



COMMERCIAL RETAIL ADVISORS, LLC

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

RETAIL OR OFFICE PAD SEC OF BROADWAY & PRUDENCE



Property Description

Location: 50 S. Broadway Place
 Tucson, AZ

Vacant PAD: ±4,800 SF buildable freestanding building with a drive-thru on ± 35,005 SF of land, fully paved and lighted PAD

Terms: Cash or Terms

Zoning: C-1

\$785,000 (\$22.57/SF) Gross Sales Price
 – \$165,000 (\$ 4.71/SF) Existing Site Improvements
 – \$ 30,000 (\$ 0.86/SF) Future Foundation & Engineering Improvements by Seller

= \$590,000 (\$17.00/SF) Net Effective Sales Price

Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	16,284	126,957	226,437
Households:	8,337	58,403	102,568
Average HH Income:	\$59,398	\$75,872	\$83,078

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

Highlights

- ◆ Major east/west commercial corridor leading from downtown Tucson to the major eastside residential areas.
- ◆ Major retailers in area include: Natural Grocers, Ross, Michael's, Bealls Outlet, Lane Bryant, Kmart, Pet Club, DSW, JoAnn Fabrics, Lazy Boy Furniture, Home Depot, PetSmart, Sprouts Farmer's Market, Kohl's, Sam Levitz, Ashley, Sketchers, Homestore and many more.
- ◆ Recently renovated Hilton Hotel and new Culver's Butter Burgers and Frozen Custard anchor the project.
- ◆ Development Plans have been completed. Site is ready for building plans submittal. PAD is fully improved. Valued at ±\$400,000.
- ◆ Seller is willing to build-to-suit for qualified tenant.

Traffic Count

Broadway Blvd.:	45,886 VPD (2022)
Prudence Rd.:	8,114 VPD (2022)
Total:	47,252 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finrock, CCIM, CRX, CLS
 Designated Broker
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.

50 S. Broadway Place

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



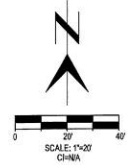
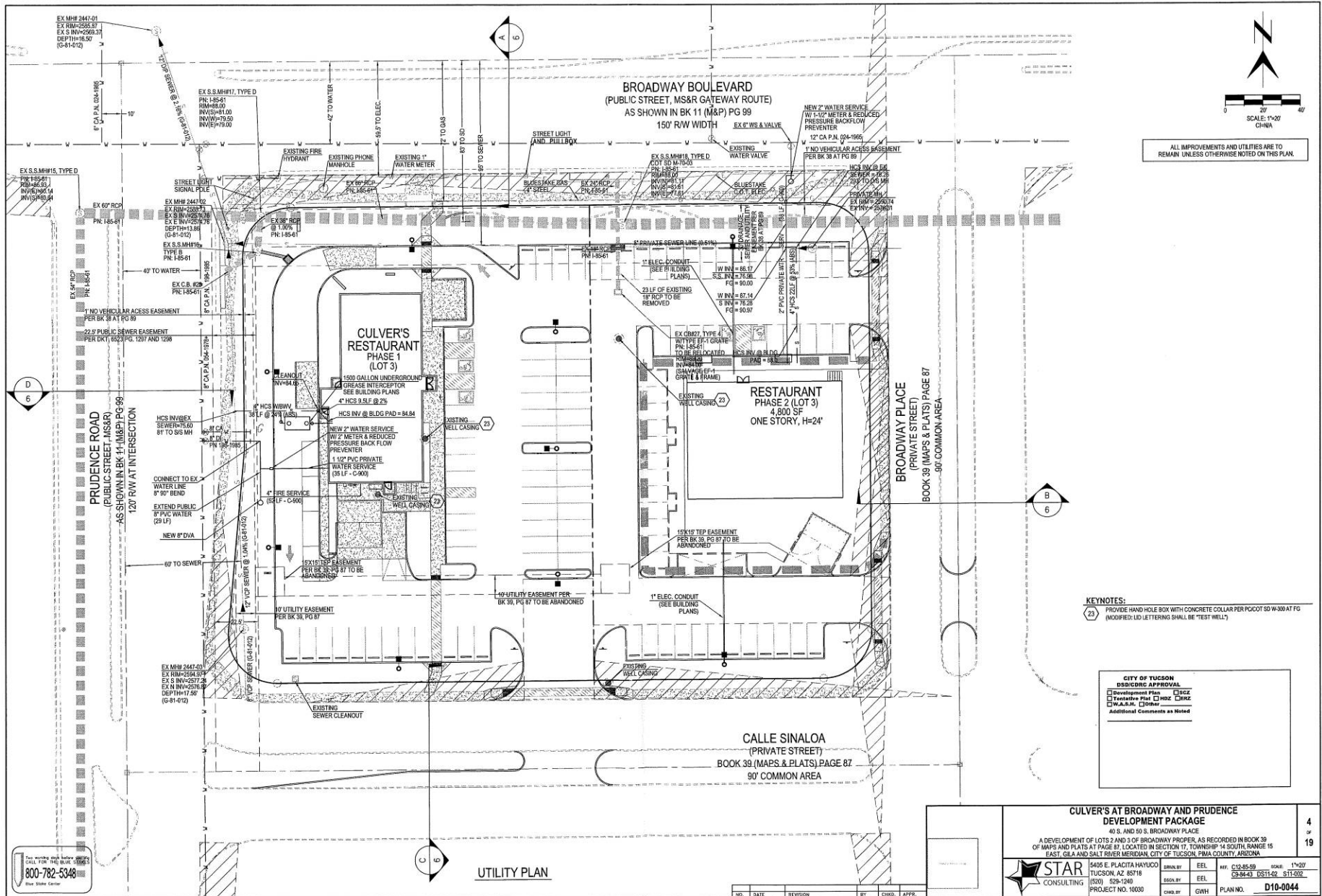
50 S. Broadway Place

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

DEVELOPMENT PLAN



ALL IMPROVEMENTS AND UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.

KEYNOTES:
 (2) PROVIDE HAND HOLE BOX WITH CONCRETE COLLAR PER PCCOT SD W-300 AT FG (MODIFIED: LD LETTERING SHALL BE "TEST WELL")

CITY OF TUCSON
DESIGNER APPROVAL

Development Plan SCZ
 Tentative Plat HDZ HRZ
 W.A.S.B. Other

Additional Comments as Noted

CULVER'S AT BROADWAY AND PRUDENCE DEVELOPMENT PACKAGE
 40 S. AND 50 S. BROADWAY PLACE
 A DEVELOPMENT OF LOTS 2 AND 3 OF BROADWAY PROPER, AS RECORDED IN BOOK 39 OF MAPS AND PLATS AT PAGE 87, LOCATED IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

STAR CONSULTING
 5405 E. PLACITA HAYCOO
 TUCSON, AZ 85718
 (520) 529-1249
 PROJECT NO. 10030

DATE: 01/20/2024
 REVISION: 03/24/23 DS11-02
 SCALE: 1"=20'

BY: [Signature]
 CHECKED: GWH
 APPR.: [Signature]

PLAN NO. **D10-0044**

4 of 19

For more information, please call for the blue book.
800-782-5348
 Star State Center

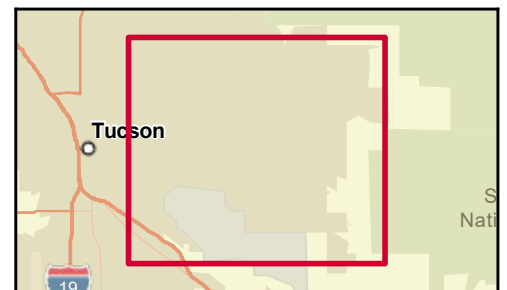
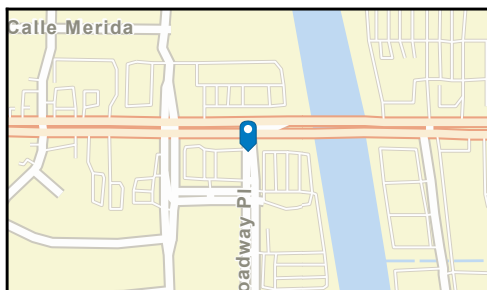
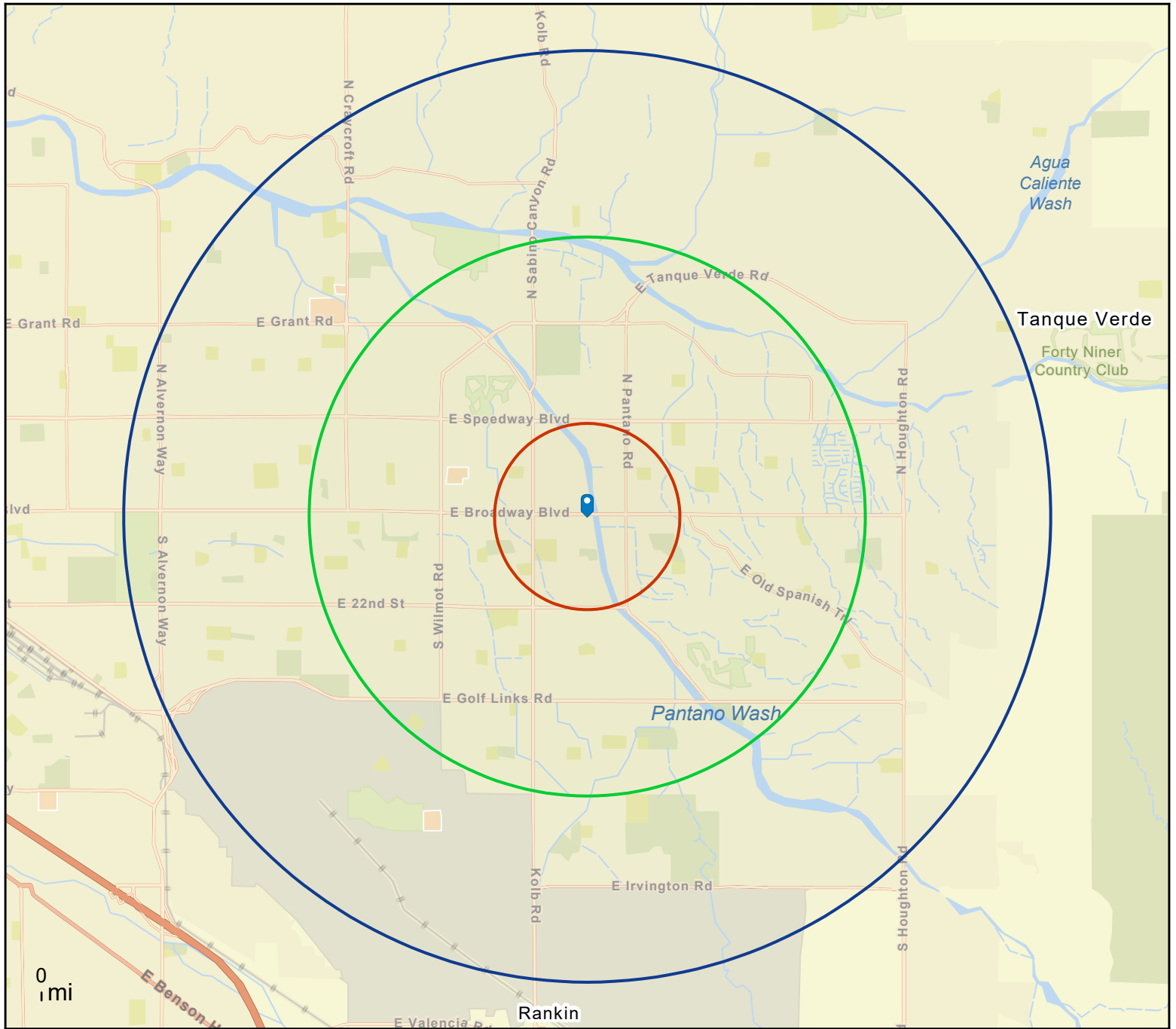
UTILITY PLAN

3.20.2024

Site Map

Broadway & Prudence PAD
50 S Broadway Pl, Tucson, Arizona, 85710
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22065
Longitude: -110.83101



Executive Summary

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

	1 mile	3 miles	5 miles
Population			
2010 Population	14,372	121,336	219,342
2020 Population	15,921	127,550	226,940
2023 Population	16,284	126,957	226,437
2028 Population	16,143	124,993	223,490
2010-2020 Annual Rate	1.03%	0.50%	0.34%
2020-2023 Annual Rate	0.70%	-0.14%	-0.07%
2023-2028 Annual Rate	-0.17%	-0.31%	-0.26%
2020 Male Population	45.9%	47.9%	48.4%
2020 Female Population	54.1%	52.1%	51.6%
2020 Median Age	45.3	42.7	42.8
2023 Male Population	47.0%	48.1%	48.7%
2023 Female Population	53.0%	51.9%	51.3%
2023 Median Age	47.1	42.7	42.5

In the identified area, the current year population is 226,437. In 2020, the Census count in the area was 226,940. The rate of change since 2020 was -0.07% annually. The five-year projection for the population in the area is 223,490 representing a change of -0.26% 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 42.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	66.0%	64.4%	64.7%
2023 Black Alone	7.3%	7.0%	6.6%
2023 American Indian/Alaska Native Alone	1.6%	1.6%	1.7%
2023 Asian Alone	3.0%	3.5%	3.4%
2023 Pacific Islander Alone	0.3%	0.4%	0.3%
2023 Other Race	8.6%	8.7%	8.6%
2023 Two or More Races	13.2%	14.6%	14.7%
2023 Hispanic Origin (Any Race)	26.5%	27.1%	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 72.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	41	59	72
2010 Households	7,495	54,004	95,722
2020 Households	8,266	58,002	101,645
2023 Households	8,337	58,403	102,568
2028 Households	8,362	58,342	102,728
2010-2020 Annual Rate	0.98%	0.72%	0.60%
2020-2023 Annual Rate	0.26%	0.21%	0.28%
2023-2028 Annual Rate	0.06%	-0.02%	0.03%
2023 Average Household Size	1.92	2.14	2.17

The household count in this area has changed from 101,645 in 2020 to 102,568 in the current year, a change of 0.28% annually. The five-year projection of households is 102,728, a change of 0.03% annually from the current year total. Average household size is currently 2.17, compared to 2.19 in the year 2020. The number of families in the current year is 57,319 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

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	27.9%	26.4%	26.7%
Median Household Income			
2023 Median Household Income	\$43,058	\$54,872	\$57,276
2028 Median Household Income	\$52,949	\$66,361	\$69,779
2023-2028 Annual Rate	4.22%	3.88%	4.03%
Average Household Income			
2023 Average Household Income	\$59,398	\$75,872	\$83,078
2028 Average Household Income	\$71,589	\$89,710	\$97,979
2023-2028 Annual Rate	3.80%	3.41%	3.35%
Per Capita Income			
2023 Per Capita Income	\$30,697	\$35,013	\$37,747
2028 Per Capita Income	\$37,405	\$41,984	\$45,148
2023-2028 Annual Rate	4.03%	3.70%	3.65%
GINI Index			
2023 Gini Index	40.8	40.7	41.9

Households by Income

Current median household income is \$57,276 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$69,779 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$83,078 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$97,979 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$37,747 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,148 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	88	93	92
2010 Total Housing Units	8,536	60,194	106,328
2010 Owner Occupied Housing Units	3,242	30,734	55,287
2010 Renter Occupied Housing Units	4,253	23,266	40,435
2010 Vacant Housing Units	1,041	6,190	10,606
2020 Total Housing Units	9,135	62,382	109,788
2020 Owner Occupied Housing Units	3,226	31,087	56,145
2020 Renter Occupied Housing Units	5,040	26,915	45,500
2020 Vacant Housing Units	883	4,318	8,188
2023 Total Housing Units	9,155	62,290	109,857
2023 Owner Occupied Housing Units	3,615	31,946	56,872
2023 Renter Occupied Housing Units	4,722	26,457	45,696
2023 Vacant Housing Units	818	3,887	7,289
2028 Total Housing Units	9,193	62,450	110,309
2028 Owner Occupied Housing Units	3,774	33,008	58,535
2028 Renter Occupied Housing Units	4,588	25,334	44,193
2028 Vacant Housing Units	831	4,108	7,581

Socioeconomic Status Index

2023 Socioeconomic Status Index	47.9	49.4	49.1
---------------------------------	------	------	------

Currently, 51.8% of the 109,857 housing units in the area are owner occupied; 41.6%, renter occupied; and 6.6% 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 109,788 housing units in the area and 7.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.02%. Median home value in the area is \$254,131, 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 \$262,784.

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

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	524		4,354		7,567							
Total Employees:	8,208		51,655		89,007							
Total Residential Population:	16,284		126,957		226,437							
Employee/Residential Population Ratio (per 100 Residents)	50		41		39							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	14	2.7%	73	0.9%	77	1.8%	443	0.9%	133	1.8%	860	1.0%
Construction	20	3.8%	134	1.6%	209	4.8%	1,116	2.2%	374	4.9%	1,987	2.2%
Manufacturing	8	1.5%	48	0.6%	97	2.2%	2,155	4.2%	139	1.8%	2,512	2.8%
Transportation	7	1.3%	25	0.3%	76	1.7%	390	0.8%	119	1.6%	586	0.7%
Communication	10	1.9%	296	3.6%	49	1.1%	646	1.3%	75	1.0%	793	0.9%
Utility	0	0.0%	0	0.0%	6	0.1%	29	0.1%	8	0.1%	58	0.1%
Wholesale Trade	10	1.9%	39	0.5%	74	1.7%	405	0.8%	127	1.7%	889	1.0%
Retail Trade Summary	120	22.9%	2,470	30.1%	953	21.9%	17,307	33.5%	1,593	21.1%	25,555	28.7%
Home Improvement	6	1.1%	281	3.4%	38	0.9%	1,014	2.0%	75	1.0%	1,308	1.5%
General Merchandise Stores	6	1.1%	429	5.2%	32	0.7%	1,801	3.5%	57	0.8%	2,556	2.9%
Food Stores	13	2.5%	225	2.7%	96	2.2%	1,748	3.4%	166	2.2%	3,255	3.7%
Auto Dealers & Gas Stations	7	1.3%	116	1.4%	69	1.6%	1,596	3.1%	135	1.8%	2,447	2.7%
Apparel & Accessory Stores	3	0.6%	37	0.5%	66	1.5%	731	1.4%	91	1.2%	846	1.0%
Furniture & Home Furnishings	12	2.3%	144	1.8%	59	1.4%	683	1.3%	114	1.5%	1,040	1.2%
Eating & Drinking Places	42	8.0%	916	11.2%	348	8.0%	7,252	14.0%	543	7.2%	10,348	11.6%
Miscellaneous Retail	31	5.9%	323	3.9%	245	5.6%	2,481	4.8%	412	5.4%	3,755	4.2%
Finance, Insurance, Real Estate Summary	72	13.7%	930	11.3%	579	13.3%	5,031	9.7%	969	12.8%	7,751	8.7%
Banks, Savings & Lending Institutions	10	1.9%	259	3.2%	90	2.1%	1,370	2.7%	151	2.0%	2,111	2.4%
Securities Brokers	9	1.7%	38	0.5%	78	1.8%	401	0.8%	128	1.7%	823	0.9%
Insurance Carriers & Agents	15	2.9%	403	4.9%	116	2.7%	1,244	2.4%	198	2.6%	1,598	1.8%
Real Estate, Holding, Other Investment Offices	39	7.4%	231	2.8%	295	6.8%	2,016	3.9%	491	6.5%	3,219	3.6%
Services Summary	224	42.7%	4,072	49.6%	1,964	45.1%	23,608	45.7%	3,499	46.2%	46,083	51.8%
Hotels & Lodging	6	1.1%	187	2.3%	21	0.5%	668	1.3%	47	0.6%	1,937	2.2%
Automotive Services	9	1.7%	60	0.7%	121	2.8%	1,502	2.9%	191	2.5%	1,981	2.2%
Movies & Amusements	10	1.9%	535	6.5%	109	2.5%	1,779	3.4%	176	2.3%	3,141	3.5%
Health Services	46	8.8%	979	11.9%	469	10.8%	7,025	13.6%	853	11.3%	15,704	17.6%
Legal Services	11	2.1%	81	1.0%	61	1.4%	386	0.7%	138	1.8%	738	0.8%
Education Institutions & Libraries	10	1.9%	387	4.7%	90	2.1%	2,836	5.5%	176	2.3%	6,300	7.1%
Other Services	132	25.2%	1,843	22.5%	1,093	25.1%	9,412	18.2%	1,919	25.4%	16,282	18.3%
Government	4	0.8%	90	1.1%	11	0.3%	149	0.3%	49	0.6%	1,425	1.6%
Unclassified Establishments	35	6.7%	30	0.4%	259	5.9%	375	0.7%	482	6.4%	507	0.6%
Totals	524	100.0%	8,208	100.0%	4,354	100.0%	51,655	100.0%	7,567	100.0%	89,007	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

Broadway & Prudence PAD
 50 S Broadway Pl, Tucson, Arizona, 85710
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

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%	7	0.2%	48	0.1%	14	0.2%	107	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	3	0.0%	2	0.0%	7	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	4	0.0%	2	0.0%	30	0.0%
Construction	20	3.8%	134	1.6%	237	5.4%	1,350	2.6%	420	5.6%	2,417	2.7%
Manufacturing	14	2.7%	87	1.1%	118	2.7%	2,251	4.4%	169	2.2%	2,730	3.1%
Wholesale Trade	10	1.9%	39	0.5%	73	1.7%	397	0.8%	126	1.7%	881	1.0%
Retail Trade	72	13.7%	1,519	18.5%	572	13.1%	9,796	19.0%	998	13.2%	14,803	16.6%
Motor Vehicle & Parts Dealers	6	1.1%	113	1.4%	61	1.4%	1,549	3.0%	122	1.6%	2,378	2.7%
Furniture & Home Furnishings Stores	9	1.7%	138	1.7%	25	0.6%	321	0.6%	52	0.7%	469	0.5%
Electronics & Appliance Stores	0	0.0%	1	0.0%	28	0.6%	327	0.6%	53	0.7%	488	0.5%
Building Material & Garden Equipment & Supplies Dealers	6	1.1%	281	3.4%	38	0.9%	1,014	2.0%	74	1.0%	1,306	1.5%
Food & Beverage Stores	9	1.7%	193	2.4%	69	1.6%	1,529	3.0%	128	1.7%	2,927	3.3%
Health & Personal Care Stores	6	1.1%	50	0.6%	73	1.7%	1,011	2.0%	122	1.6%	1,662	1.9%
Gasoline Stations & Fuel Dealers	0	0.0%	2	0.0%	8	0.2%	47	0.1%	13	0.2%	69	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	4	0.8%	40	0.5%	84	1.9%	833	1.6%	118	1.6%	966	1.1%
Sporting Goods, Hobby, Book, & Music Stores	18	3.4%	241	2.9%	119	2.7%	1,175	2.3%	204	2.7%	1,704	1.9%
General Merchandise Stores	12	2.3%	459	5.6%	66	1.5%	1,990	3.9%	114	1.5%	2,835	3.2%
Transportation & Warehousing	3	0.6%	15	0.2%	40	0.9%	772	1.5%	64	0.8%	910	1.0%
Information	13	2.5%	317	3.9%	86	2.0%	989	1.9%	147	1.9%	1,395	1.6%
Finance & Insurance	33	6.3%	700	8.5%	291	6.7%	3,042	5.9%	489	6.5%	4,583	5.1%
Central Bank/Credit Intermediation & Related Activities	10	1.9%	259	3.2%	92	2.1%	1,386	2.7%	155	2.0%	2,146	2.4%
Securities & Commodity Contracts	9	1.7%	38	0.5%	83	1.9%	412	0.8%	136	1.8%	838	0.9%
Funds, Trusts & Other Financial Vehicles	15	2.9%	403	4.9%	116	2.7%	1,244	2.4%	198	2.6%	1,598	1.8%
Real Estate, Rental & Leasing	41	7.8%	221	2.7%	316	7.3%	1,868	3.6%	514	6.8%	2,885	3.2%
Professional, Scientific & Tech Services	55	10.5%	924	11.3%	429	9.9%	3,700	7.2%	801	10.6%	6,233	7.0%
Legal Services	12	2.3%	100	1.2%	74	1.7%	539	1.0%	159	2.1%	957	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	7	0.2%	15	0.0%	12	0.2%	43	0.0%
Administrative, Support & Waste Management Services	17	3.2%	293	3.6%	164	3.8%	1,402	2.7%	279	3.7%	2,721	3.1%
Educational Services	13	2.5%	399	4.9%	128	2.9%	2,995	5.8%	227	3.0%	6,443	7.2%
Health Care & Social Assistance	65	12.4%	1,330	16.2%	619	14.2%	9,500	18.4%	1,100	14.5%	19,579	22.0%
Arts, Entertainment & Recreation	8	1.5%	521	6.3%	84	1.9%	1,680	3.3%	136	1.8%	3,076	3.5%
Accommodation & Food Services	48	9.2%	1,105	13.5%	380	8.7%	8,033	15.6%	607	8.0%	12,431	14.0%
Accommodation	6	1.1%	187	2.3%	21	0.5%	668	1.3%	47	0.6%	1,937	2.2%
Food Services & Drinking Places	43	8.2%	918	11.2%	359	8.2%	7,365	14.3%	559	7.4%	10,494	11.8%
Other Services (except Public Administration)	71	13.5%	479	5.8%	533	12.2%	3,286	6.4%	930	12.3%	5,802	6.5%
Automotive Repair & Maintenance	9	1.7%	60	0.7%	100	2.3%	915	1.8%	161	2.1%	1,359	1.5%
Public Administration	4	0.8%	90	1.1%	11	0.3%	149	0.3%	49	0.6%	1,425	1.6%
Unclassified Establishments	35	6.7%	30	0.4%	259	5.9%	375	0.7%	482	6.4%	507	0.6%
Total	524	100.0%	8,208	100.0%	4,354	100.0%	51,655	100.0%	7,567	100.0%	89,007	100.0%

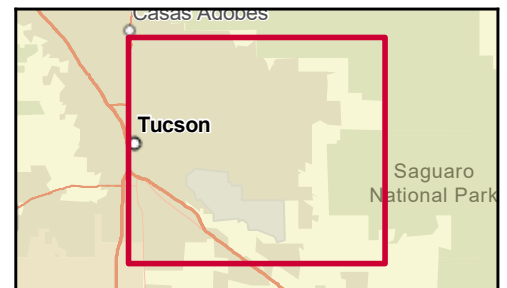
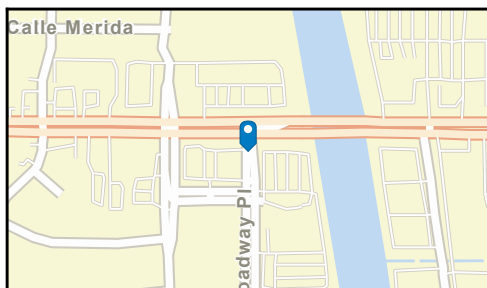
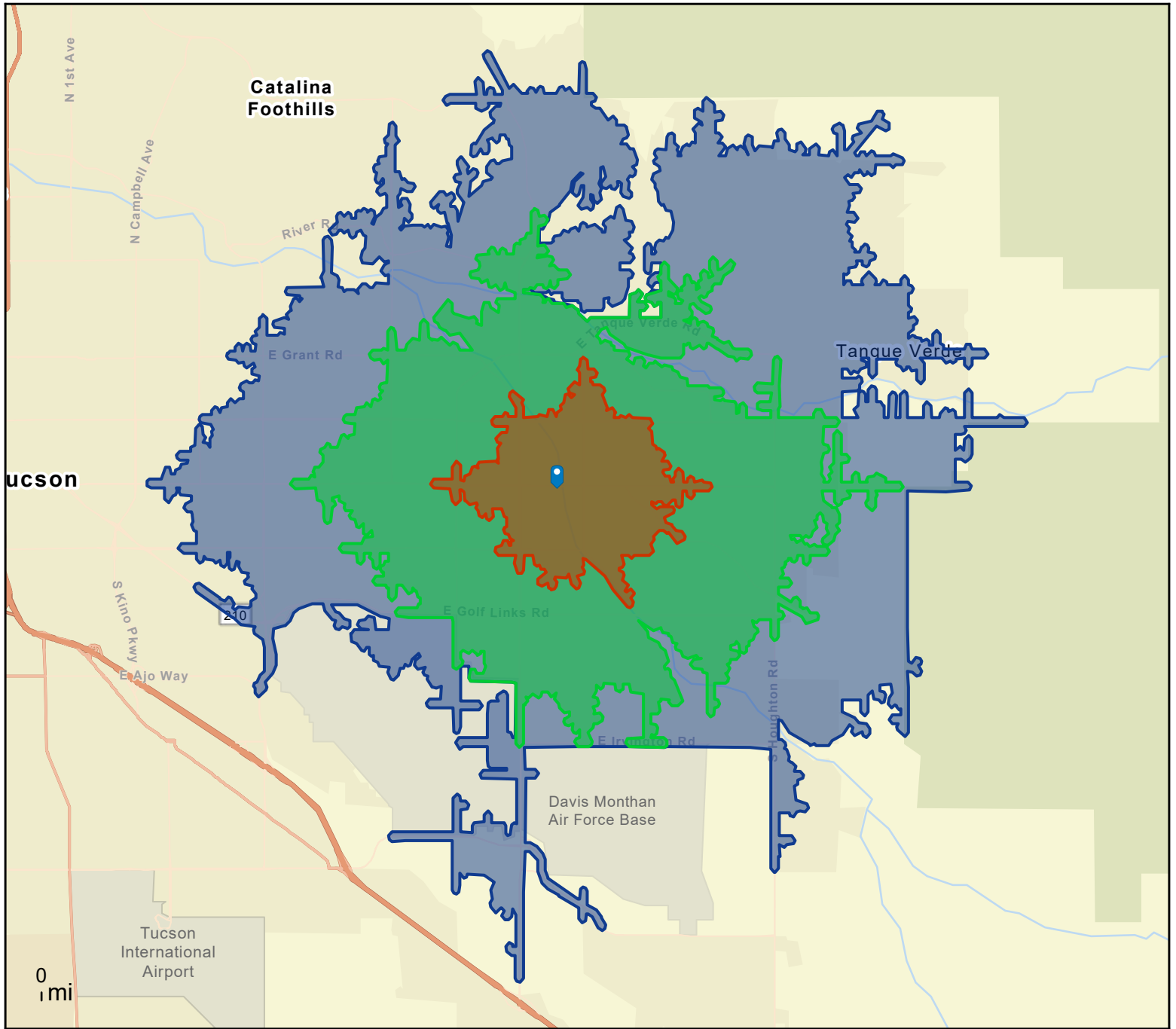
Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.

Site Map

Broadway & Prudence PAD 2
50 S Broadway Pl, Tucson, Arizona, 85710
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.22065
Longitude: -110.83101



Executive Summary

Broadway & Prudence PAD 2
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	31,620	145,306	237,367
2020 Population	33,784	151,893	244,807
2023 Population	34,021	151,348	244,988
2028 Population	33,679	149,149	242,095
2010-2020 Annual Rate	0.66%	0.44%	0.31%
2020-2023 Annual Rate	0.22%	-0.11%	0.02%
2023-2028 Annual Rate	-0.20%	-0.29%	-0.24%
2020 Male Population	46.9%	48.0%	48.3%
2020 Female Population	53.1%	52.0%	51.7%
2020 Median Age	43.1	43.4	43.5
2023 Male Population	47.4%	48.2%	48.6%
2023 Female Population	52.6%	51.8%	51.4%
2023 Median Age	43.1	43.2	42.9

In the identified area, the current year population is 244,988. In 2020, the Census count in the area was 244,807. The rate of change since 2020 was 0.02% annually. The five-year projection for the population in the area is 242,095 representing a change of -0.24% annually from 2023 to 2028. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	65.6%	64.9%	65.2%
2023 Black Alone	7.2%	6.7%	6.3%
2023 American Indian/Alaska Native Alone	1.6%	1.6%	1.6%
2023 Asian Alone	3.2%	3.5%	3.5%
2023 Pacific Islander Alone	0.3%	0.3%	0.3%
2023 Other Race	8.0%	8.5%	8.4%
2023 Two or More Races	14.0%	14.6%	14.6%
2023 Hispanic Origin (Any Race)	26.0%	26.9%	26.6%

Persons of Hispanic origin represent 26.6% 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 72.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	44	63	76
2010 Households	15,445	64,192	103,821
2020 Households	16,644	68,637	109,984
2023 Households	16,810	69,129	111,162
2028 Households	16,866	69,138	111,435
2010-2020 Annual Rate	0.75%	0.67%	0.58%
2020-2023 Annual Rate	0.31%	0.22%	0.33%
2023-2028 Annual Rate	0.07%	0.00%	0.05%
2023 Average Household Size	1.99	2.16	2.17

The household count in this area has changed from 109,984 in 2020 to 111,162 in the current year, a change of 0.33% annually. The five-year projection of households is 111,435, a change of 0.05% annually from the current year total. Average household size is currently 2.17, compared to 2.19 in the year 2020. The number of families in the current year is 62,191 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

Broadway & Prudence PAD 2
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	29.1%	25.9%	27.1%
Median Household Income			
2023 Median Household Income	\$45,281	\$56,722	\$58,570
2028 Median Household Income	\$55,196	\$68,934	\$71,820
2023-2028 Annual Rate	4.04%	3.98%	4.16%
Average Household Income			
2023 Average Household Income	\$63,841	\$78,491	\$85,433
2028 Average Household Income	\$76,683	\$92,730	\$100,787
2023-2028 Annual Rate	3.73%	3.39%	3.36%
Per Capita Income			
2023 Per Capita Income	\$31,226	\$36,004	\$38,869
2028 Per Capita Income	\$38,006	\$43,136	\$46,505
2023-2028 Annual Rate	4.01%	3.68%	3.65%

GINI Index			
2023 Gini Index	41.4	40.6	42.1

Households by Income

Current median household income is \$58,570 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$71,820 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$85,433 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$100,787 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,869 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,505 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	84	94	90
2010 Total Housing Units	17,504	71,153	115,471
2010 Owner Occupied Housing Units	7,281	38,003	60,757
2010 Renter Occupied Housing Units	8,164	26,189	43,065
2010 Vacant Housing Units	2,059	6,961	11,650
2020 Total Housing Units	18,248	73,739	118,978
2020 Owner Occupied Housing Units	7,344	38,503	62,099
2020 Renter Occupied Housing Units	9,300	30,134	47,885
2020 Vacant Housing Units	1,652	5,068	9,080
2023 Total Housing Units	18,291	73,637	119,339
2023 Owner Occupied Housing Units	7,794	39,232	62,868
2023 Renter Occupied Housing Units	9,016	29,897	48,294
2023 Vacant Housing Units	1,481	4,508	8,177
2028 Total Housing Units	18,344	73,873	119,924
2028 Owner Occupied Housing Units	8,128	40,429	64,709
2028 Renter Occupied Housing Units	8,739	28,709	46,727
2028 Vacant Housing Units	1,478	4,735	8,489

Socioeconomic Status Index			
2023 Socioeconomic Status Index	48.7	49.9	49.5

Currently, 52.7% of the 119,339 housing units in the area are owner occupied; 40.5%, renter occupied; and 6.9% 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 118,978 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.09%. Median home value in the area is \$264,571, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.66% annually to \$273,367.

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

Broadway & Prudence PAD 2
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

Data for all businesses in area	5 minutes				10 minutes				15 minutes			
Total Businesses:	1,162				5,209				8,366			
Total Employees:	14,918				60,436				97,269			
Total Residential Population:	34,021				151,348				244,988			
Employee/Residential Population Ratio (per 100 Residents)	44				40				40			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	30	2.6%	146	1.0%	92	1.8%	547	0.9%	153	1.8%	1,000	1.0%
Construction	61	5.2%	332	2.2%	251	4.8%	1,332	2.2%	433	5.2%	2,626	2.7%
Manufacturing	26	2.2%	580	3.9%	108	2.1%	2,213	3.7%	168	2.0%	2,949	3.0%
Transportation	21	1.8%	68	0.5%	88	1.7%	452	0.7%	135	1.6%	1,043	1.1%
Communication	15	1.3%	417	2.8%	55	1.1%	681	1.1%	83	1.0%	906	0.9%
Utility	1	0.1%	5	0.0%	7	0.1%	39	0.1%	9	0.1%	66	0.1%
Wholesale Trade	23	2.0%	101	0.7%	88	1.7%	461	0.8%	152	1.8%	1,045	1.1%
Retail Trade Summary	247	21.3%	4,385	29.4%	1,110	21.3%	19,333	32.0%	1,740	20.8%	28,315	29.1%
Home Improvement	19	1.6%	698	4.7%	47	0.9%	1,077	1.8%	83	1.0%	1,648	1.7%
General Merchandise Stores	12	1.0%	595	4.0%	36	0.7%	1,946	3.2%	63	0.8%	2,957	3.0%
Food Stores	22	1.9%	347	2.3%	113	2.2%	2,085	3.4%	181	2.2%	3,536	3.6%
Auto Dealers & Gas Stations	20	1.7%	252	1.7%	80	1.5%	1,677	2.8%	149	1.8%	2,645	2.7%
Apparel & Accessory Stores	8	0.7%	57	0.4%	71	1.4%	759	1.3%	95	1.1%	863	0.9%
Furniture & Home Furnishings	19	1.6%	203	1.4%	72	1.4%	769	1.3%	123	1.5%	1,145	1.2%
Eating & Drinking Places	86	7.4%	1,606	10.8%	403	7.7%	8,207	13.6%	591	7.1%	11,327	11.6%
Miscellaneous Retail	61	5.2%	627	4.2%	288	5.5%	2,812	4.7%	455	5.4%	4,193	4.3%
Finance, Insurance, Real Estate Summary	154	13.3%	1,556	10.4%	699	13.4%	5,890	9.7%	1,058	12.6%	8,468	8.7%
Banks, Savings & Lending Institutions	23	2.0%	359	2.4%	112	2.2%	1,614	2.7%	166	2.0%	2,465	2.5%
Securities Brokers	15	1.3%	57	0.4%	92	1.8%	586	1.0%	138	1.6%	877	0.9%
Insurance Carriers & Agents	30	2.6%	561	3.8%	146	2.8%	1,346	2.2%	215	2.6%	1,665	1.7%
Real Estate, Holding, Other Investment Offices	86	7.4%	579	3.9%	349	6.7%	2,345	3.9%	539	6.4%	3,462	3.6%
Services Summary	509	43.8%	7,132	47.8%	2,366	45.4%	28,743	47.6%	3,832	45.8%	49,062	50.4%
Hotels & Lodging	7	0.6%	199	1.3%	26	0.5%	827	1.4%	49	0.6%	1,702	1.7%
Automotive Services	31	2.7%	388	2.6%	139	2.7%	1,608	2.7%	206	2.5%	2,180	2.2%
Movies & Amusements	27	2.3%	1,075	7.2%	126	2.4%	2,161	3.6%	203	2.4%	3,581	3.7%
Health Services	114	9.8%	1,544	10.3%	537	10.3%	8,152	13.5%	890	10.6%	16,085	16.5%
Legal Services	11	0.9%	83	0.6%	88	1.7%	496	0.8%	158	1.9%	897	0.9%
Education Institutions & Libraries	28	2.4%	982	6.6%	113	2.2%	4,093	6.8%	190	2.3%	6,718	6.9%
Other Services	291	25.0%	2,861	19.2%	1,337	25.7%	11,406	18.9%	2,135	25.5%	17,900	18.4%
Government	8	0.7%	132	0.9%	19	0.4%	331	0.5%	55	0.7%	1,243	1.3%
Unclassified Establishments	68	5.9%	64	0.4%	326	6.3%	414	0.7%	550	6.6%	547	0.6%
Totals	1,162	100.0%	14,918	100.0%	5,209	100.0%	60,436	100.0%	8,366	100.0%	97,269	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

Broadway & Prudence PAD 2
 50 S Broadway Pl, Tucson, Arizona, 85710
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22065
 Longitude: -110.83101

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	0.2%	6	0.0%	8	0.2%	51	0.1%	18	0.2%	176	0.2%
Mining	0	0.0%	0	0.0%	1	0.0%	5	0.0%	3	0.0%	13	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	13	0.0%	2	0.0%	30	0.0%
Construction	64	5.5%	354	2.4%	285	5.5%	1,648	2.7%	483	5.8%	3,081	3.2%
Manufacturing	34	2.9%	619	4.1%	130	2.5%	2,318	3.8%	200	2.4%	3,184	3.3%
Wholesale Trade	23	2.0%	100	0.7%	87	1.7%	453	0.7%	151	1.8%	1,037	1.1%
Retail Trade	152	13.1%	2,730	18.3%	669	12.8%	10,850	18.0%	1,093	13.1%	16,500	17.0%
Motor Vehicle & Parts Dealers	18	1.5%	242	1.6%	71	1.4%	1,628	2.7%	135	1.6%	2,570	2.6%
Furniture & Home Furnishings Stores	11	0.9%	163	1.1%	30	0.6%	358	0.6%	58	0.7%	561	0.6%
Electronics & Appliance Stores	3	0.3%	14	0.1%	33	0.6%	337	0.6%	54	0.6%	481	0.5%
Building Material & Garden Equipment & Supplies Dealers	19	1.6%	698	4.7%	47	0.9%	1,077	1.8%	82	1.0%	1,645	1.7%
Food & Beverage Stores	15	1.3%	301	2.0%	85	1.6%	1,862	3.1%	140	1.7%	3,148	3.2%
Health & Personal Care Stores	17	1.5%	155	1.0%	84	1.6%	1,203	2.0%	131	1.6%	1,740	1.8%
Gasoline Stations & Fuel Dealers	2	0.2%	10	0.1%	9	0.2%	49	0.1%	14	0.2%	75	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	9	0.8%	62	0.4%	91	1.7%	864	1.4%	128	1.5%	995	1.0%
Sporting Goods, Hobby, Book, & Music Stores	34	2.9%	390	2.6%	145	2.8%	1,317	2.2%	225	2.7%	2,021	2.1%
General Merchandise Stores	23	2.0%	694	4.7%	76	1.5%	2,156	3.6%	126	1.5%	3,262	3.4%
Transportation & Warehousing	10	0.9%	235	1.6%	49	0.9%	831	1.4%	73	0.9%	1,341	1.4%
Information	23	2.0%	475	3.2%	100	1.9%	1,102	1.8%	168	2.0%	1,644	1.7%
Finance & Insurance	68	5.9%	978	6.6%	358	6.9%	3,579	5.9%	531	6.3%	5,054	5.2%
Central Bank/Credit Intermediation & Related Activities	23	2.0%	358	2.4%	113	2.2%	1,634	2.7%	169	2.0%	2,497	2.6%
Securities & Commodity Contracts	16	1.4%	59	0.4%	99	1.9%	599	1.0%	146	1.7%	892	0.9%
Funds, Trusts & Other Financial Vehicles	30	2.6%	561	3.8%	146	2.8%	1,346	2.2%	215	2.6%	1,665	1.7%
Real Estate, Rental & Leasing	95	8.2%	564	3.8%	367	7.0%	2,130	3.5%	562	6.7%	3,121	3.2%
Professional, Scientific & Tech Services	108	9.3%	1,142	7.7%	540	10.4%	4,472	7.4%	912	10.9%	6,875	7.1%
Legal Services	14	1.2%	118	0.8%	100	1.9%	649	1.1%	185	2.2%	1,144	1.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	9	0.2%	26	0.0%	14	0.2%	59	0.1%
Administrative, Support & Waste Management Services	42	3.6%	447	3.0%	201	3.9%	1,823	3.0%	307	3.7%	2,877	3.0%
Educational Services	35	3.0%	1,009	6.8%	155	3.0%	4,238	7.0%	251	3.0%	6,909	7.1%
Health Care & Social Assistance	154	13.3%	2,176	14.6%	715	13.7%	10,942	18.1%	1,154	13.8%	20,174	20.7%
Arts, Entertainment & Recreation	22	1.9%	1,106	7.4%	97	1.9%	2,042	3.4%	155	1.9%	3,545	3.6%
Accommodation & Food Services	95	8.2%	1,810	12.1%	441	8.5%	9,148	15.1%	657	7.9%	13,182	13.6%
Accommodation	7	0.6%	199	1.3%	26	0.5%	827	1.4%	49	0.6%	1,702	1.7%
Food Services & Drinking Places	88	7.6%	1,610	10.8%	415	8.0%	8,322	13.8%	608	7.3%	11,479	11.8%
Other Services (except Public Administration)	159	13.7%	970	6.5%	652	12.5%	4,019	6.7%	1,028	12.3%	6,676	6.9%
Automotive Repair & Maintenance	27	2.3%	187	1.3%	115	2.2%	1,014	1.7%	173	2.1%	1,527	1.6%
Public Administration	8	0.7%	132	0.9%	19	0.4%	331	0.5%	55	0.7%	1,243	1.3%
Unclassified Establishments	68	5.9%	64	0.4%	326	6.3%	414	0.7%	550	6.6%	547	0.6%
Total	1,162	100.0%	14,918	100.0%	5,209	100.0%	60,436	100.0%	8,366	100.0%	97,269	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.

February 22, 2024