	4,259	1.6%
Information	33	1.9%	1,199	4.1%	196	2.2%	3,736	2.5%	385	2.2%	6,069	2.3%
Finance & Insurance	61	3.5%	283	1.0%	310	3.5%	1,732	1.2%	747	4.2%	6,544	2.5%
Central Bank/Credit Intermediation & Related Activities	21	1.2%	127	0.4%	119	1.3%	1,043	0.7%	260	1.5%	3,236	1.2%
Securities, Commodity Contracts & Other Financial	13	0.7%	71	0.2%	61	0.7%	281	0.2%	167	0.9%	1,418	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	26	1.5%	85	0.3%	130	1.4%	407	0.3%	321	1.8%	1,890	0.7%
Real Estate, Rental & Leasing	63	3.6%	370	1.3%	492	5.5%	3,204	2.1%	1,084	6.1%	6,119	2.3%
Professional, Scientific & Tech Services	122	6.9%	1,450	5.0%	886	9.9%	6,917	4.6%	1,674	9.4%	12,425	4.7%
Legal Services	8	0.5%	18	0.1%	270	3.0%	1,261	0.8%	407	2.3%	1,960	0.7%
Management of Companies & Enterprises	1	0.1%	1	0.0%	10	0.1%	483	0.3%	16	0.1%	528	0.2%
Administrative & Support & Waste Management & Remediation	58	3.3%	581	2.0%	286	3.2%	4,753	3.2%	657	3.7%	9,219	3.5%
Educational Services	26	1.5%	1,558	5.3%	278	3.1%	28,055	18.7%	543	3.1%	35,512	13.5%
Health Care & Social Assistance	94	5.4%	3,001	10.3%	553	6.2%	12,319	8.2%	1,504	8.5%	32,273	12.3%
Arts, Entertainment & Recreation	19	1.1%	789	2.7%	166	1.8%	3,794	2.5%	284	1.6%	7,747	2.9%
Accommodation & Food Services	114	6.5%	1,861	6.4%	717	8.0%	12,228	8.2%	1,385	7.8%	24,532	9.3%
Accommodation	18	1.0%	149	0.5%	112	1.2%	1,986	1.3%	160	0.9%	3,162	1.2%
Food Services & Drinking Places	96	5.5%	1,712	5.9%	605	6.7%	10,242	6.8%	1,225	6.9%	21,370	8.1%
Other Services (except Public Administration)	220	12.5%	2,062	7.0%	1,097	12.2%	7,522	5.0%	2,237	12.6%	16,214	6.2%
Automotive Repair & Maintenance	82	4.7%	443	1.5%	303	3.4%	1,704	1.1%	582	3.3%	4,841	1.8%
Public Administration	36	2.1%	3,658	12.5%	325	3.6%	13,838	9.2%	380	2.1%	16,231	6.2%
Unclassified Establishments	114	6.5%	165	0.6%	623	6.9%	638	0.4%	1,175	6.6%	824	0.3%
Total	1,756	100.0%	29,256	100.0%	8,984	100.0%	149,719	100.0%	17,767	100.0%	262,985	100.0%

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