



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
[www.cradvisorsllc.com](http://www.cradvisorsllc.com)

# CAMPBELL AVE STRIP CENTER



## Property Description

Location: 2723-2745 N. Campbell Ave  
Tucson, AZ

Space Available:  $\pm$  3,410 SF Built-out Restaurant\*  
 $\pm$  1,114 SF In-line

Lease Rate: See page 2.

Triple Net Expenses: \$5.56/SF/YR (estimated)

Zoning: C-1

\* Coming soon

## Traffic Count

Campbell Avenue: 32,229 VPD (2022)

Glenn Street 10,223 VPD (2022)

---

Total: 42,452 VPD

(Source: Pima Association of Governments 2012)

## Highlights

- ◆ Major retail, high traffic location.
- ◆ Strong daytime population in a great midtown location.
- ◆ Close proximity to University of Arizona, Banner | University Medical Center and Arizona Cancer Center.
- ◆ Newly remodeled center.
- ◆ Ample parking in the front and rear of the shopping center.

## Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	15,340	136,314	273,649
Households:	7,648	63,452	124,105
Average HH Income:	\$76,718	\$64,540	\$71,772
Daytime Employees:	9,195	136,314	273,649

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



For information, contact :

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

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

# Campbell Ave Strip Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



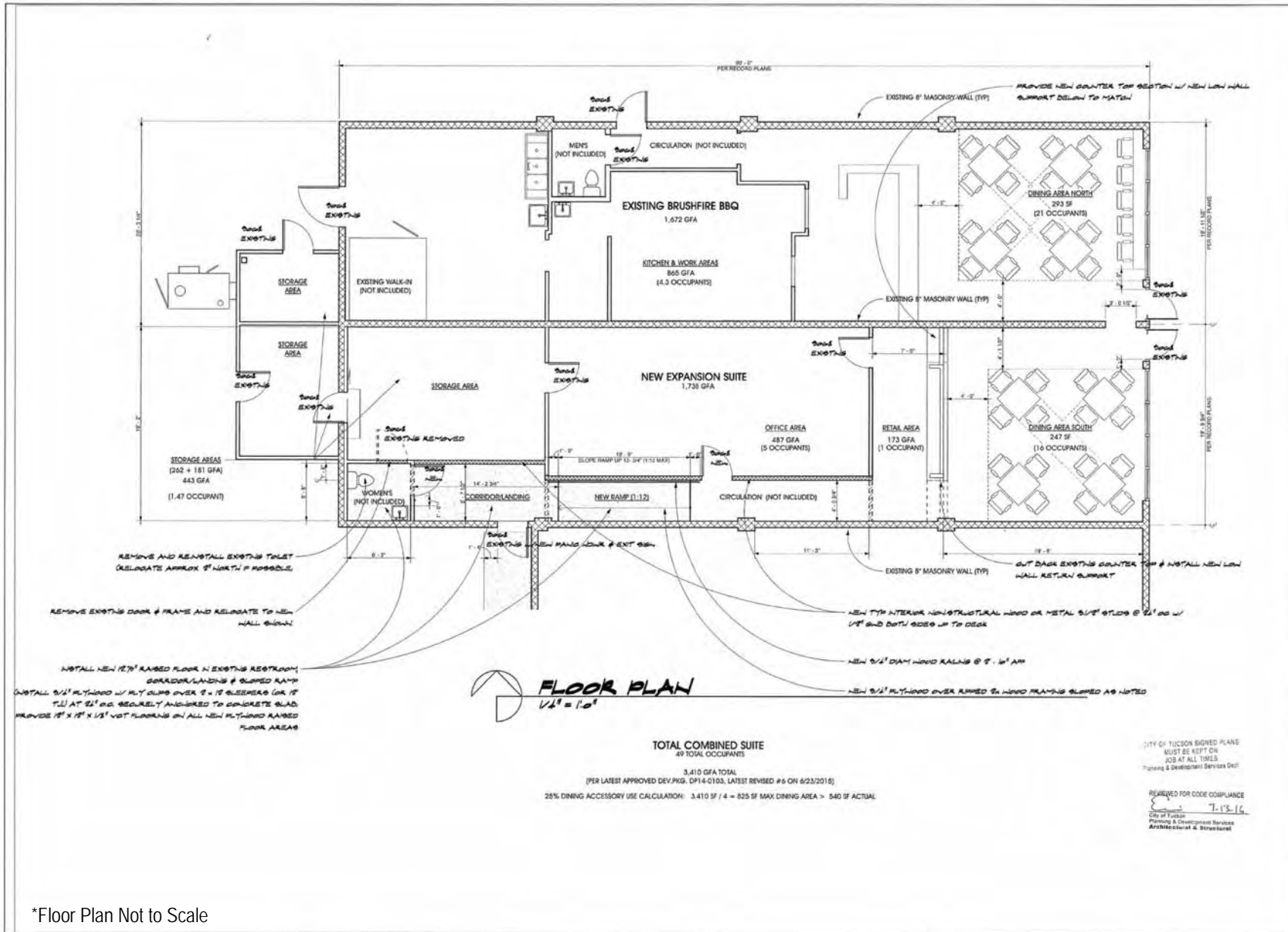
#	Tenant	Address	Asking Base Rent	SF
1	AVAILABLE (*coming soon)	2745 N. Campbell Ave.	\$24.00/SF/YR	3,410
2	Yoshimatsu	2739 N. Campbell Ave.		1,867
3	AVAILABLE	2737 N. Campbell Ave.	\$16.00/SF/YR	1,114
4	Super Foot Spa & Beauty Salon	2729 N. Campbell Ave.		1,258
5	Indian Oven	2727 N. Campbell Ave.		1,792
6	Giffords Management Group	2723 N. Campbell Ave.		720
TOTAL GLA:				10,161

# Campbell Ave Strip Center



COMMERCIAL RETAIL ADVISORS, LLC

## 2745 N. CAMPBELL - FLOOR PLAN



Interior Tenant Improvement Remodel for:

**BRUSH FIRE BBQ CO.**  
EXISTING TAKE OUT FOOD SERVICE

2745 N. CAMPBELL AVENUE  
TUCSON, ARIZONA



DATE: 7-13-16

JOB NO. 16-117

REVISED:

16-117

REVISIONS

No. Description Date

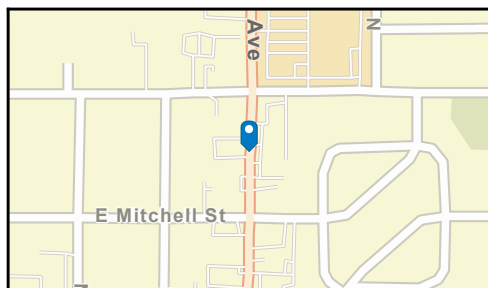
\*Floor Plan Not to Scale



# Site Map

Campbell Ave Strip Center  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391



January 10, 2023

## Executive Summary

Campbell Ave Strip Center  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	15,144	133,338	271,002
2020 Population	15,216	134,237	270,868
2022 Population	15,340	136,314	273,649
2027 Population	15,631	139,432	277,125
2010-2020 Annual Rate	0.05%	0.07%	0.00%
2020-2022 Annual Rate	0.36%	0.68%	0.46%
2022-2027 Annual Rate	0.38%	0.45%	0.25%
2022 Male Population	51.1%	50.3%	49.7%
2022 Female Population	48.9%	49.7%	50.3%
2022 Median Age	33.5	31.7	35.4

In the identified area, the current year population is 273,649. In 2020, the Census count in the area was 270,868. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 277,125 representing a change of 0.25% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	66.7%	60.7%	57.7%
2022 Black Alone	4.6%	5.7%	5.1%
2022 American Indian/Alaska Native Alone	2.6%	3.1%	3.1%
2022 Asian Alone	4.0%	4.8%	4.1%
2022 Pacific Islander Alone	0.3%	0.4%	0.3%
2022 Other Race	7.7%	10.2%	12.8%
2022 Two or More Races	14.2%	15.1%	16.9%
2022 Hispanic Origin (Any Race)	24.9%	29.9%	36.0%

Persons of Hispanic origin represent 36.0% of the population in the identified area compared to 19.0% 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 79.4 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	49	44	57
2010 Households	7,236	59,688	116,688
2020 Households	7,515	62,345	122,418
2022 Households	7,648	63,452	124,105
2027 Households	7,840	65,406	126,607
2010-2020 Annual Rate	0.38%	0.44%	0.48%
2020-2022 Annual Rate	0.78%	0.79%	0.61%
2022-2027 Annual Rate	0.50%	0.61%	0.40%
2022 Average Household Size	1.97	1.99	2.09

The household count in this area has changed from 122,418 in 2020 to 124,105 in the current year, a change of 0.61% annually. The five-year projection of households is 126,607, a change of 0.40% annually from the current year total. Average household size is currently 2.09, compared to 2.10 in the year 2020. The number of families in the current year is 56,013 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

## Executive Summary

Campbell Ave Strip Center  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	30.0%	32.9%	28.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$49,517	\$40,572	\$45,328
2027 Median Household Income	\$61,779	\$52,281	\$56,920
2022-2027 Annual Rate	4.52%	5.20%	4.66%
<b>Average Household Income</b>			
2022 Average Household Income	\$76,718	\$64,540	\$71,772
2027 Average Household Income	\$95,314	\$78,668	\$86,565
2022-2027 Annual Rate	4.44%	4.04%	3.82%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$38,478	\$30,288	\$32,771
2027 Per Capita Income	\$48,037	\$37,122	\$39,764
2022-2027 Annual Rate	4.54%	4.15%	3.94%
<b>Households by Income</b>			

Current median household income is \$45,328 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$56,920 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$71,772 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$86,565 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,771 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,764 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	80	73	84
2010 Total Housing Units	8,205	68,013	132,282
2010 Owner Occupied Housing Units	2,638	19,838	51,258
2010 Renter Occupied Housing Units	4,598	39,851	65,429
2010 Vacant Housing Units	969	8,325	15,594
2020 Total Housing Units	8,270	69,719	135,342
2020 Vacant Housing Units	755	7,374	12,924
2022 Total Housing Units	8,301	70,406	136,306
2022 Owner Occupied Housing Units	2,769	21,503	54,239
2022 Renter Occupied Housing Units	4,878	41,949	69,866
2022 Vacant Housing Units	653	6,954	12,201
2027 Total Housing Units	8,425	71,992	138,424
2027 Owner Occupied Housing Units	2,965	22,750	56,673
2027 Renter Occupied Housing Units	4,875	42,655	69,934
2027 Vacant Housing Units	585	6,586	11,817

Currently, 39.8% of the 136,306 housing units in the area are owner occupied; 51.3%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 135,342 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$245,276, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.69% annually to \$308,512.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

# Business Summary

Campbell Ave Strip Center  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				730		7,319		13,558				
Total Employees:				9,195		105,880		187,810				
Total Residential Population:				15,340		136,314		273,649				
Employee/Residential Population Ratio (per 100 Residents)				60		78		69				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	10	1.4%	55	0.6%	114	1.6%	915	0.9%	215	1.6%	2,012	1.1%
Construction	28	3.8%	329	3.6%	367	5.0%	3,368	3.2%	750	5.5%	8,183	4.4%
Manufacturing	8	1.1%	126	1.4%	173	2.4%	3,240	3.1%	351	2.6%	6,663	3.5%
Transportation	6	0.8%	17	0.2%	110	1.5%	994	0.9%	228	1.7%	3,954	2.1%
Communication	7	1.0%	58	0.6%	71	1.0%	1,422	1.3%	130	1.0%	1,943	1.0%
Utility	0	0.0%	3	0.0%	23	0.3%	536	0.5%	37	0.3%	714	0.4%
Wholesale Trade	9	1.2%	53	0.6%	194	2.7%	1,867	1.8%	380	2.8%	4,016	2.1%
Retail Trade Summary	183	25.1%	1,732	18.8%	1,530	20.9%	19,511	18.4%	2,754	20.3%	36,974	19.7%
Home Improvement	5	0.7%	37	0.4%	68	0.9%	1,150	1.1%	152	1.1%	1,946	1.0%
General Merchandise Stores	2	0.3%	37	0.4%	37	0.5%	1,528	1.4%	72	0.5%	2,949	1.6%
Food Stores	14	1.9%	232	2.5%	128	1.7%	1,983	1.9%	241	1.8%	4,306	2.3%
Auto Dealers, Gas Stations, Auto Aftermarket	11	1.5%	52	0.6%	126	1.7%	1,257	1.2%	252	1.9%	3,315	1.8%
Apparel & Accessory Stores	4	0.5%	10	0.1%	90	1.2%	888	0.8%	145	1.1%	1,139	0.6%
Furniture & Home Furnishings	17	2.3%	75	0.8%	121	1.7%	873	0.8%	230	1.7%	1,778	0.9%
Eating & Drinking Places	78	10.7%	1,023	11.1%	533	7.3%	8,646	8.2%	904	6.7%	15,563	8.3%
Miscellaneous Retail	53	7.3%	267	2.9%	429	5.9%	3,187	3.0%	757	5.6%	5,979	3.2%
Finance, Insurance, Real Estate Summary	75	10.3%	337	3.7%	742	10.1%	7,258	6.9%	1,466	10.8%	12,730	6.8%
Banks, Savings & Lending Institutions	13	1.8%	77	0.8%	115	1.6%	1,177	1.1%	237	1.7%	2,365	1.3%
Securities Brokers	3	0.4%	14	0.2%	74	1.0%	297	0.3%	185	1.4%	1,392	0.7%
Insurance Carriers & Agents	14	1.9%	49	0.5%	117	1.6%	541	0.5%	250	1.8%	1,456	0.8%
Real Estate, Holding, Other Investment Offices	45	6.2%	196	2.1%	436	6.0%	5,243	5.0%	795	5.9%	7,517	4.0%
Services Summary	337	46.2%	6,423	69.9%	3,228	44.1%	59,553	56.2%	5,928	43.7%	97,920	52.1%
Hotels & Lodging	4	0.5%	81	0.9%	61	0.8%	1,247	1.2%	114	0.8%	2,771	1.5%
Automotive Services	15	2.1%	85	0.9%	201	2.7%	1,196	1.1%	383	2.8%	2,481	1.3%
Motion Pictures & Amusements	18	2.5%	39	0.4%	201	2.7%	2,903	2.7%	348	2.6%	5,125	2.7%
Health Services	66	9.0%	3,933	42.8%	501	6.8%	9,743	9.2%	1,083	8.0%	22,842	12.2%
Legal Services	25	3.4%	170	1.8%	264	3.6%	1,580	1.5%	438	3.2%	2,979	1.6%
Education Institutions & Libraries	15	2.1%	437	4.8%	250	3.4%	24,334	23.0%	390	2.9%	29,457	15.7%
Other Services	194	26.6%	1,678	18.2%	1,750	23.9%	18,550	17.5%	3,172	23.4%	32,265	17.2%
Government	4	0.5%	27	0.3%	215	2.9%	6,695	6.3%	317	2.3%	11,321	6.0%
Unclassified Establishments	61	8.4%	37	0.4%	553	7.6%	521	0.5%	1,003	7.4%	1,381	0.7%
Totals	730	100.0%	9,195	100.0%	7,319	100.0%	105,880	100.0%	13,558	100.0%	187,810	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

January 10, 2023

## Business Summary

Campbell Ave Strip Center  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

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%	0	0.0%	12	0.2%	121	0.1%	23	0.2%	182	0.1%
Mining	1	0.1%	20	0.2%	9	0.1%	94	0.1%	21	0.2%	204	0.1%
Utilities	0	0.0%	3	0.0%	20	0.3%	502	0.5%	25	0.2%	598	0.3%
Construction	28	3.8%	329	3.6%	390	5.3%	3,622	3.4%	812	6.0%	8,708	4.6%
Manufacturing	13	1.8%	149	1.6%	189	2.6%	3,129	3.0%	389	2.9%	6,767	3.6%
Wholesale Trade	9	1.2%	48	0.5%	184	2.5%	1,817	1.7%	365	2.7%	3,941	2.1%
Retail Trade	102	14.0%	692	7.5%	959	13.1%	10,535	9.9%	1,782	13.1%	20,819	11.1%
Motor Vehicle & Parts Dealers	10	1.4%	46	0.5%	114	1.6%	1,204	1.1%	234	1.7%	3,221	1.7%
Furniture & Home Furnishings Stores	11	1.5%	47	0.5%	66	0.9%	370	0.3%	131	1.0%	953	0.5%
Electronics & Appliance Stores	1	0.1%	3	0.0%	32	0.4%	381	0.4%	64	0.5%	589	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.7%	37	0.4%	68	0.9%	1,150	1.1%	150	1.1%	1,940	1.0%
Food & Beverage Stores	12	1.6%	215	2.3%	117	1.6%	1,789	1.7%	211	1.6%	3,912	2.1%
Health & Personal Care Stores	11	1.5%	79	0.9%	90	1.2%	970	0.9%	164	1.2%	1,827	1.0%
Gasoline Stations	1	0.1%	6	0.1%	12	0.2%	53	0.1%	19	0.1%	94	0.1%
Clothing & Clothing Accessories Stores	5	0.7%	18	0.2%	119	1.6%	1,032	1.0%	189	1.4%	1,332	0.7%
Sport Goods, Hobby, Book, & Music Stores	10	1.4%	61	0.7%	80	1.1%	592	0.6%	138	1.0%	1,006	0.5%
General Merchandise Stores	2	0.3%	37	0.4%	37	0.5%	1,528	1.4%	72	0.5%	2,949	1.6%
Miscellaneous Store Retailers	26	3.6%	143	1.6%	182	2.5%	1,297	1.2%	324	2.4%	2,398	1.3%
Nonstore Retailers	8	1.1%	0	0.0%	43	0.6%	170	0.2%	88	0.6%	600	0.3%
Transportation & Warehousing	4	0.5%	12	0.1%	76	1.0%	661	0.6%	163	1.2%	3,189	1.7%
Information	12	1.6%	104	1.1%	167	2.3%	2,675	2.5%	287	2.1%	4,233	2.3%
Finance & Insurance	30	4.1%	141	1.5%	313	4.3%	2,047	1.9%	683	5.0%	5,264	2.8%
Central Bank/Credit Intermediation & Related Activities	12	1.6%	74	0.8%	114	1.6%	1,161	1.1%	236	1.7%	2,359	1.3%
Securities, Commodity Contracts & Other Financial	5	0.7%	18	0.2%	83	1.1%	346	0.3%	198	1.5%	1,449	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	14	1.9%	49	0.5%	117	1.6%	541	0.5%	250	1.8%	1,456	0.8%
Real Estate, Rental & Leasing	53	7.3%	227	2.5%	484	6.6%	4,712	4.5%	888	6.5%	7,063	3.8%
Professional, Scientific & Tech Services	86	11.8%	530	5.8%	905	12.4%	6,250	5.9%	1,592	11.7%	12,014	6.4%
Legal Services	26	3.6%	172	1.9%	291	4.0%	1,690	1.6%	475	3.5%	3,166	1.7%
Management of Companies & Enterprises	2	0.3%	4	0.0%	10	0.1%	451	0.4%	18	0.1%	521	0.3%
Administrative & Support & Waste Management & Remediation	23	3.2%	281	3.1%	241	3.3%	3,161	3.0%	461	3.4%	5,255	2.8%
Educational Services	22	3.0%	452	4.9%	280	3.8%	24,075	22.7%	446	3.3%	29,249	15.6%
Health Care & Social Assistance	82	11.2%	4,242	46.1%	675	9.2%	12,928	12.2%	1,420	10.5%	29,430	15.7%
Arts, Entertainment & Recreation	8	1.1%	27	0.3%	163	2.2%	2,953	2.8%	266	2.0%	5,081	2.7%
Accommodation & Food Services	83	11.4%	1,116	12.1%	607	8.3%	10,005	9.4%	1,041	7.7%	18,523	9.9%
Accommodation	4	0.5%	81	0.9%	61	0.8%	1,247	1.2%	114	0.8%	2,771	1.5%
Food Services & Drinking Places	79	10.8%	1,035	11.3%	546	7.5%	8,757	8.3%	927	6.8%	15,752	8.4%
Other Services (except Public Administration)	107	14.7%	758	8.2%	871	11.9%	8,944	8.4%	1,559	11.5%	13,986	7.4%
Automotive Repair & Maintenance	15	2.1%	85	0.9%	175	2.4%	1,082	1.0%	330	2.4%	2,210	1.2%
Public Administration	4	0.5%	27	0.3%	215	2.9%	6,685	6.3%	318	2.3%	11,411	6.1%
Unclassified Establishments	61	8.4%	37	0.4%	550	7.5%	514	0.5%	1,000	7.4%	1,373	0.7%
Total	730	100.0%	9,195	100.0%	7,319	100.0%	105,880	100.0%	13,558	100.0%	187,810	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

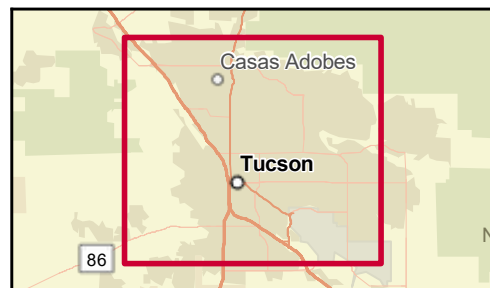
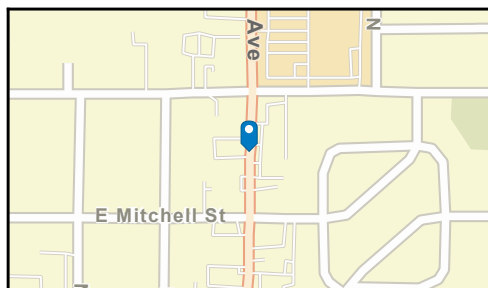
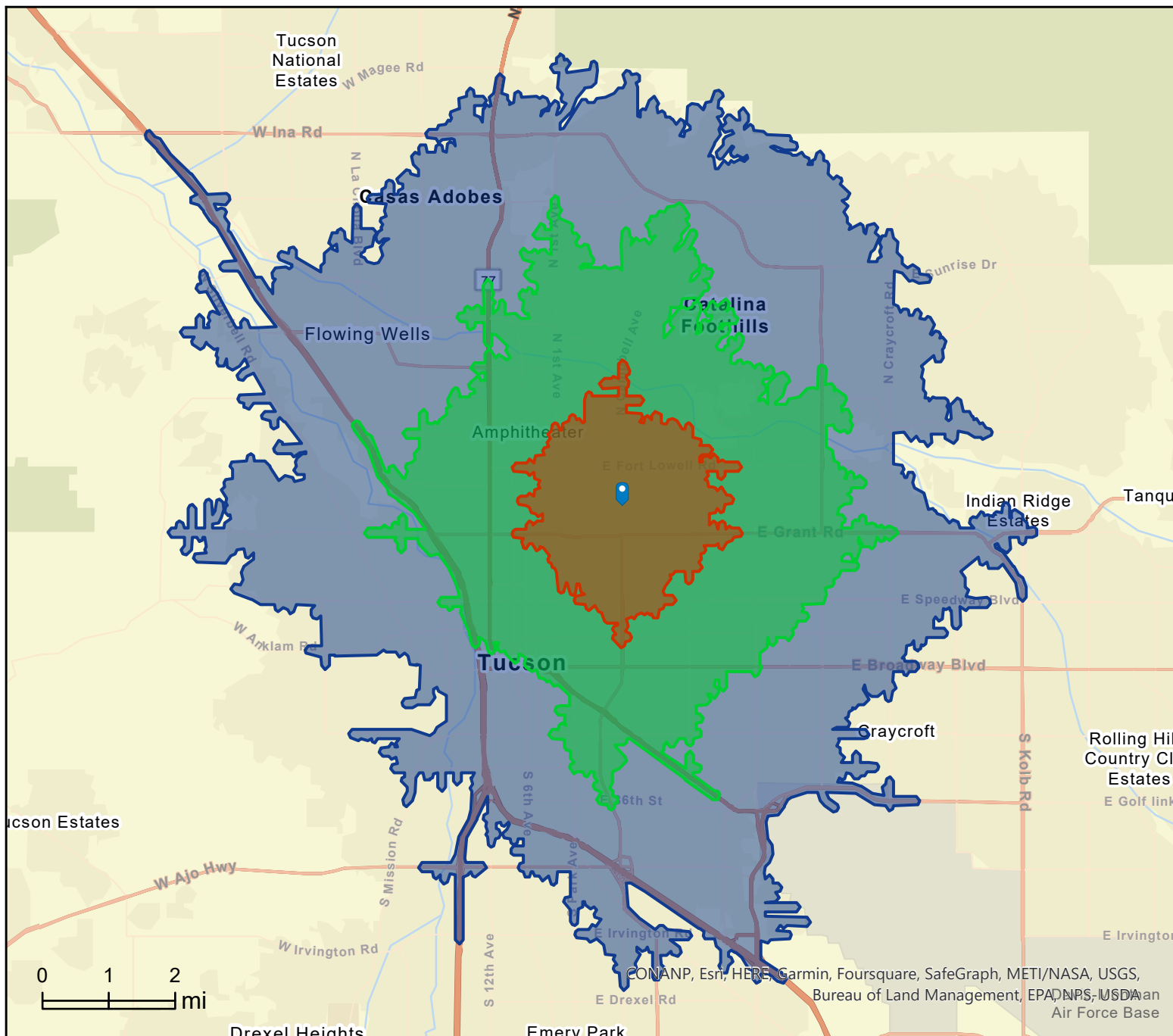
January 10, 2023



# Site Map

Campbell Ave Strip Center 2  
 2737 N Campbell Ave, Tucson, Arizona, 85719  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.25673  
 Longitude: -110.94391



## Executive Summary

Campbell Ave Strip Center 2  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	40,076	148,987	302,997
2020 Population	39,945	149,153	303,037
2022 Population	40,350	151,007	305,919
2027 Population	41,122	154,037	309,499
2010-2020 Annual Rate	-0.03%	0.01%	0.00%
2020-2022 Annual Rate	0.45%	0.55%	0.42%
2022-2027 Annual Rate	0.38%	0.40%	0.23%
2022 Male Population	50.8%	50.1%	49.6%
2022 Female Population	49.2%	49.9%	50.4%
2022 Median Age	31.1	32.7	36.0

In the identified area, the current year population is 305,919. In 2020, the Census count in the area was 303,037. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 309,499 representing a change of 0.23% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	62.4%	60.7%	57.6%
2022 Black Alone	5.3%	5.5%	4.9%
2022 American Indian/Alaska Native Alone	2.8%	3.1%	3.0%
2022 Asian Alone	5.2%	4.6%	4.1%
2022 Pacific Islander Alone	0.3%	0.3%	0.3%
2022 Other Race	9.5%	10.4%	13.0%
2022 Two or More Races	14.6%	15.4%	17.1%
2022 Hispanic Origin (Any Race)	27.9%	30.6%	36.7%

Persons of Hispanic origin represent 36.7% of the population in the identified area compared to 19.0% 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 79.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	42	48	62
2010 Households	18,419	66,186	129,322
2020 Households	18,843	68,583	135,538
2022 Households	19,190	69,624	137,338
2027 Households	19,672	71,517	139,955
2010-2020 Annual Rate	0.23%	0.36%	0.47%
2020-2022 Annual Rate	0.81%	0.67%	0.59%
2022-2027 Annual Rate	0.50%	0.54%	0.38%
2022 Average Household Size	2.00	2.02	2.12

The household count in this area has changed from 135,538 in 2020 to 137,338 in the current year, a change of 0.59% annually. The five-year projection of households is 139,955, a change of 0.38% annually from the current year total. Average household size is currently 2.12, compared to 2.13 in the year 2020. The number of families in the current year is 63,948 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

## Executive Summary

Campbell Ave Strip Center 2  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	31.4%	32.4%	28.0%
<b>Median Household Income</b>			
2022 Median Household Income	\$44,986	\$41,657	\$46,747
2027 Median Household Income	\$55,252	\$53,689	\$58,520
2022-2027 Annual Rate	4.20%	5.21%	4.59%
<b>Average Household Income</b>			
2022 Average Household Income	\$68,101	\$66,792	\$74,403
2027 Average Household Income	\$83,384	\$81,168	\$89,430
2022-2027 Annual Rate	4.13%	3.98%	3.75%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$32,740	\$31,201	\$33,721
2027 Per Capita Income	\$40,230	\$38,113	\$40,769
2022-2027 Annual Rate	4.21%	4.08%	3.87%
<b>Households by Income</b>			

Current median household income is \$46,747 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$58,520 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$74,403 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$89,430 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,721 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,769 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	77	74	85
2010 Total Housing Units	20,863	75,299	146,458
2010 Owner Occupied Housing Units	6,074	23,682	59,101
2010 Renter Occupied Housing Units	12,344	42,506	70,218
2010 Vacant Housing Units	2,444	9,113	17,136
2020 Total Housing Units	21,166	76,439	149,711
2020 Vacant Housing Units	2,323	7,856	14,173
2022 Total Housing Units	21,307	76,845	150,718
2022 Owner Occupied Housing Units	6,597	25,570	62,534
2022 Renter Occupied Housing Units	12,593	44,054	74,804
2022 Vacant Housing Units	2,117	7,221	13,380
2027 Total Housing Units	21,672	78,367	152,928
2027 Owner Occupied Housing Units	7,024	26,961	65,258
2027 Renter Occupied Housing Units	12,649	44,555	74,697
2027 Vacant Housing Units	2,000	6,850	12,973

Currently, 41.5% of the 150,718 housing units in the area are owner occupied; 49.6%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 149,711 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.30%. Median home value in the area is \$248,755, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.83% annually to \$314,978.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 10, 2023

# Business Summary

Campbell Ave Strip Center 2  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				1,841		7,639				16,358			
Total Employees:				21,144		109,365				225,360			
Total Residential Population:				40,350		151,007				305,919			
Employee/Residential Population Ratio (per 100 Residents)				52		72				74			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	26	1.4%	174	0.8%	125	1.6%	985	0.9%	251	1.5%	2,512	1.1%	
Construction	82	4.5%	703	3.3%	405	5.3%	4,300	3.9%	970	5.9%	11,041	4.9%	
Manufacturing	26	1.4%	302	1.4%	195	2.6%	3,714	3.4%	488	3.0%	8,637	3.8%	
Transportation	18	1.0%	80	0.4%	114	1.5%	2,138	2.0%	291	1.8%	5,329	2.4%	
Communication	12	0.7%	155	0.7%	71	0.9%	1,392	1.3%	154	0.9%	2,173	1.0%	
Utility	1	0.1%	8	0.0%	13	0.2%	245	0.2%	46	0.3%	1,070	0.5%	
Wholesale Trade	27	1.5%	359	1.7%	211	2.8%	2,123	1.9%	550	3.4%	6,303	2.8%	
Retail Trade Summary	390	21.2%	3,756	17.8%	1,555	20.4%	19,451	17.8%	3,316	20.3%	45,365	20.1%	
Home Improvement	15	0.8%	74	0.3%	75	1.0%	1,180	1.1%	191	1.2%	2,550	1.1%	
General Merchandise Stores	5	0.3%	69	0.3%	38	0.5%	1,409	1.3%	85	0.5%	3,600	1.6%	
Food Stores	38	2.1%	672	3.2%	131	1.7%	2,295	2.1%	295	1.8%	5,456	2.4%	
Auto Dealers, Gas Stations, Auto Aftermarket	26	1.4%	117	0.6%	133	1.7%	1,172	1.1%	320	2.0%	3,980	1.8%	
Apparel & Accessory Stores	10	0.5%	34	0.2%	78	1.0%	555	0.5%	187	1.1%	1,462	0.6%	
Furniture & Home Furnishings	34	1.8%	176	0.8%	133	1.7%	940	0.9%	279	1.7%	2,691	1.2%	
Eating & Drinking Places	155	8.4%	2,108	10.0%	533	7.0%	8,499	7.8%	1,053	6.4%	18,633	8.3%	
Miscellaneous Retail	107	5.8%	507	2.4%	434	5.7%	3,402	3.1%	905	5.5%	6,993	3.1%	
Finance, Insurance, Real Estate Summary	189	10.3%	943	4.5%	798	10.4%	7,274	6.7%	1,771	10.8%	15,268	6.8%	
Banks, Savings & Lending Institutions	36	2.0%	228	1.1%	127	1.7%	1,323	1.2%	298	1.8%	2,856	1.3%	
Securities Brokers	15	0.8%	57	0.3%	90	1.2%	402	0.4%	232	1.4%	1,708	0.8%	
Insurance Carriers & Agents	30	1.6%	95	0.4%	127	1.7%	590	0.5%	311	1.9%	1,764	0.8%	
Real Estate, Holding, Other Investment Offices	108	5.9%	564	2.7%	455	6.0%	4,960	4.5%	930	5.7%	8,941	4.0%	
Services Summary	907	49.3%	14,374	68.0%	3,461	45.3%	64,399	58.9%	6,995	42.8%	111,375	49.4%	
Hotels & Lodging	11	0.6%	312	1.5%	58	0.8%	1,186	1.1%	132	0.8%	3,222	1.4%	
Automotive Services	46	2.5%	248	1.2%	219	2.9%	1,321	1.2%	489	3.0%	3,155	1.4%	
Motion Pictures & Amusements	54	2.9%	368	1.7%	202	2.6%	2,908	2.7%	399	2.4%	5,553	2.5%	
Health Services	163	8.9%	5,288	25.0%	628	8.2%	13,692	12.5%	1,350	8.3%	27,138	12.0%	
Legal Services	57	3.1%	404	1.9%	256	3.4%	1,499	1.4%	488	3.0%	3,244	1.4%	
Education Institutions & Libraries	74	4.0%	2,816	13.3%	259	3.4%	24,563	22.5%	421	2.6%	30,653	13.6%	
Other Services	502	27.3%	4,939	23.4%	1,839	24.1%	19,231	17.6%	3,716	22.7%	38,408	17.0%	
Government	17	0.9%	191	0.9%	112	1.5%	2,855	2.6%	354	2.2%	14,738	6.5%	
Unclassified Establishments	145	7.9%	99	0.5%	577	7.6%	489	0.4%	1,173	7.2%	1,549	0.7%	
Totals	1,841	100.0%	21,144	100.0%	7,639	100.0%	109,365	100.0%	16,358	100.0%	225,360	100.0%	

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

January 10, 2023



## Business Summary

Campbell Ave Strip Center 2  
2737 N Campbell Ave, Tucson, Arizona, 85719  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.25673  
Longitude: -110.94391

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%	18	0.1%	14	0.2%	127	0.1%	29	0.2%	220	0.1%
Mining	2	0.1%	37	0.2%	11	0.1%	114	0.1%	26	0.2%	250	0.1%
Utilities	1	0.1%	8	0.0%	10	0.1%	194	0.2%	30	0.2%	914	0.4%
Construction	84	4.6%	726	3.4%	430	5.6%	4,558	4.2%	1,044	6.4%	11,702	5.2%
Manufacturing	32	1.7%	341	1.6%	212	2.8%	3,654	3.3%	547	3.3%	8,849	3.9%
Wholesale Trade	25	1.4%	348	1.6%	201	2.6%	2,070	1.9%	533	3.3%	6,214	2.8%
Retail Trade	228	12.4%	1,595	7.5%	983	12.9%	10,599	9.7%	2,173	13.3%	26,008	11.5%
Motor Vehicle & Parts Dealers	24	1.3%	109	0.5%	122	1.6%	1,120	1.0%	295	1.8%	3,853	1.7%
Furniture & Home Furnishings Stores	23	1.2%	120	0.6%	76	1.0%	468	0.4%	150	0.9%	1,640	0.7%
Electronics & Appliance Stores	3	0.2%	13	0.1%	31	0.4%	317	0.3%	80	0.5%	712	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	15	0.8%	74	0.3%	75	1.0%	1,179	1.1%	189	1.2%	2,543	1.1%
Food & Beverage Stores	37	2.0%	652	3.1%	122	1.6%	2,087	1.9%	253	1.5%	4,989	2.2%
Health & Personal Care Stores	18	1.0%	160	0.8%	89	1.2%	940	0.9%	205	1.3%	2,251	1.0%
Gasoline Stations	1	0.1%	8	0.0%	11	0.1%	53	0.0%	25	0.2%	127	0.1%
Clothing & Clothing Accessories Stores	13	0.7%	46	0.2%	105	1.4%	665	0.6%	243	1.5%	1,723	0.8%
Sport Goods, Hobby, Book, & Music Stores	23	1.2%	97	0.5%	81	1.1%	551	0.5%	157	1.0%	1,160	0.5%
General Merchandise Stores	5	0.3%	69	0.3%	38	0.5%	1,409	1.3%	85	0.5%	3,600	1.6%
Miscellaneous Store Retailers	52	2.8%	248	1.2%	189	2.5%	1,456	1.3%	380	2.3%	2,737	1.2%
Nonstore Retailers	14	0.8%	2	0.0%	44	0.6%	355	0.3%	113	0.7%	672	0.3%
Transportation & Warehousing	14	0.8%	70	0.3%	79	1.0%	1,822	1.7%	219	1.3%	4,556	2.0%
Information	38	2.1%	438	2.1%	173	2.3%	2,665	2.4%	329	2.0%	4,673	2.1%
Finance & Insurance	82	4.5%	382	1.8%	351	4.6%	2,343	2.1%	856	5.2%	6,389	2.8%
Central Bank/Credit Intermediation & Related Activities	34	1.8%	213	1.0%	127	1.7%	1,310	1.2%	295	1.8%	2,847	1.3%
Securities, Commodity Contracts & Other Financial	19	1.0%	74	0.3%	97	1.3%	443	0.4%	250	1.5%	1,778	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	30	1.6%	95	0.4%	127	1.7%	590	0.5%	311	1.9%	1,764	0.8%
Real Estate, Rental & Leasing	125	6.8%	592	2.8%	508	6.7%	4,775	4.4%	1,046	6.4%	8,496	3.8%
Professional, Scientific & Tech Services	225	12.2%	1,637	7.7%	928	12.1%	6,322	5.8%	1,851	11.3%	14,208	6.3%
Legal Services	62	3.4%	411	1.9%	280	3.7%	1,595	1.5%	532	3.3%	3,545	1.6%
Management of Companies & Enterprises	3	0.2%	10	0.0%	9	0.1%	167	0.2%	23	0.1%	529	0.2%
Administrative & Support & Waste Management & Remediation	66	3.6%	782	3.7%	249	3.3%	2,747	2.5%	561	3.4%	6,780	3.0%
Educational Services	84	4.6%	2,662	12.6%	291	3.8%	24,361	22.3%	487	3.0%	30,506	13.5%
Health Care & Social Assistance	207	11.2%	6,103	28.9%	822	10.8%	17,400	15.9%	1,753	10.7%	34,884	15.5%
Arts, Entertainment & Recreation	34	1.8%	394	1.9%	157	2.1%	2,908	2.7%	295	1.8%	5,444	2.4%
Accommodation & Food Services	167	9.1%	2,446	11.6%	604	7.9%	9,787	8.9%	1,210	7.4%	22,054	9.8%
Accommodation	11	0.6%	312	1.5%	58	0.8%	1,186	1.1%	132	0.8%	3,222	1.4%
Food Services & Drinking Places	157	8.5%	2,134	10.1%	546	7.1%	8,601	7.9%	1,078	6.6%	18,831	8.4%
Other Services (except Public Administration)	260	14.1%	2,266	10.7%	921	12.1%	9,432	8.6%	1,822	11.1%	16,317	7.2%
Automotive Repair & Maintenance	42	2.3%	237	1.1%	193	2.5%	1,201	1.1%	413	2.5%	2,691	1.2%
Public Administration	17	0.9%	191	0.9%	111	1.5%	2,838	2.6%	355	2.2%	14,828	6.6%
Unclassified Establishments	145	7.9%	99	0.5%	575	7.5%	482	0.4%	1,169	7.1%	1,541	0.7%
Total	1,841	100.0%	21,144	100.0%	7,639	100.0%	109,365	100.0%	16,358	100.0%	225,360	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

January 10, 2023