



COMMERCIAL RETAIL ADVISORS, LLC

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# BROADWAY / KOLB CENTER



## Property Highlights

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

Space Available: ± 58,205 SF Anchor  
± 2,200 SF Inline  
± 1,200 SF Inline  
± 1,100 SF Inline  
± 1,200 SF Inline

Lease Rate: \$16.00/SF/YR, NNN

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

Zoning: C-2

## Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,295	125,706	241,746
Households:	6,979	58,399	110,117
Average HH Income:	\$64,682	\$72,709	\$82,726

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

## Description

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

## Traffic Count

Kolb Rd:	45,719 VPD (2022)
Broadway Blvd:	34,991 VPD (2022)
Total:	80,710 VPD

(Source: Pima Association of Governments and ADOT)



For information, contact:  
**Craig Finrock, CCIM, CRX, CLS**  
Designated Broker  
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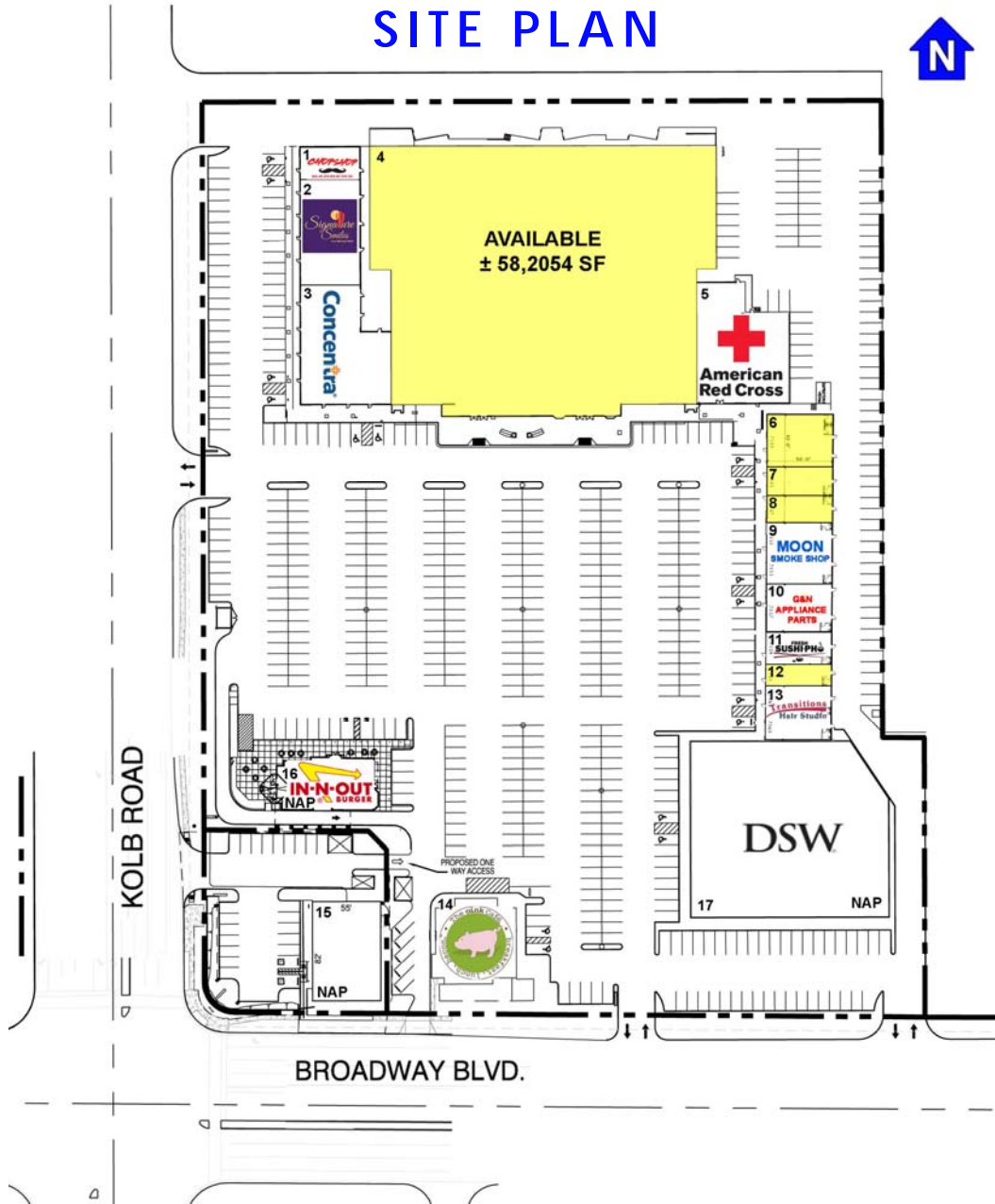
# Broadway/Kolb Center



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

## SITE PLAN



#	Tenant	Address	SF
1	Chop Shop Barbers	7115 E. Broadway	1,000
2	Signature Smiles	7117 E. Broadway	3,500
3	Concentra	7119 E. Broadway	6,600
4	<b>AVAILABLE</b>	<b>7125 E. Broadway</b>	<b>58,205</b>
5	American Red Cross	7139 E. Broadway	6,438
6	<b>AVAILABLE (contiguous)</b>	<b>7143 E. Broadway</b>	<b>2,200</b>
7	<b>AVAILABLE (contiguous)</b>	<b>7145 E. Broadway</b>	<b>1,200</b>
8	<b>AVAILABLE (contiguous)</b>	<b>7147 E. Broadway</b>	<b>1,100</b>
9	Moon Smoke Shop	7151 E. Broadway	2,600

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



# Broadway/Kolb Center



Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AREA

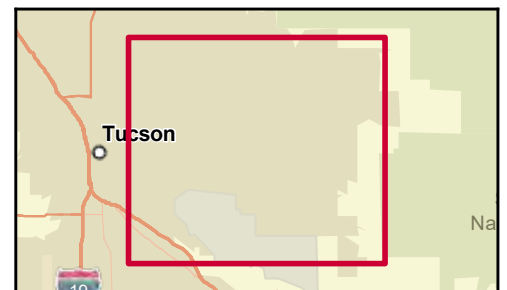
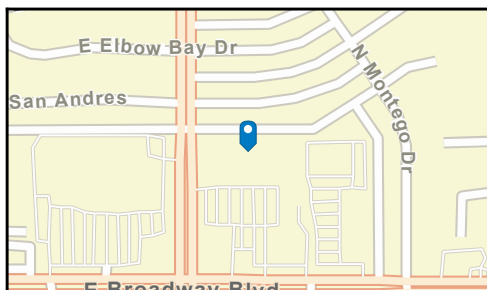
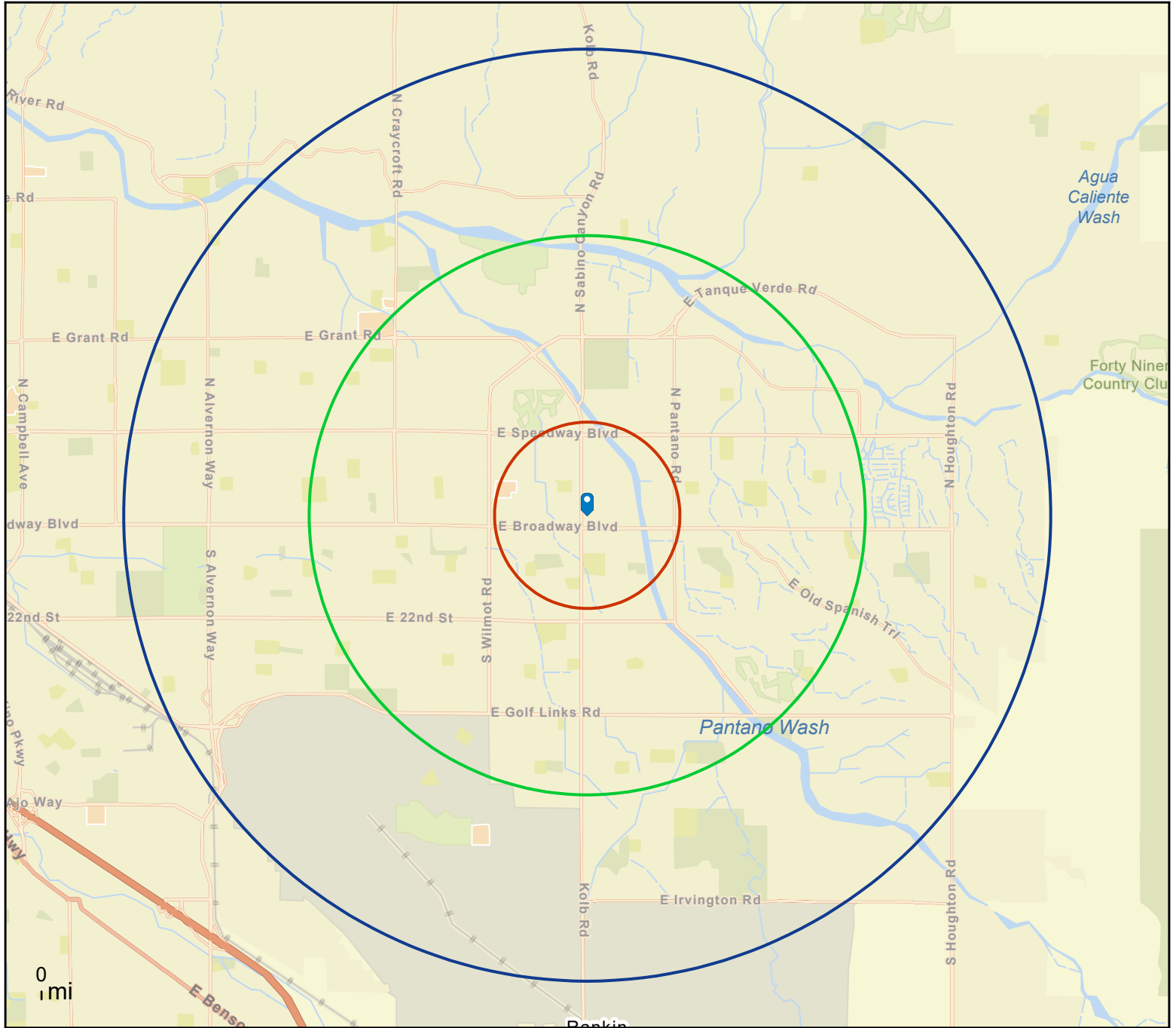




# Site Map

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

Prepared by Esri  
Latitude: 32.22302  
Longitude: -110.83990



# Executive Summary

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

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 Latitude: 32.22302  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	12,781	120,033	234,197
2020 Population	14,067	126,087	241,506
2023 Population	14,295	125,706	241,476
2028 Population	14,191	123,906	238,572
2010-2020 Annual Rate	0.96%	0.49%	0.31%
2020-2023 Annual Rate	0.50%	-0.09%	0.00%
2023-2028 Annual Rate	-0.15%	-0.29%	-0.24%
2020 Male Population	47.0%	48.1%	48.5%
2020 Female Population	53.0%	51.9%	51.5%
2020 Median Age	45.8	42.0	42.4
2023 Male Population	47.5%	48.2%	48.7%
2023 Female Population	52.5%	51.8%	51.3%
2023 Median Age	47.6	42.0	42.1

In the identified area, the current year population is 241,476. In 2020, the Census count in the area was 241,506. The rate of change since 2020 was 0.00% annually. The five-year projection for the population in the area is 238,572 representing a change of -0.24% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 42.1, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	66.0%	63.5%	64.1%
2023 Black Alone	6.6%	7.4%	6.7%
2023 American Indian/Alaska Native Alone	1.8%	1.6%	1.7%
2023 Asian Alone	3.0%	3.3%	3.4%
2023 Pacific Islander Alone	0.3%	0.4%	0.4%
2023 Other Race	8.9%	9.1%	8.8%
2023 Two or More Races	13.4%	14.7%	14.8%
2023 Hispanic Origin (Any Race)	27.1%	27.9%	27.6%

Persons of Hispanic origin represent 27.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	46	56	70
2010 Households	6,261	54,008	102,954
2020 Households	6,890	57,979	109,075
2023 Households	6,979	58,399	110,117
2028 Households	7,014	58,394	110,410
2010-2020 Annual Rate	0.96%	0.71%	0.58%
2020-2023 Annual Rate	0.40%	0.22%	0.29%
2023-2028 Annual Rate	0.10%	0.00%	0.05%
2023 Average Household Size	1.99	2.12	2.15

The household count in this area has changed from 109,075 in 2020 to 110,117 in the current year, a change of 0.29% annually. The five-year projection of households is 110,410, a change of 0.05% annually from the current year total. Average household size is currently 2.15, compared to 2.17 in the year 2020. The number of families in the current year is 60,266 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	29.5%	27.7%	27.3%
<b>Median Household Income</b>			
2023 Median Household Income	\$45,853	\$51,992	\$55,906
2028 Median Household Income	\$56,123	\$62,404	\$67,721
2023-2028 Annual Rate	4.12%	3.72%	3.91%
<b>Average Household Income</b>			
2023 Average Household Income	\$64,682	\$72,709	\$81,726
2028 Average Household Income	\$77,911	\$86,300	\$96,519
2023-2028 Annual Rate	3.79%	3.49%	3.38%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$31,654	\$33,858	\$37,391
2028 Per Capita Income	\$38,591	\$40,747	\$44,782
2023-2028 Annual Rate	4.04%	3.77%	3.67%
<b>GINI Index</b>			
2023 Gini Index	41.4	41.5	42.4

### Households by Income

Current median household income is \$55,906 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$67,721 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$81,726 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$96,519 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$37,391 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,782 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	84	88	90
2010 Total Housing Units	7,296	60,394	114,763
2010 Owner Occupied Housing Units	3,073	28,973	57,836
2010 Renter Occupied Housing Units	3,188	25,035	45,118
2010 Vacant Housing Units	1,035	6,386	11,809
2020 Total Housing Units	7,734	62,471	118,154
2020 Owner Occupied Housing Units	3,001	29,202	58,806
2020 Renter Occupied Housing Units	3,889	28,777	50,269
2020 Vacant Housing Units	814	4,527	9,086
2023 Total Housing Units	7,776	62,373	118,433
2023 Owner Occupied Housing Units	3,253	30,339	59,643
2023 Renter Occupied Housing Units	3,726	28,060	50,474
2023 Vacant Housing Units	797	3,974	8,316
2028 Total Housing Units	7,811	62,540	119,006
2028 Owner Occupied Housing Units	3,423	31,399	61,424
2028 Renter Occupied Housing Units	3,591	26,995	48,986
2028 Vacant Housing Units	797	4,146	8,596

### Socioeconomic Status Index

2023 Socioeconomic Status Index	49.7	48.5	48.6
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Currently, 50.4% of the 118,433 housing units in the area are owner occupied; 42.6%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 118,154 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.07%. Median home value in the area is \$253,572, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.67% annually to \$262,174.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Business Summary

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

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	615		4,718		8,057							
Total Employees:	10,030		57,208		95,395							
Total Residential Population:	14,295		125,706		241,476							
Employee/Residential Population Ratio (per 100 Residents)	70		46		40							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	12	2.0%	68	0.7%	79	1.7%	461	0.8%	136	1.7%	871	0.9%
Construction	18	2.9%	114	1.1%	216	4.6%	1,174	2.1%	404	5.0%	2,439	2.6%
Manufacturing	7	1.1%	45	0.4%	101	2.1%	2,221	3.9%	160	2.0%	3,049	3.2%
Transportation	8	1.3%	25	0.2%	74	1.6%	392	0.7%	130	1.6%	678	0.7%
Communication	12	2.0%	381	3.8%	51	1.1%	662	1.2%	79	1.0%	816	0.9%
Utility	0	0.0%	0	0.0%	5	0.1%	39	0.1%	8	0.1%	58	0.1%
Wholesale Trade	13	2.1%	71	0.7%	81	1.7%	445	0.8%	148	1.8%	1,091	1.1%
Retail Trade Summary	124	20.2%	2,875	28.7%	1,000	21.2%	17,695	30.9%	1,698	21.1%	27,332	28.7%
Home Improvement	7	1.1%	313	3.1%	43	0.9%	1,054	1.8%	81	1.0%	1,723	1.8%
General Merchandise Stores	5	0.8%	579	5.8%	33	0.7%	1,597	2.8%	63	0.8%	2,762	2.9%
Food Stores	12	2.0%	217	2.2%	102	2.2%	1,727	3.0%	175	2.2%	3,458	3.6%
Auto Dealers & Gas Stations	5	0.8%	84	0.8%	77	1.6%	1,659	2.9%	153	1.9%	2,659	2.8%
Apparel & Accessory Stores	5	0.8%	55	0.5%	66	1.4%	773	1.4%	94	1.2%	859	0.9%
Furniture & Home Furnishings	9	1.5%	68	0.7%	67	1.4%	721	1.3%	124	1.5%	1,153	1.2%
Eating & Drinking Places	44	7.2%	1,044	10.4%	358	7.6%	7,512	13.1%	567	7.0%	10,758	11.3%
Miscellaneous Retail	37	6.0%	515	5.1%	253	5.4%	2,652	4.6%	441	5.5%	3,960	4.2%
Finance, Insurance, Real Estate Summary	79	12.8%	898	9.0%	632	13.4%	5,379	9.4%	1,029	12.8%	8,335	8.7%
Banks, Savings & Lending Institutions	11	1.8%	94	0.9%	96	2.0%	1,471	2.6%	163	2.0%	2,386	2.5%
Securities Brokers	11	1.8%	48	0.5%	85	1.8%	437	0.8%	135	1.7%	863	0.9%
Insurance Carriers & Agents	17	2.8%	522	5.2%	129	2.7%	1,282	2.2%	206	2.6%	1,663	1.7%
Real Estate, Holding, Other Investment Offices	39	6.3%	234	2.3%	322	6.8%	2,188	3.8%	524	6.5%	3,422	3.6%
Services Summary	295	48.0%	5,363	53.5%	2,182	46.2%	28,161	49.2%	3,688	45.8%	48,549	50.9%
Hotels & Lodging	6	1.0%	204	2.0%	23	0.5%	768	1.3%	49	0.6%	1,952	2.0%
Automotive Services	12	2.0%	87	0.9%	130	2.8%	1,554	2.7%	205	2.5%	2,178	2.3%
Movies & Amusements	15	2.4%	361	3.6%	111	2.4%	2,464	4.3%	188	2.3%	3,530	3.7%
Health Services	109	17.7%	2,607	26.0%	547	11.6%	8,350	14.6%	888	11.0%	16,110	16.9%
Legal Services	11	1.8%	80	0.8%	75	1.6%	456	0.8%	141	1.8%	796	0.8%
Education Institutions & Libraries	10	1.6%	281	2.8%	106	2.2%	4,070	7.1%	186	2.3%	6,625	6.9%
Other Services	132	21.5%	1,743	17.4%	1,191	25.2%	10,499	18.4%	2,031	25.2%	17,359	18.2%
Government	6	1.0%	123	1.2%	12	0.3%	162	0.3%	56	0.7%	1,652	1.7%
Unclassified Establishments	41	6.7%	66	0.7%	282	6.0%	416	0.7%	522	6.5%	524	0.5%
Totals	615	100.0%	10,030	100.0%	4,718	100.0%	57,208	100.0%	8,057	100.0%	95,395	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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



# Business Summary

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

Prepared by Esri  
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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	0.2%	4	0.0%	6	0.1%	26	0.0%	13	0.2%	106	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	5	0.0%	2	0.0%	9	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	15	0.0%	2	0.0%	30	0.0%
Construction	19	3.1%	115	1.1%	249	5.3%	1,436	2.5%	454	5.6%	2,918	3.1%
Manufacturing	12	2.0%	80	0.8%	123	2.6%	2,328	4.1%	192	2.4%	3,328	3.5%
Wholesale Trade	12	2.0%	67	0.7%	80	1.7%	437	0.8%	147	1.8%	1,084	1.1%
Retail Trade	74	12.0%	1,794	17.9%	607	12.9%	9,913	17.3%	1,077	13.4%	16,106	16.9%
Motor Vehicle & Parts Dealers	5	0.8%	84	0.8%	68	1.4%	1,608	2.8%	139	1.7%	2,585	2.7%
Furniture & Home Furnishings Stores	6	1.0%	62	0.6%	29	0.6%	332	0.6%	58	0.7%	564	0.6%
Electronics & Appliance Stores	0	0.0%	0	0.0%	31	0.7%	326	0.6%	57	0.7%	501	0.5%
Building Material & Garden Equipment & Supplies Dealers	7	1.1%	313	3.1%	43	0.9%	1,053	1.8%	80	1.0%	1,721	1.8%
Food & Beverage Stores	7	1.1%	182	1.8%	75	1.6%	1,502	2.6%	136	1.7%	3,101	3.3%
Health & Personal Care Stores	14	2.3%	122	1.2%	71	1.5%	1,129	2.0%	128	1.6%	1,719	1.8%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	9	0.2%	51	0.1%	13	0.2%	73	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	7	1.1%	63	0.6%	83	1.8%	871	1.5%	123	1.5%	983	1.0%
Sporting Goods, Hobby, Book, & Music Stores	17	2.8%	300	3.0%	128	2.7%	1,233	2.2%	218	2.7%	1,804	1.9%
General Merchandise Stores	11	1.8%	667	6.7%	69	1.5%	1,807	3.2%	123	1.5%	3,055	3.2%
Transportation & Warehousing	4	0.7%	16	0.2%	41	0.9%	783	1.4%	70	0.9%	996	1.0%
Information	18	2.9%	411	4.1%	93	2.0%	1,060	1.9%	158	2.0%	1,492	1.6%
Finance & Insurance	39	6.3%	664	6.6%	318	6.7%	3,223	5.6%	516	6.4%	4,959	5.2%
Central Bank/Credit Intermediation & Related Activities	11	1.8%	94	0.9%	99	2.1%	1,492	2.6%	165	2.0%	2,407	2.5%
Securities & Commodity Contracts	11	1.8%	48	0.5%	90	1.9%	449	0.8%	144	1.8%	888	0.9%
Funds, Trusts & Other Financial Vehicles	17	2.8%	522	5.2%	129	2.7%	1,282	2.2%	206	2.6%	1,663	1.7%
Real Estate, Rental & Leasing	43	7.0%	222	2.2%	338	7.2%	2,002	3.5%	549	6.8%	3,079	3.2%
Professional, Scientific & Tech Services	56	9.1%	905	9.0%	467	9.9%	4,181	7.3%	848	10.5%	6,624	6.9%
Legal Services	13	2.1%	104	1.0%	86	1.8%	602	1.1%	164	2.0%	1,022	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	8	0.2%	25	0.0%	14	0.2%	62	0.1%
Administrative, Support & Waste Management Services	18	2.9%	293	2.9%	184	3.9%	1,625	2.8%	289	3.6%	2,822	3.0%
Educational Services	14	2.3%	302	3.0%	144	3.1%	4,236	7.4%	240	3.0%	6,790	7.1%
Health Care & Social Assistance	120	19.5%	2,941	29.3%	712	15.1%	10,999	19.2%	1,147	14.2%	20,110	21.1%
Arts, Entertainment & Recreation	10	1.6%	331	3.3%	84	1.8%	2,355	4.1%	145	1.8%	3,498	3.7%
Accommodation & Food Services	51	8.3%	1,249	12.5%	393	8.3%	8,400	14.7%	633	7.9%	12,861	13.5%
Accommodation	6	1.0%	204	2.0%	23	0.5%	768	1.3%	49	0.6%	1,952	2.0%
Food Services & Drinking Places	45	7.3%	1,046	10.4%	369	7.8%	7,632	13.3%	584	7.2%	10,910	11.4%
Other Services (except Public Administration)	77	12.5%	448	4.5%	573	12.1%	3,581	6.3%	986	12.2%	6,344	6.7%
Automotive Repair & Maintenance	11	1.8%	85	0.8%	109	2.3%	967	1.7%	172	2.1%	1,517	1.6%
Public Administration	6	1.0%	123	1.2%	12	0.3%	162	0.3%	56	0.7%	1,652	1.7%
Unclassified Establishments	41	6.7%	66	0.7%	282	6.0%	416	0.7%	521	6.5%	524	0.5%
<b>Total</b>	<b>615</b>	<b>100.0%</b>	<b>10,030</b>	<b>100.0%</b>	<b>4,718</b>	<b>100.0%</b>	<b>57,208</b>	<b>100.0%</b>	<b>8,057</b>	<b>100.0%</b>	<b>95,395</b>	<b>100.0%</b>

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

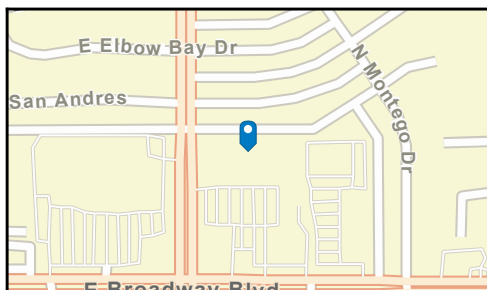
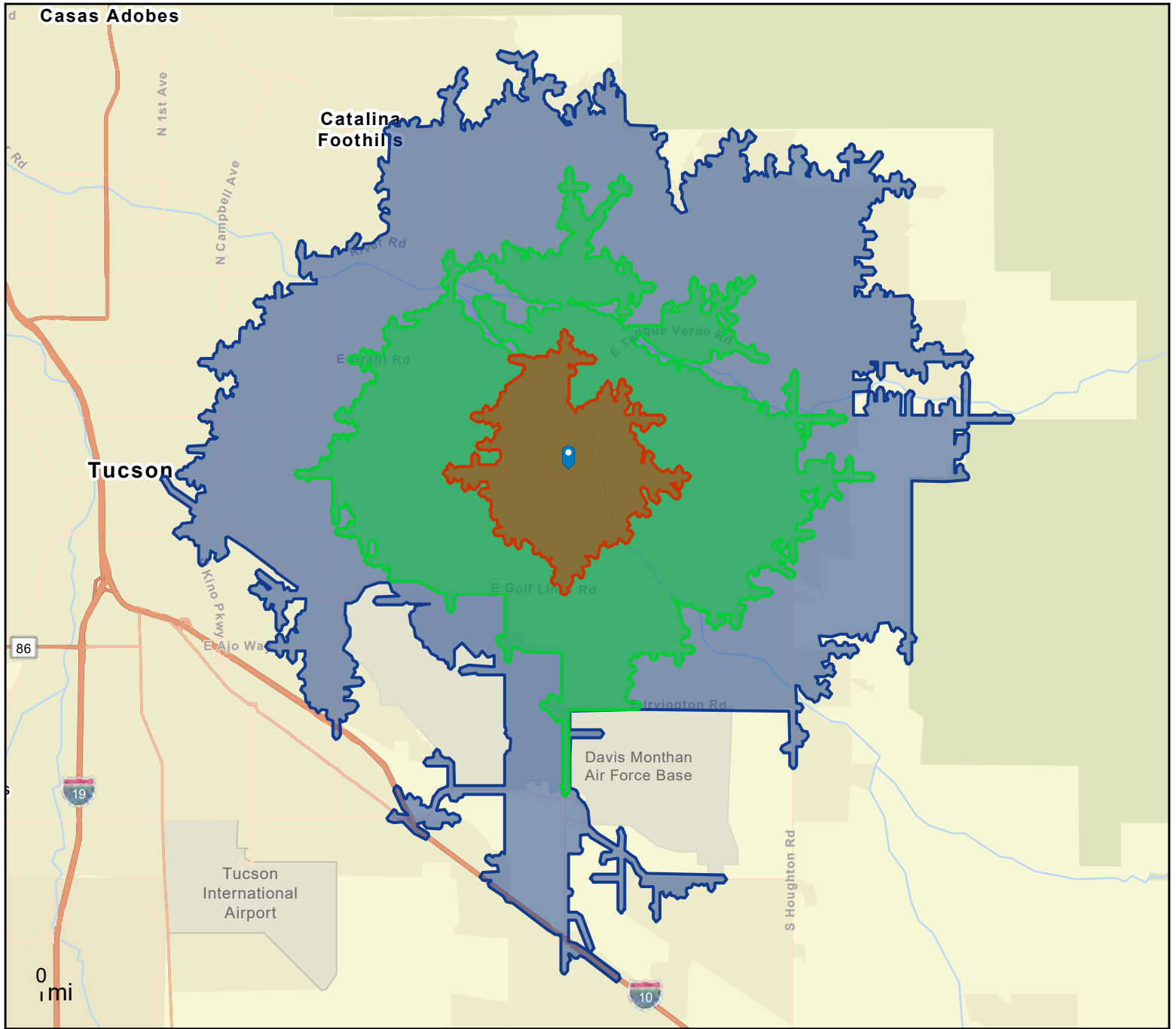
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



# Site Map

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

Prepared by Esri  
Latitude: 32.22302  
Longitude: -110.83990



# Executive Summary

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

Prepared by Esri  
 Latitude: 32.22302  
 Longitude: -110.83990

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	35,180	172,779	290,951
2020 Population	37,841	178,954	298,173
2023 Population	38,147	178,126	299,430
2028 Population	37,787	175,674	296,384
2010-2020 Annual Rate	0.73%	0.35%	0.25%
2020-2023 Annual Rate	0.25%	-0.14%	0.13%
2023-2028 Annual Rate	-0.19%	-0.28%	-0.20%
2020 Male Population	47.0%	48.2%	48.5%
2020 Female Population	53.0%	51.8%	51.5%
2020 Median Age	43.5	43.0	42.9
2023 Male Population	47.6%	48.3%	48.9%
2023 Female Population	52.4%	51.7%	51.1%
2023 Median Age	43.8	42.6	42.3

In the identified area, the current year population is 299,430. In 2020, the Census count in the area was 298,173. The rate of change since 2020 was 0.13% annually. The five-year projection for the population in the area is 296,384 representing a change of -0.20% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 42.3, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	65.0%	64.0%	64.8%
2023 Black Alone	7.2%	6.8%	6.1%
2023 American Indian/Alaska Native Alone	1.7%	1.7%	1.7%
2023 Asian Alone	3.2%	3.3%	3.6%
2023 Pacific Islander Alone	0.3%	0.3%	0.3%
2023 Other Race	8.6%	9.0%	8.6%
2023 Two or More Races	14.0%	14.9%	14.8%
2023 Hispanic Origin (Any Race)	26.8%	28.0%	27.2%

Persons of Hispanic origin represent 27.2% of the population in the identified area compared to 19.4% 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 72.5 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	46	62	77
2010 Households	17,408	75,919	127,967
2020 Households	18,950	80,772	134,746
2023 Households	19,196	81,395	136,487
2028 Households	19,294	81,468	137,019
2010-2020 Annual Rate	0.85%	0.62%	0.52%
2020-2023 Annual Rate	0.40%	0.24%	0.40%
2023-2028 Annual Rate	0.10%	0.02%	0.08%
2023 Average Household Size	1.95	2.15	2.16

The household count in this area has changed from 134,746 in 2020 to 136,487 in the current year, a change of 0.40% annually. The five-year projection of households is 137,019, a change of 0.08% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2020. The number of families in the current year is 74,565 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

# Executive Summary

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

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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	29.8%	26.7%	28.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$45,079	\$55,068	\$58,148
2028 Median Household Income	\$54,433	\$66,847	\$70,849
2023-2028 Annual Rate	3.84%	3.95%	4.03%
<b>Average Household Income</b>			
2023 Average Household Income	\$65,078	\$77,735	\$86,699
2028 Average Household Income	\$77,717	\$91,954	\$102,227
2023-2028 Annual Rate	3.61%	3.42%	3.35%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$32,411	\$35,574	\$39,650
2028 Per Capita Income	\$39,280	\$42,680	\$47,383
2023-2028 Annual Rate	3.92%	3.71%	3.63%
<b>GINI Index</b>			
2023 Gini Index	42.1	41.4	42.8

### Households by Income

Current median household income is \$58,148 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$70,849 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$86,699 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$102,227 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$39,650 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,383 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	82	91	87
2010 Total Housing Units	19,922	84,236	142,738
2010 Owner Occupied Housing Units	8,047	43,344	72,965
2010 Renter Occupied Housing Units	9,362	32,572	55,004
2010 Vacant Housing Units	2,514	8,317	14,771
2020 Total Housing Units	20,826	86,951	146,707
2020 Owner Occupied Housing Units	7,984	43,858	74,803
2020 Renter Occupied Housing Units	10,966	36,914	59,943
2020 Vacant Housing Units	1,828	6,231	12,002
2023 Total Housing Units	20,897	86,842	147,562
2023 Owner Occupied Housing Units	8,426	44,676	76,497
2023 Renter Occupied Housing Units	10,770	36,719	59,990
2023 Vacant Housing Units	1,701	5,447	11,075
2028 Total Housing Units	20,966	87,152	148,445
2028 Owner Occupied Housing Units	8,797	46,138	78,873
2028 Renter Occupied Housing Units	10,497	35,330	58,146
2028 Vacant Housing Units	1,672	5,684	11,426

### Socioeconomic Status Index

2023 Socioeconomic Status Index	47.1	48.5	49.2
---------------------------------	------	------	------

Currently, 51.8% of the 147,562 housing units in the area are owner occupied; 40.7%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 146,707 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.18%. Median home value in the area is \$272,257, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.65% annually to \$281,280.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.





# Business Summary

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

Prepared by Esri  
 Latitude: 32.22302  
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Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	1,926		6,495		10,843							
Total Employees:	25,379		78,118		127,499							
Total Residential Population:	38,147		178,126		299,430							
Employee/Residential Population Ratio (per 100 Residents)	67		44		43							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	28	1.5%	150	0.6%	112	1.7%	719	0.9%	202	1.9%	1,529	1.2%
Construction	70	3.6%	360	1.4%	305	4.7%	1,703	2.2%	665	6.1%	6,041	4.7%
Manufacturing	32	1.7%	226	0.9%	128	2.0%	2,444	3.1%	301	2.8%	5,117	4.0%
Transportation	24	1.2%	78	0.3%	100	1.5%	509	0.7%	187	1.7%	2,641	2.1%
Communication	21	1.1%	434	1.7%	66	1.0%	751	1.0%	96	0.9%	1,076	0.8%
Utility	1	0.1%	9	0.0%	8	0.1%	58	0.1%	13	0.1%	255	0.2%
Wholesale Trade	30	1.6%	168	0.7%	113	1.7%	588	0.8%	281	2.6%	2,522	2.0%
Retail Trade Summary	420	21.8%	8,018	31.6%	1,387	21.4%	23,025	29.5%	2,192	20.2%	33,070	25.9%
Home Improvement	24	1.2%	842	3.3%	64	1.0%	1,264	1.6%	121	1.1%	2,187	1.7%
General Merchandise Stores	15	0.8%	778	3.1%	50	0.8%	2,284	2.9%	69	0.6%	2,954	2.3%
Food Stores	37	1.9%	697	2.7%	140	2.2%	2,687	3.4%	219	2.0%	4,094	3.2%
Auto Dealers & Gas Stations	26	1.3%	622	2.5%	115	1.8%	2,148	2.7%	196	1.8%	2,954	2.3%
Apparel & Accessory Stores	22	1.1%	207	0.8%	80	1.2%	818	1.0%	107	1.0%	895	0.7%
Furniture & Home Furnishings	27	1.4%	446	1.8%	102	1.6%	989	1.3%	172	1.6%	1,746	1.4%
Eating & Drinking Places	155	8.0%	3,263	12.9%	481	7.4%	9,477	12.1%	742	6.8%	13,403	10.5%
Miscellaneous Retail	114	5.9%	1,164	4.6%	354	5.5%	3,357	4.3%	565	5.2%	4,838	3.8%
Finance, Insurance, Real Estate Summary	294	15.3%	3,155	12.4%	830	12.8%	6,748	8.6%	1,256	11.6%	9,598	7.5%
Banks, Savings & Lending Institutions	45	2.3%	1,044	4.1%	133	2.0%	1,910	2.4%	195	1.8%	2,722	2.1%
Securities Brokers	41	2.1%	158	0.6%	104	1.6%	659	0.8%	161	1.5%	962	0.8%
Insurance Carriers & Agents	54	2.8%	692	2.7%	170	2.6%	1,426	1.8%	257	2.4%	1,828	1.4%
Real Estate, Holding, Other Investment Offices	153	7.9%	1,262	5.0%	423	6.5%	2,753	3.5%	644	5.9%	4,085	3.2%
Services Summary	872	45.3%	12,426	49.0%	3,011	46.4%	40,568	51.9%	4,825	44.5%	62,714	49.2%
Hotels & Lodging	12	0.6%	419	1.7%	37	0.6%	1,102	1.4%	62	0.6%	2,421	1.9%
Automotive Services	48	2.5%	617	2.4%	173	2.7%	1,851	2.4%	289	2.7%	2,661	2.1%
Movies & Amusements	43	2.2%	1,226	4.8%	152	2.3%	3,007	3.8%	238	2.2%	4,009	3.1%
Health Services	262	13.6%	4,901	19.3%	743	11.4%	14,691	18.8%	1,038	9.6%	18,138	14.2%
Legal Services	31	1.6%	190	0.7%	115	1.8%	604	0.8%	214	2.0%	1,321	1.0%
Education Institutions & Libraries	33	1.7%	962	3.8%	141	2.2%	5,013	6.4%	263	2.4%	10,107	7.9%
Other Services	443	23.0%	4,112	16.2%	1,651	25.4%	14,301	18.3%	2,722	25.1%	24,057	18.9%
Government	9	0.5%	137	0.5%	30	0.5%	530	0.7%	82	0.8%	2,216	1.7%
Unclassified Establishments	124	6.4%	218	0.9%	405	6.2%	474	0.6%	743	6.9%	719	0.6%
Totals	1,926	100.0%	25,379	100.0%	6,495	100.0%	78,118	100.0%	10,843	100.0%	127,499	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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



# Business Summary

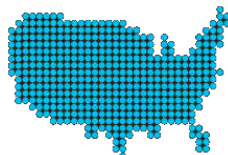
ABC Broadway - Kolb Ctr  
 7125 East Broadway Boulevard, Tucson, Arizona, 85710  
 Drive time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.22302  
 Longitude: -110.83990

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.1%	10	0.0%	10	0.2%	63	0.1%	23	0.2%	209	0.2%
Mining	0	0.0%	1	0.0%	2	0.0%	7	0.0%	10	0.1%	100	0.1%
Utilities	0	0.0%	0	0.0%	2	0.0%	30	0.0%	5	0.0%	189	0.1%
Construction	77	4.0%	455	1.8%	346	5.3%	2,048	2.6%	726	6.7%	6,606	5.2%
Manufacturing	40	2.1%	257	1.0%	155	2.4%	2,628	3.4%	335	3.1%	5,394	4.2%
Wholesale Trade	29	1.5%	160	0.6%	112	1.7%	580	0.7%	279	2.6%	2,513	2.0%
Retail Trade	248	12.9%	4,626	18.2%	859	13.2%	13,165	16.9%	1,379	12.7%	19,076	15.0%
Motor Vehicle & Parts Dealers	25	1.3%	617	2.4%	105	1.6%	2,095	2.7%	178	1.6%	2,832	2.2%
Furniture & Home Furnishings Stores	15	0.8%	207	0.8%	46	0.7%	447	0.6%	83	0.8%	1,016	0.8%
Electronics & Appliance Stores	7	0.4%	209	0.8%	45	0.7%	453	0.6%	64	0.6%	540	0.4%
Building Material & Garden Equipment & Supplies Dealers	24	1.2%	842	3.3%	63	1.0%	1,262	1.6%	119	1.1%	2,184	1.7%
Food & Beverage Stores	23	1.2%	575	2.3%	107	1.6%	2,371	3.0%	178	1.6%	3,684	2.9%
Health & Personal Care Stores	33	1.7%	337	1.3%	103	1.6%	1,439	1.8%	148	1.4%	1,873	1.5%
Gasoline Stations & Fuel Dealers	1	0.1%	5	0.0%	10	0.2%	53	0.1%	20	0.2%	134	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	31	1.6%	255	1.0%	105	1.6%	933	1.2%	146	1.3%	1,045	0.8%
Sporting Goods, Hobby, Book, & Music Stores	62	3.2%	688	2.7%	179	2.8%	1,576	2.0%	294	2.7%	2,439	1.9%
General Merchandise Stores	27	1.4%	891	3.5%	99	1.5%	2,534	3.2%	150	1.4%	3,328	2.6%
Transportation & Warehousing	10	0.5%	57	0.2%	55	0.8%	856	1.1%	119	1.1%	2,947	2.3%
Information	34	1.8%	535	2.1%	125	1.9%	1,284	1.6%	218	2.0%	2,064	1.6%
Finance & Insurance	146	7.6%	1,914	7.5%	418	6.4%	4,043	5.2%	623	5.7%	5,562	4.4%
Central Bank/Credit Intermediation & Related Activities	46	2.4%	1,054	4.2%	136	2.1%	1,943	2.5%	194	1.8%	2,730	2.1%
Securities & Commodity Contracts	45	2.3%	168	0.7%	112	1.7%	673	0.9%	173	1.6%	1,003	0.8%
Funds, Trusts & Other Financial Vehicles	54	2.8%	692	2.7%	170	2.6%	1,426	1.8%	257	2.4%	1,828	1.4%
Real Estate, Rental & Leasing	155	8.0%	1,074	4.2%	440	6.8%	2,478	3.2%	687	6.3%	3,933	3.1%
Professional, Scientific & Tech Services	181	9.4%	1,906	7.5%	670	10.3%	5,154	6.6%	1,187	10.9%	9,284	7.3%
Legal Services	38	2.0%	327	1.3%	133	2.0%	814	1.0%	246	2.3%	1,580	1.2%
Management of Companies & Enterprises	4	0.2%	11	0.0%	11	0.2%	41	0.1%	17	0.2%	66	0.1%
Administrative, Support & Waste Management Services	67	3.5%	613	2.4%	240	3.7%	2,488	3.2%	398	3.7%	3,817	3.0%
Educational Services	47	2.4%	1,022	4.0%	187	2.9%	5,174	6.6%	326	3.0%	10,264	8.1%
Health Care & Social Assistance	315	16.4%	5,768	22.7%	965	14.9%	18,266	23.4%	1,350	12.5%	23,297	18.3%
Arts, Entertainment & Recreation	30	1.6%	1,181	4.7%	116	1.8%	2,920	3.7%	189	1.7%	3,933	3.1%
Accommodation & Food Services	173	9.0%	3,733	14.7%	533	8.2%	10,720	13.7%	824	7.6%	16,009	12.6%
Accommodation	12	0.6%	419	1.7%	37	0.6%	1,102	1.4%	62	0.6%	2,421	1.9%
Food Services & Drinking Places	161	8.4%	3,314	13.1%	496	7.6%	9,618	12.3%	763	7.0%	13,588	10.7%
Other Services (except Public Administration)	234	12.1%	1,700	6.7%	814	12.5%	5,170	6.6%	1,322	12.2%	9,302	7.3%
Automotive Repair & Maintenance	43	2.2%	583	2.3%	146	2.2%	1,243	1.6%	242	2.2%	1,886	1.5%
Public Administration	9	0.5%	137	0.5%	30	0.5%	530	0.7%	82	0.8%	2,216	1.7%
Unclassified Establishments	124	6.4%	218	0.9%	405	6.2%	474	0.6%	742	6.8%	719	0.6%
<b>Total</b>	<b>1,926</b>	<b>100.0%</b>	<b>25,379</b>	<b>100.0%</b>	<b>6,495</b>	<b>100.0%</b>	<b>78,118</b>	<b>100.0%</b>	<b>10,843</b>	<b>100.0%</b>	<b>127,499</b>	<b>100.0%</b>

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.



# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

## Tapestry LifeMode

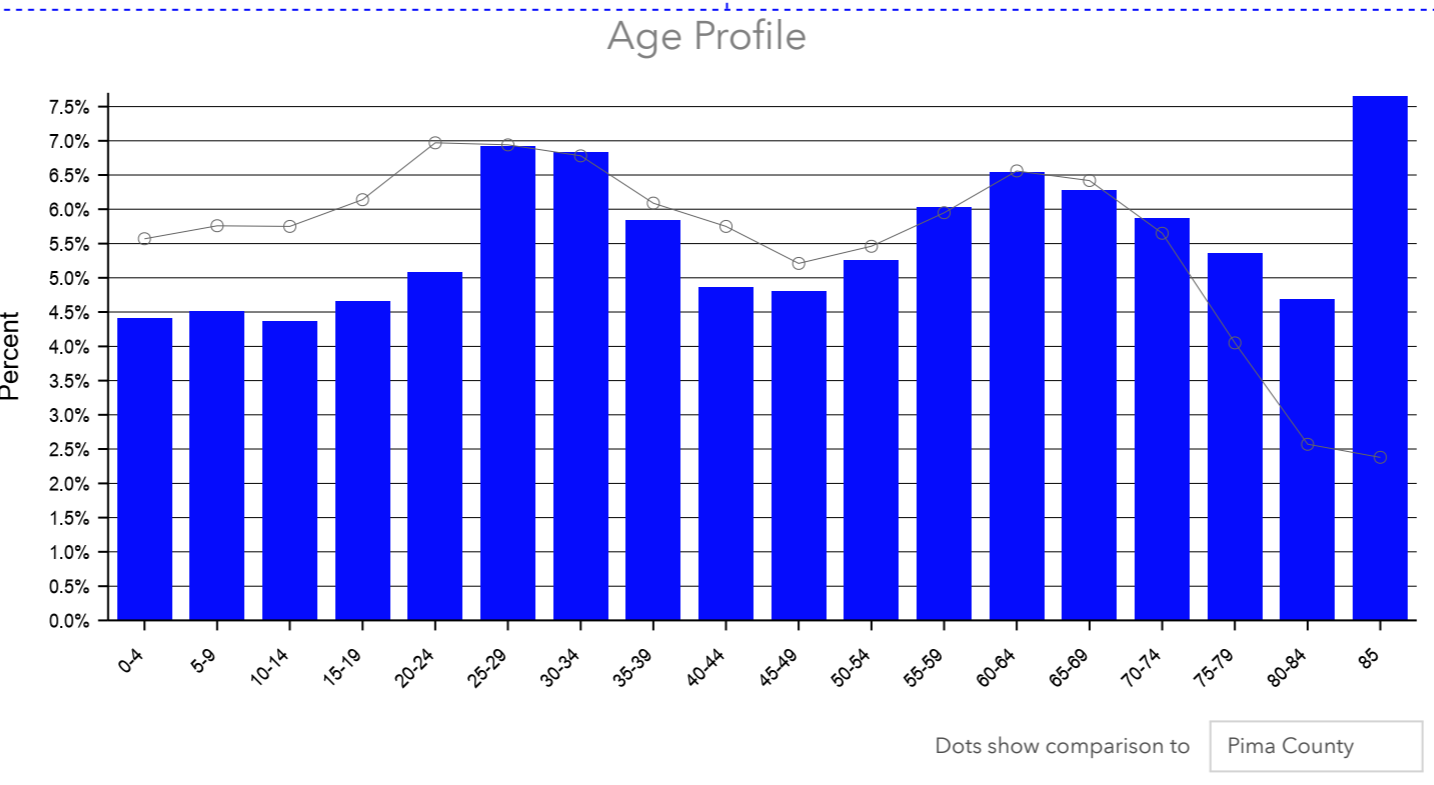
	Households	HHs %	% US HHs	Index
<a href="#">learn more...</a>				
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	2,138	30.63%	11.26%	272
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,601	22.94%	10.79%	213
Senior Styles (L9)	3,232	46.31%	5.80%	798
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	8	0.11%	6.16%	2
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

### Key Facts

- \$225,220** Median Home Value
- \$45,853** Median HH Income
- 4.9** Home Value to Income Ratio
- 47.6** Median Age
- 6,979** Households

### Education

- 6%** No HS Diploma
- 20%** HS Graduate
- 36%** Some College
- 37%** Degree or Higher

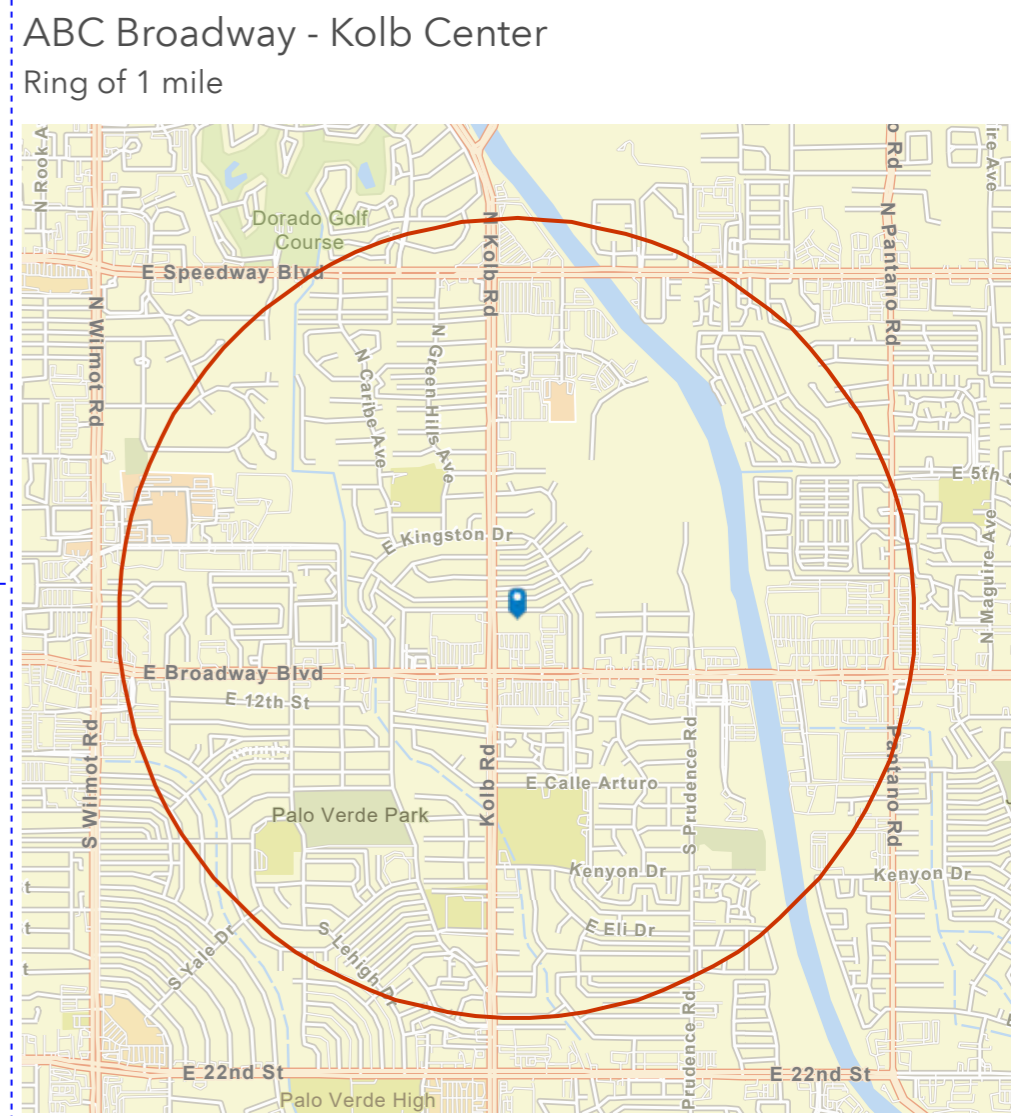


### 2023 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (16.5%)  
The smallest group: \$200,000+ (2.0%)

Indicator ▲	Value	Diff
<\$15,000	12.2%	+2.3%
\$15,000 - \$24,999	12.4%	+4.5%
\$25,000 - \$34,999	12.4%	+3.4%
\$35,000 - \$49,999	16.5%	+3.9%
\$50,000 - \$74,999	15.8%	-0.7%
\$75,000 - \$99,999	13.7%	-0.2%
\$100,000 - \$149,999	12.7%	-4.2%
\$150,000 - \$199,999	2.2%	-4.0%
\$200,000+	2.0%	-5.2%

Bars show deviation from Pima County



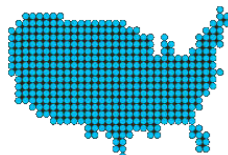
### Tapestry segments

- 9E Retirement Communities** (2,344 households) - 33.6% of Households
- 8F Old and Newcomers** (1,601 households) - 22.9% of Households
- 5D Rustbelt Traditions** (1,453 households) - 20.8% of Households

Source: Esri. The vintage of the data is 2023.







# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

## Tapestry LifeMode

[learn more...](#)

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	824	1.41%	10.00%	14
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	20,396	34.93%	11.26%	310
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	439	0.75%	7.20%	10
Middle Ground (L8)	19,604	33.57%	10.79%	311
Senior Styles (L9)	8,643	14.80%	5.80%	255
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	5,922	10.14%	6.16%	165
Hometown (L12)	1,230	2.11%	6.01%	35
Next Wave (L13)	824	1.41%	3.78%	37
Scholars and Patriots (L14)	517	0.89%	1.61%	55

### Key Facts

**\$240,000**  
Median Home Value

**\$51,992**  
Median HH Income

**4.6**  
Home Value to Income Ratio

**42.0**  
Median Age

**58,399**  
Households

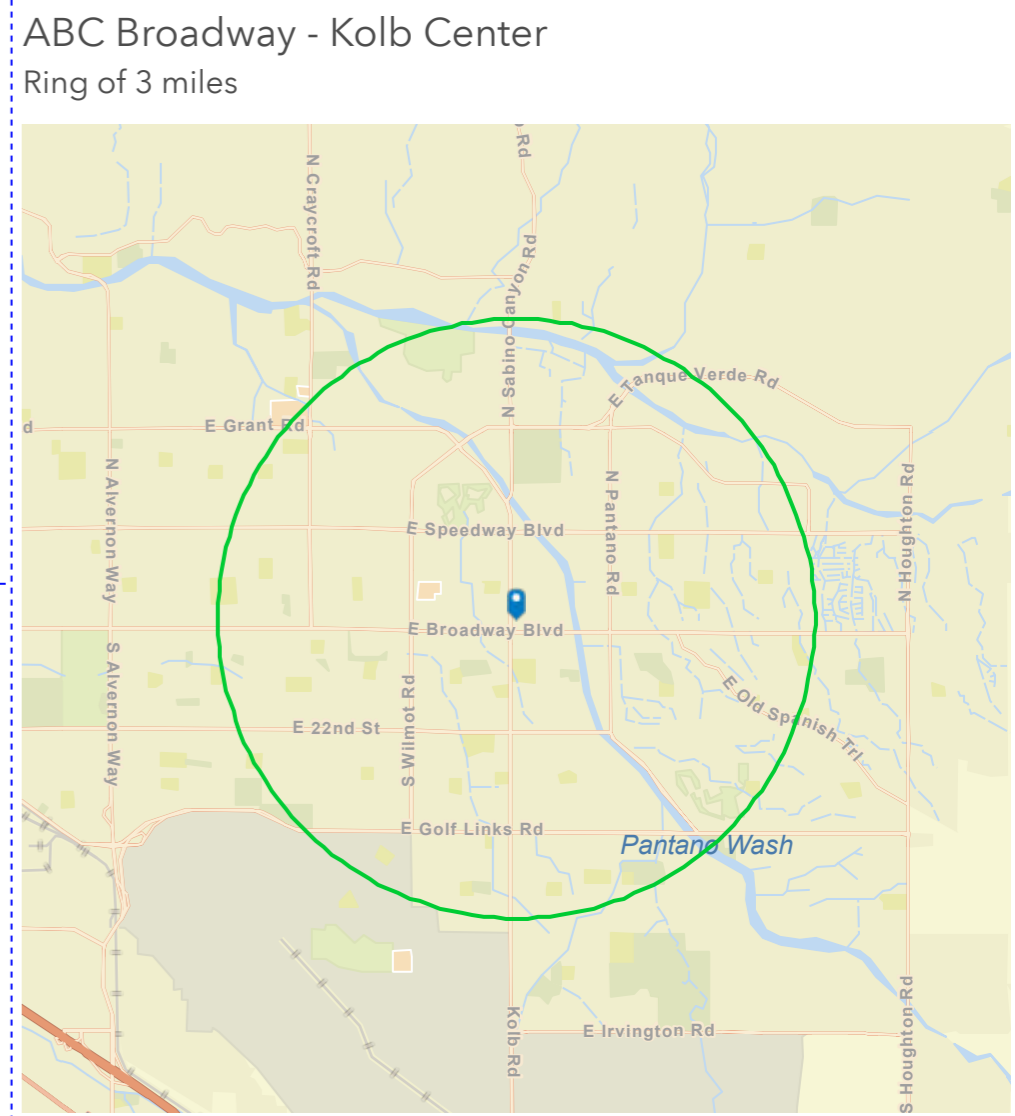
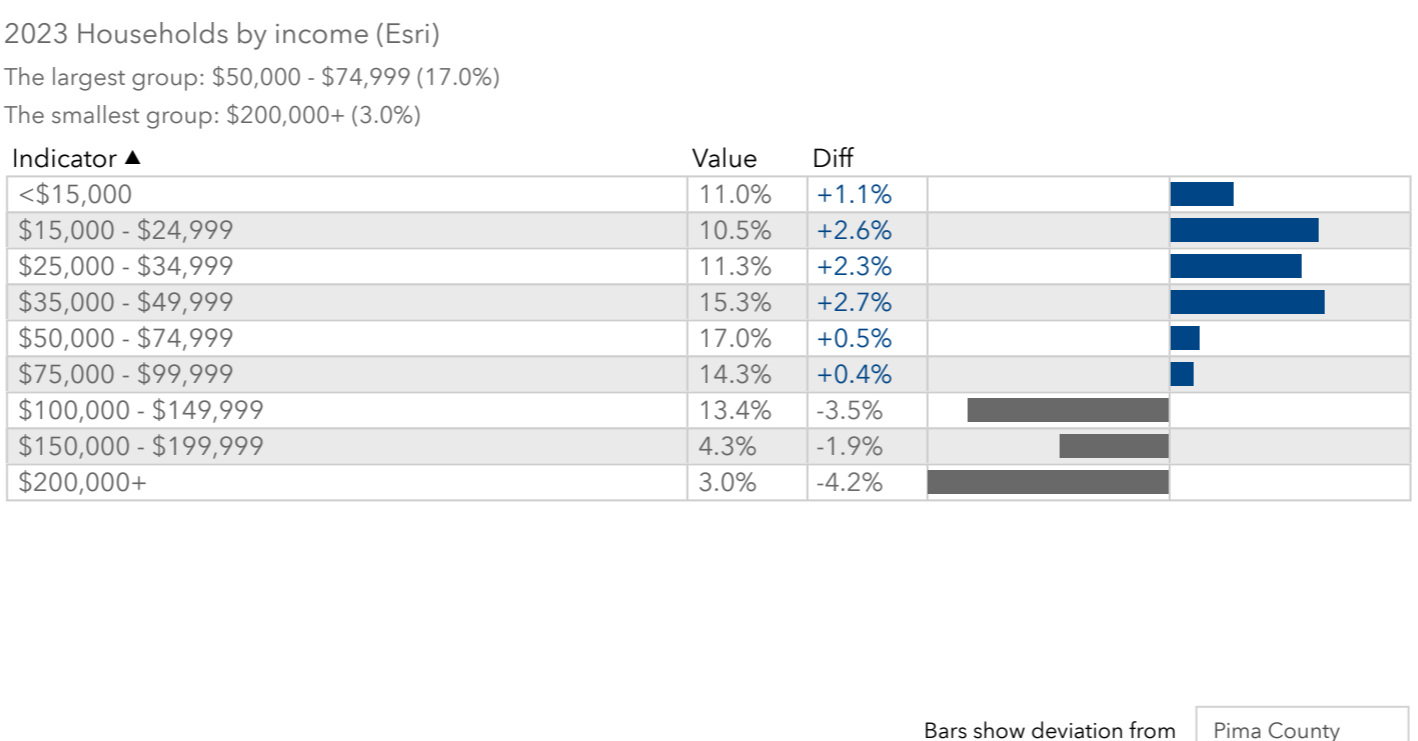
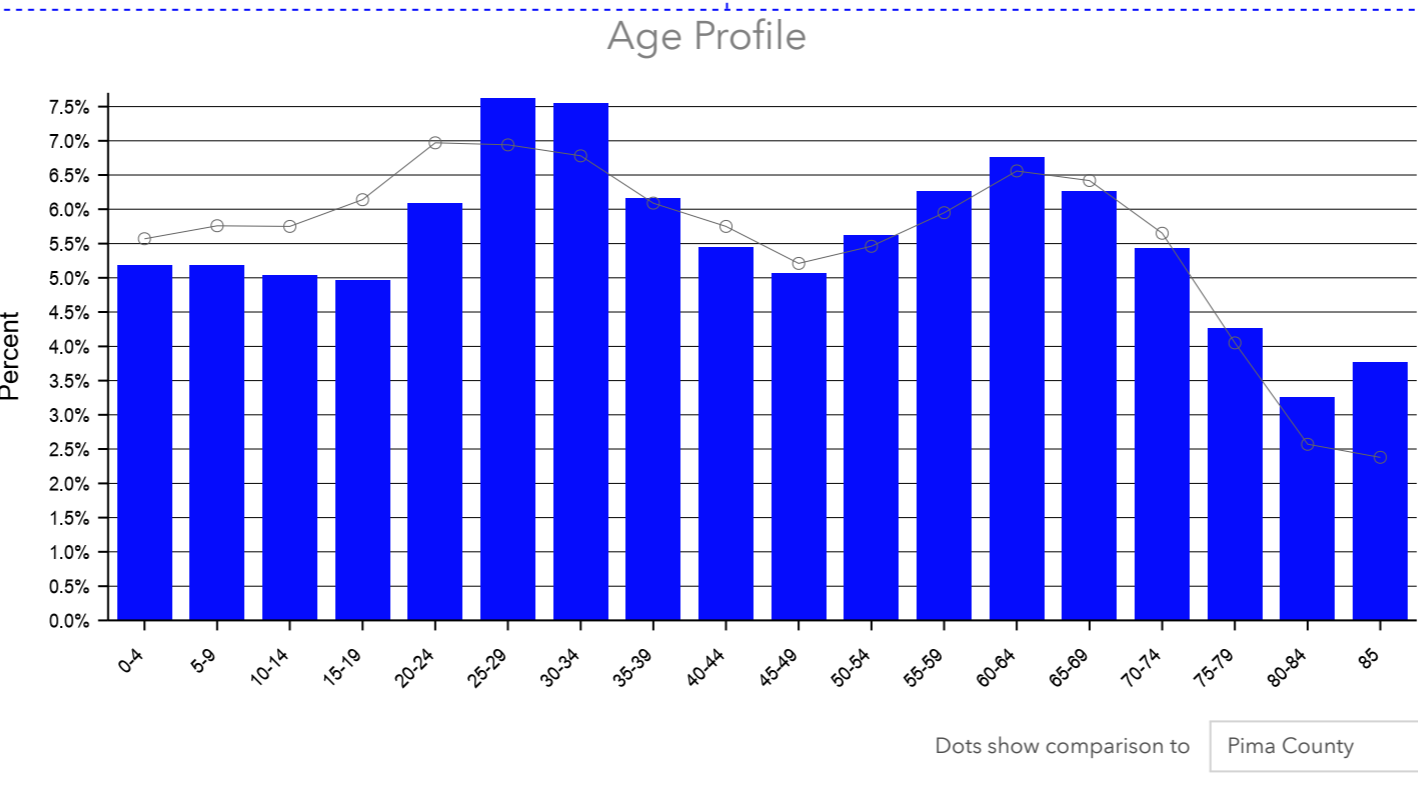
### Education

**7%**  
No HS Diploma

**23%**  
HS Graduate

**37%**  
Some College

**33%**  
Degree or Higher

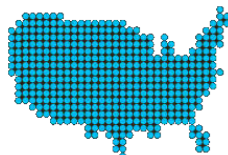


### Tapestry segments

- 8F Old and Newcomers**  
13,605 households  
23.3% of Households
- 5D Rustbelt Traditions**  
8,770 households  
15.0% of Households
- 5E Midlife Constants**  
7,164 households  
12.3% of Households

Source: Esri. The vintage of the data is 2023.





# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

## Tapestry LifeMode

	Households	HHs %	% US HHs	Index
<a href="#">learn more...</a>				
Affluent Estates (L1)	6,124	5.56%	10.00%	56
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	814	0.74%	3.58%	19
Family Landscapes (L4)	2,216	2.01%	7.63%	26
GenXurban (L5)	37,021	33.62%	11.26%	299
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	1,476	1.34%	7.20%	19
Middle Ground (L8)	26,313	23.90%	10.79%	221
Senior Styles (L9)	12,378	11.24%	5.80%	194
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	15,982	14.51%	6.16%	236
Hometown (L12)	3,543	3.22%	6.01%	54
Next Wave (L13)	2,419	2.20%	3.78%	58
Scholars and Patriots (L14)	1,829	1.66%	1.61%	103

### Key Facts

**\$253,572**  
Median Home Value

**\$55,906**  
Median HH Income

**4.5**  
Home Value to Income Ratio

**42.1**  
Median Age

**110,117**  
Households

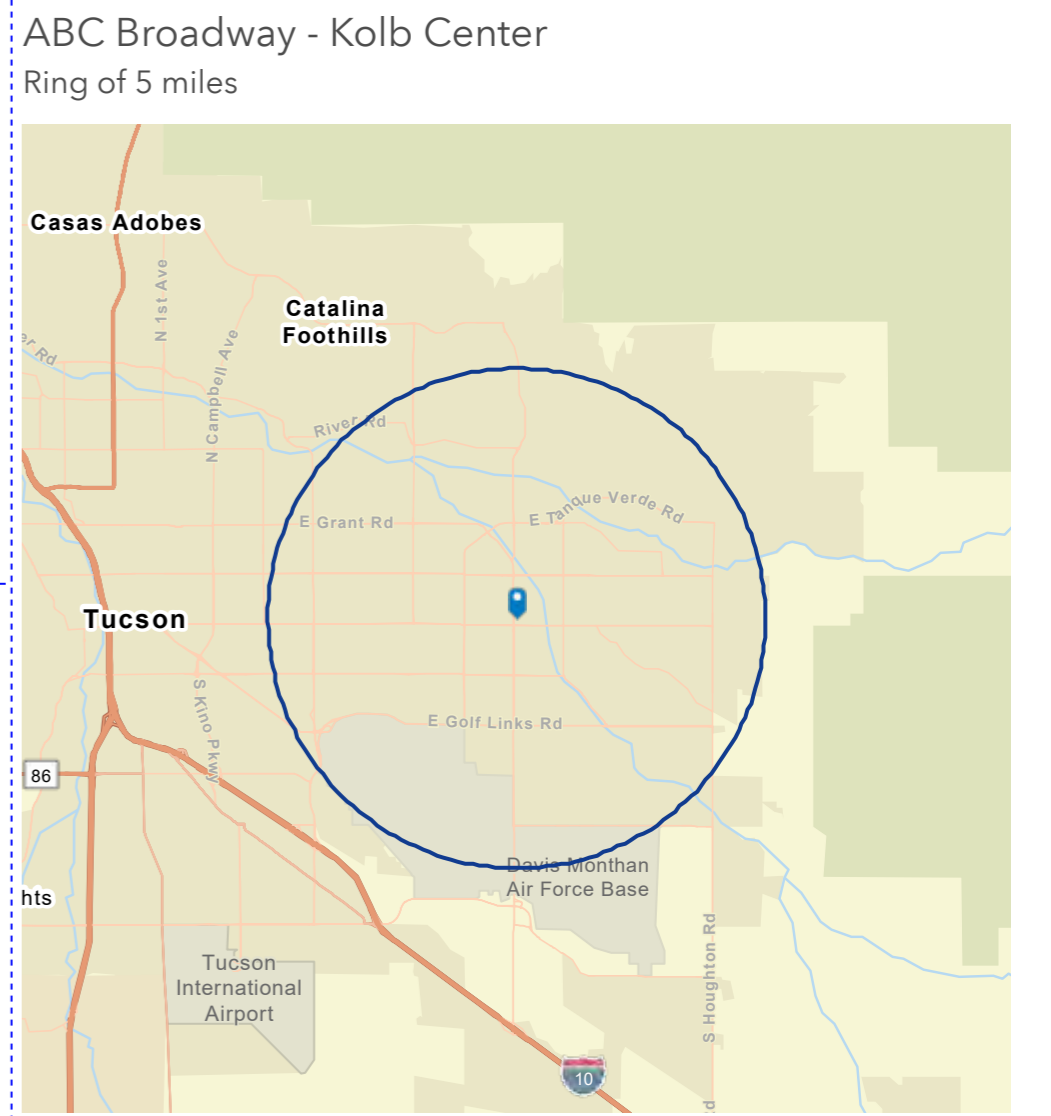
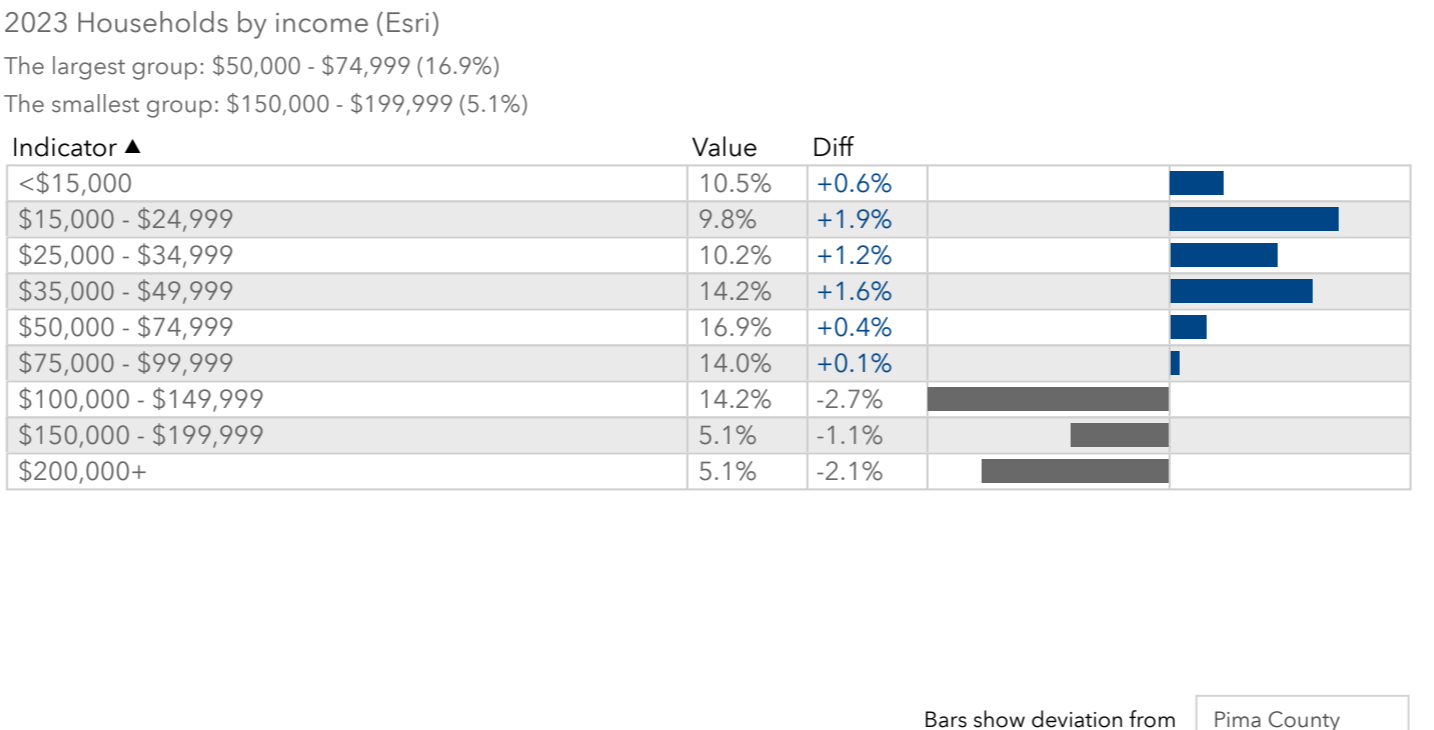
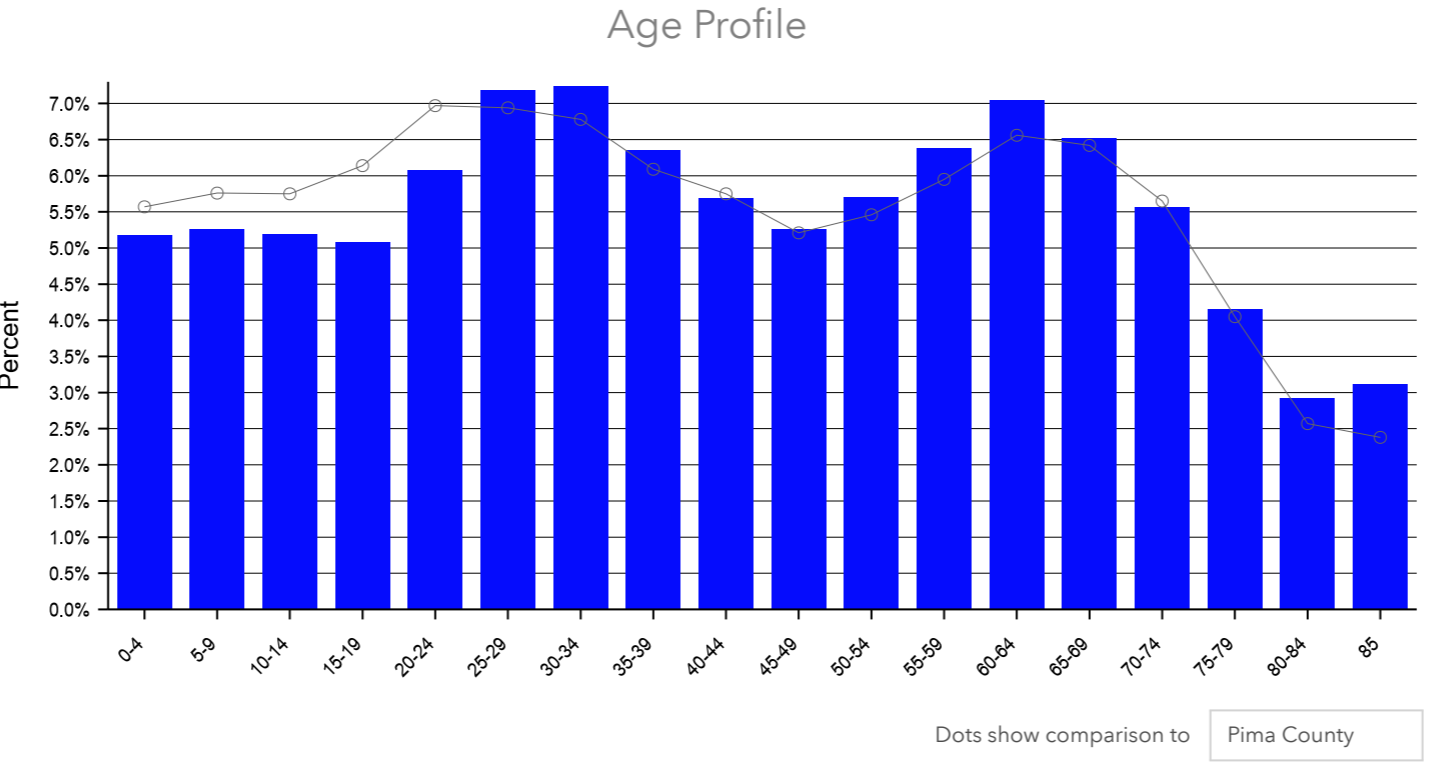
### Education

**7%**  
No HS Diploma

**22%**  
HS Graduate

**35%**  
Some College

**36%**  
Degree or Higher



### Tapestry segments

- 8F Old and Newcomers**  
15,745 households  
14.3% of Households
- 5D Rustbelt Traditions**  
13,265 households  
12.0% of Households
- 11D Set to Impress**  
10,693 households  
9.7% of Households

Source: Esri. The vintage of the data is 2023.

