



COMMERCIAL RETAIL ADVISORS, LLC

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



Property Description

Location: 14350 N. Oracle Road
Tucson, AZ

Land Available: ±6.24 Acres

Sales Price: \$1,100,000.00

Zoning: Pima County Transitional Zone (82%) / Rural Residential Zone (18%)

Parcel No.: 222-45-009C

Traffic Counts

Oracle Road: 28,705 VPD (2021)

(Source: Pima Association of Governments and ADOT)

Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	1,632	13,427	38,326
Households:	850	6,132	17,042
Average HH Income:	\$99,333	\$107,409	\$128,167

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

For information, contact:

Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

Highlights

- ◆ Located on Oracle Road between Oro Valley and the unincorporated Community of Catalina.
- ◆ 3 miles, 5-minute drive to Innovation Park, a 535-Acre master planned business park in Oro Valley, which houses companies such as Ventana Medical (Roche), ICAGEN, Western National Parks Association and Oro Valley Hospital.
- ◆ 3 miles, 5 minute drive to Oro Valley Village Center, previously Oro Valley Marketplace, a 100-acre regional retail center which includes Super Wal-Mart, Century Theatre, Petco, Ashley Home Store, DSW Shoes, Ulta Beauty, Best Buy, Big Lots, Olive Garden, Red Lobster, In-N-Out, and many more.
- ◆ Transitional Zone zoning allows for a variety of uses including residential, offices, hospitals, hotels, retail and more. Planning is underway to expand the project to include two multi-family projects with 729 units, three hotels, and a new entertainment component.
- ◆ 6 miles, 10-minute drive to Saddlebrooke, a 1,200-acre master planned community - Southern Arizona's largest private active adult resort community.
- ◆ 4.6 miles, 8-minute drive to the Miraval Arizona Resort & Spa, an award winning 400-acre resort spa.

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.

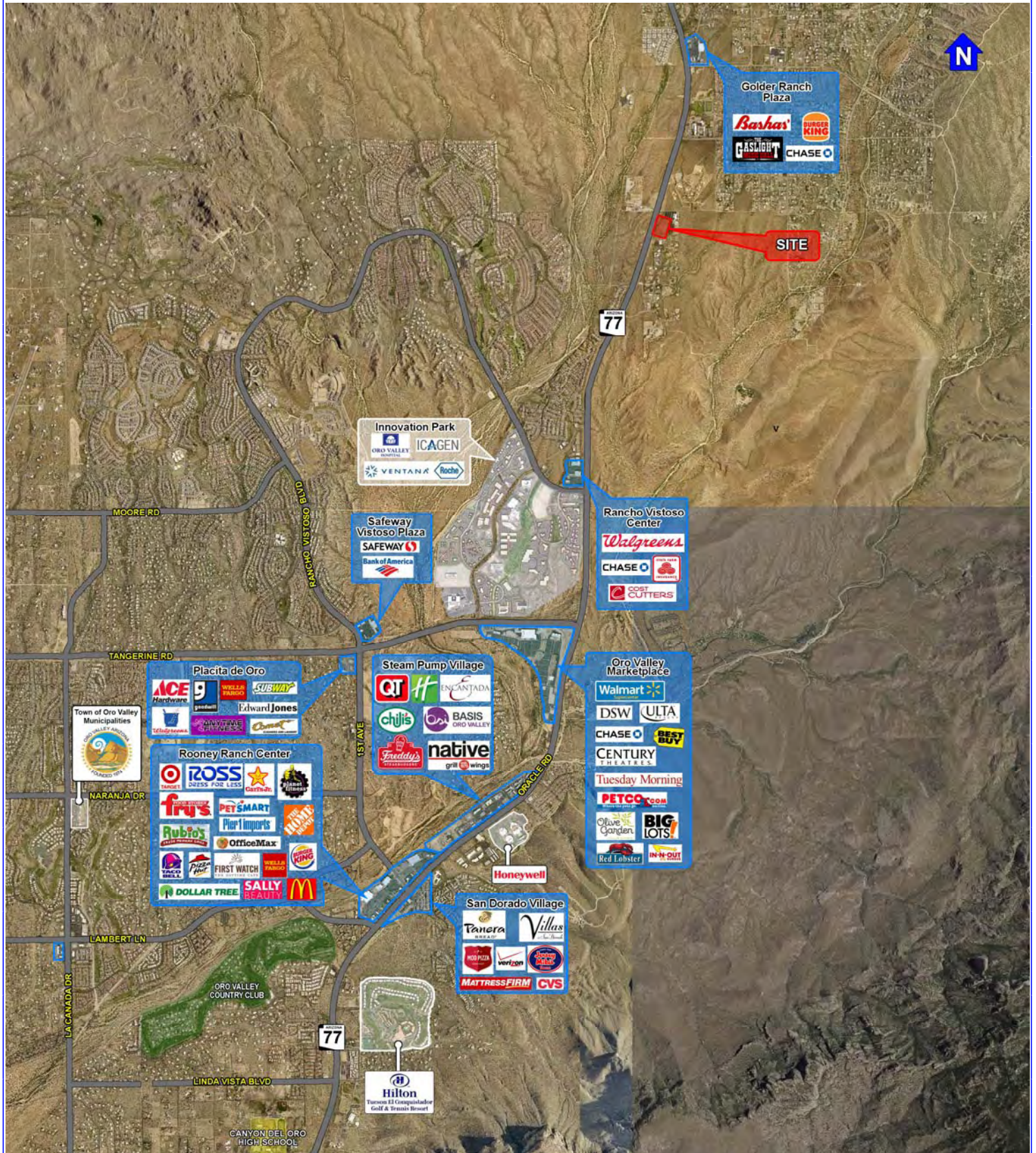
Catalina Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



Catalina Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

A E R I A L



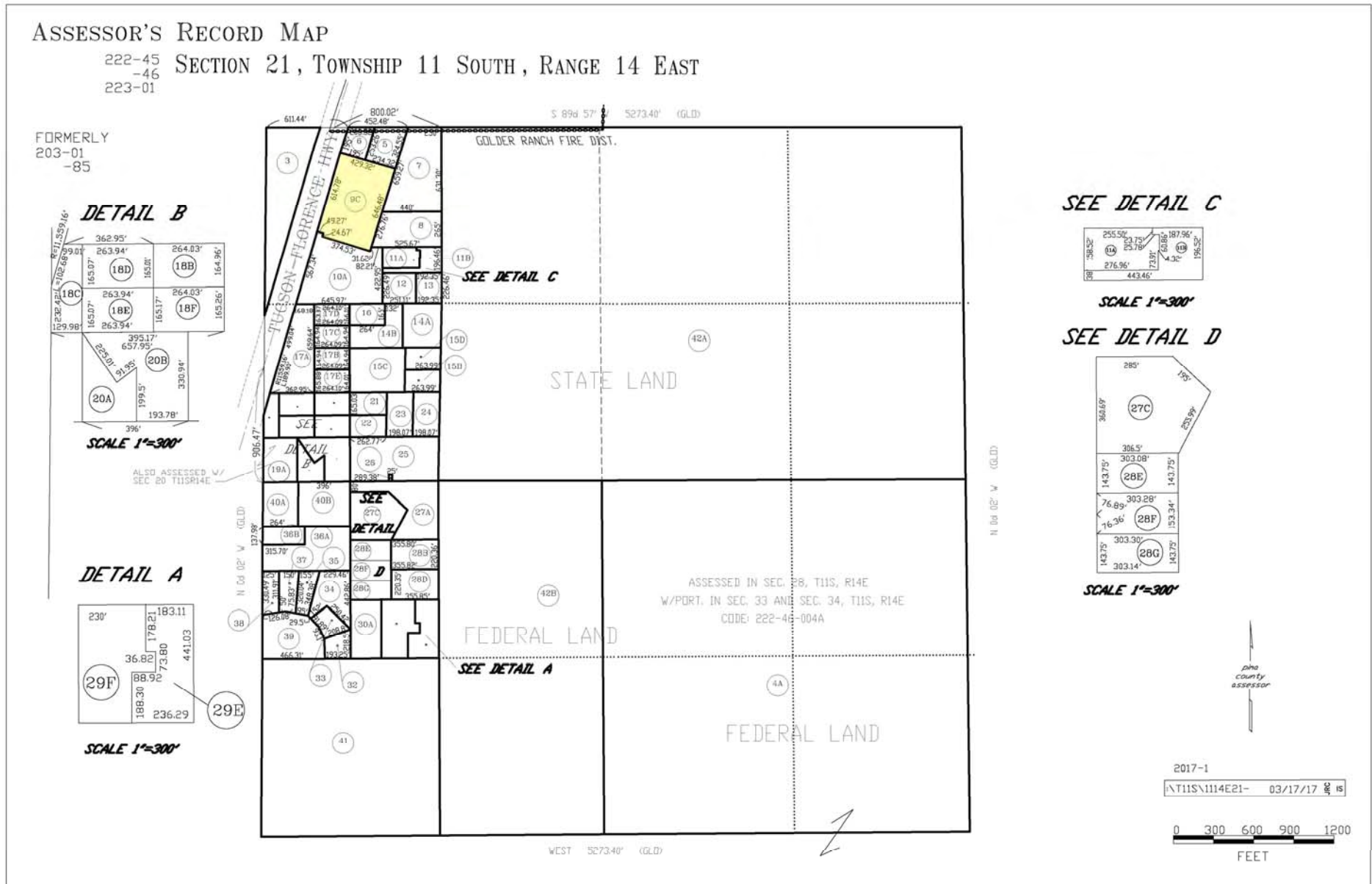
Catalina Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

PLAT MAP



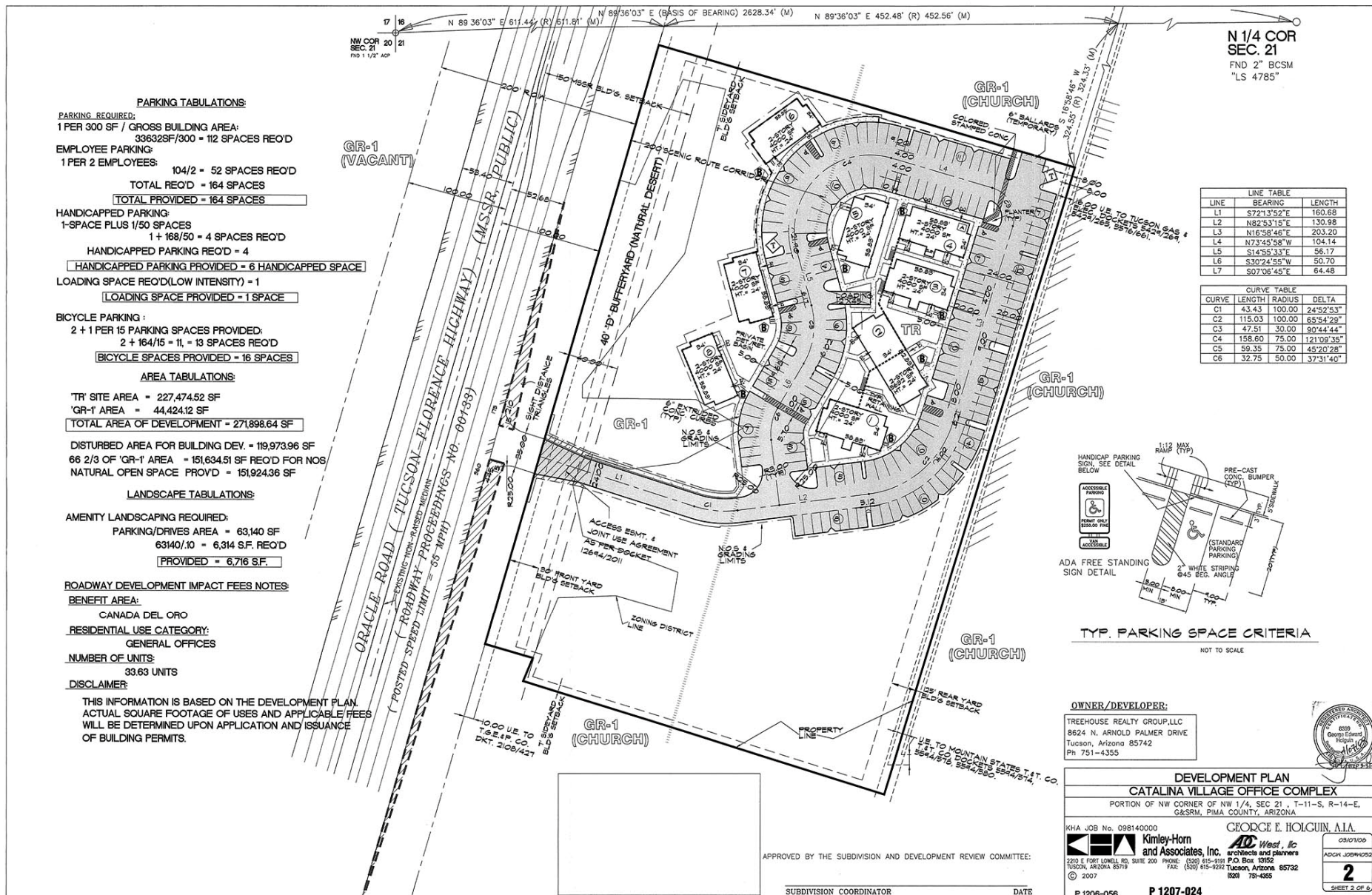
Catalina Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

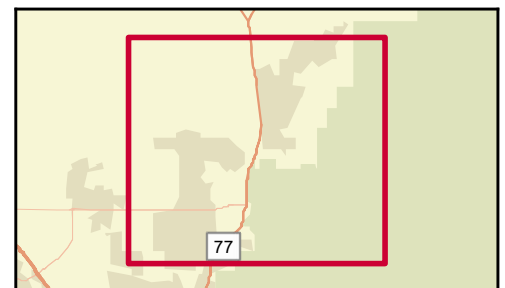
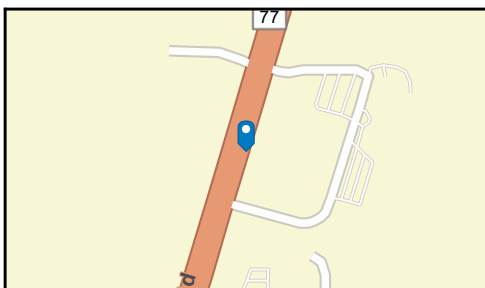
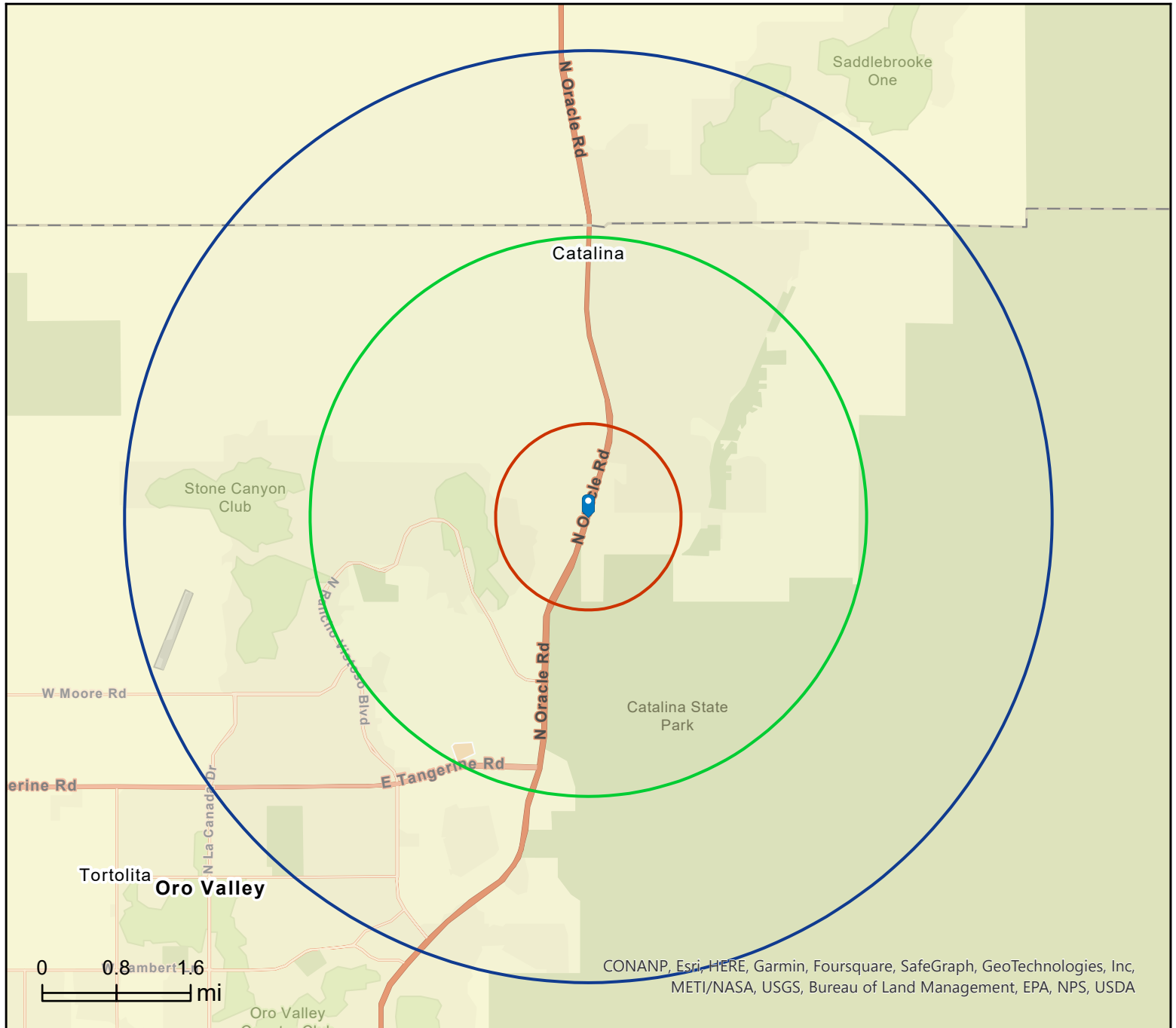
DEVELOPMENT PLAN



Site Map

Catalina Village Office Complex
14350 N Oracle Rd, Tucson, Arizona, 85739
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.46596
Longitude: -110.92588



Executive Summary

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14350 N Oracle Rd, Tucson, Arizona, 85739
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	1 mile	3 miles	5 miles
Population			
2010 Population	1,710	12,547	31,838
2020 Population	1,646	13,231	37,644
2022 Population	1,632	13,427	38,326
2027 Population	1,621	13,644	39,226
2010-2020 Annual Rate	-0.38%	0.53%	1.69%
2020-2022 Annual Rate	-0.38%	0.66%	0.80%
2022-2027 Annual Rate	-0.14%	0.32%	0.47%
2022 Male Population	47.7%	47.4%	47.9%
2022 Female Population	52.3%	52.6%	52.1%
2022 Median Age	62.0	62.8	59.3

In the identified area, the current year population is 38,326. In 2020, the Census count in the area was 37,644. The rate of change since 2020 was 0.80% annually. The five-year projection for the population in the area is 39,226 representing a change of 0.47% annually from 2022 to 2027. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 59.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	83.5%	81.0%	79.8%
2022 Black Alone	1.2%	1.1%	1.4%
2022 American Indian/Alaska Native Alone	0.4%	0.7%	0.6%
2022 Asian Alone	1.8%	1.9%	3.5%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	3.2%	5.7%	4.0%
2022 Two or More Races	9.6%	9.6%	10.5%
2022 Hispanic Origin (Any Race)	12.7%	16.0%	14.8%

Persons of Hispanic origin represent 14.8% 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 51.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	122	142	173
2010 Households	840	5,699	13,773
2020 Households	849	5,977	16,629
2022 Households	850	6,132	17,042
2027 Households	848	6,254	17,525
2010-2020 Annual Rate	0.11%	0.48%	1.90%
2020-2022 Annual Rate	0.05%	1.14%	1.10%
2022-2027 Annual Rate	-0.05%	0.39%	0.56%
2022 Average Household Size	1.92	2.14	2.22

The household count in this area has changed from 16,629 in 2020 to 17,042 in the current year, a change of 1.10% annually. The five-year projection of households is 17,525, a change of 0.56% annually from the current year total. Average household size is currently 2.22, compared to 2.24 in the year 2020. The number of families in the current year is 12,027 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.

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	22.1%	21.7%	20.8%
Median Household Income			
2022 Median Household Income	\$76,388	\$77,964	\$91,098
2027 Median Household Income	\$81,898	\$89,751	\$100,915
2022-2027 Annual Rate	1.40%	2.86%	2.07%
Average Household Income			
2022 Average Household Income	\$99,333	\$107,409	\$128,167
2027 Average Household Income	\$118,218	\$128,198	\$150,390
2022-2027 Annual Rate	3.54%	3.60%	3.25%
Per Capita Income			
2022 Per Capita Income	\$48,774	\$49,415	\$56,766
2027 Per Capita Income	\$58,317	\$59,228	\$66,906
2022-2027 Annual Rate	3.64%	3.69%	3.34%
Households by Income			

Current median household income is \$91,098 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$100,915 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$128,167 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$150,390 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$56,766 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$66,906 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	108	110	115
2010 Total Housing Units	950	6,574	16,008
2010 Owner Occupied Housing Units	723	4,884	11,835
2010 Renter Occupied Housing Units	117	814	1,943
2010 Vacant Housing Units	110	875	2,235
2020 Total Housing Units	944	6,990	18,860
2020 Vacant Housing Units	95	1,013	2,231
2022 Total Housing Units	941	7,122	19,335
2022 Owner Occupied Housing Units	742	5,293	14,462
2022 Renter Occupied Housing Units	108	840	2,580
2022 Vacant Housing Units	91	990	2,293
2027 Total Housing Units	942	7,265	19,813
2027 Owner Occupied Housing Units	747	5,449	14,896
2027 Renter Occupied Housing Units	101	805	2,629
2027 Vacant Housing Units	94	1,011	2,288

Currently, 74.8% of the 19,335 housing units in the area are owner occupied; 13.3%, renter occupied; and 11.9% 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 18,860 housing units in the area and 11.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.11%. Median home value in the area is \$358,784, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.78% annually to \$391,923.

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

Catalina Village Office Complex
14350 N Oracle Rd, Tucson, Arizona, 85739
Rings: 1, 3, 5 mile radii

Prepared by Esri
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Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		17		381		726						
Total Employees:		115		4,636		18,719						
Total Residential Population:		1,632		13,427		38,326						
Employee/Residential Population Ratio (per 100 Residents)		7		35		49						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	5.9%	10	8.7%	9	2.4%	61	1.3%	15	2.1%	93	0.5%
Construction	1	5.9%	3	2.6%	16	4.2%	68	1.5%	41	5.6%	235	1.3%
Manufacturing	0	0.0%	1	0.9%	6	1.6%	844	18.2%	12	1.7%	11,415	61.0%
Transportation	0	0.0%	2	1.7%	7	1.8%	19	0.4%	14	1.9%	45	0.2%
Communication	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.1%	6	0.0%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.3%	7	0.0%
Wholesale Trade	0	0.0%	1	0.9%	4	1.0%	25	0.5%	12	1.7%	56	0.3%
Retail Trade Summary	4	23.5%	22	19.1%	67	17.6%	766	16.5%	135	18.6%	2,125	11.4%
Home Improvement	0	0.0%	0	0.0%	3	0.8%	53	1.1%	9	1.2%	194	1.0%
General Merchandise Stores	0	0.0%	3	2.6%	3	0.8%	88	1.9%	5	0.7%	371	2.0%
Food Stores	0	0.0%	0	0.0%	7	1.8%	50	1.1%	12	1.7%	172	0.9%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	2	1.7%	3	0.8%	14	0.3%	5	0.7%	23	0.1%
Apparel & Accessory Stores	0	0.0%	0	0.0%	1	0.3%	7	0.2%	3	0.4%	26	0.1%
Furniture & Home Furnishings	0	0.0%	1	0.9%	4	1.0%	62	1.3%	11	1.5%	159	0.8%
Eating & Drinking Places	1	5.9%	13	11.3%	26	6.8%	416	9.0%	49	6.7%	973	5.2%
Miscellaneous Retail	2	11.8%	3	2.6%	19	5.0%	77	1.7%	41	5.6%	208	1.1%
Finance, Insurance, Real Estate Summary	1	5.9%	4	3.5%	39	10.2%	216	4.7%	80	11.0%	405	2.2%
Banks, Savings & Lending Institutions	0	0.0%	1	0.9%	8	2.1%	64	1.4%	18	2.5%	145	0.8%
Securities Brokers	0	0.0%	1	0.9%	3	0.8%	10	0.2%	8	1.1%	28	0.1%
Insurance Carriers & Agents	0	0.0%	0	0.0%	15	3.9%	54	1.2%	23	3.2%	74	0.4%
Real Estate, Holding, Other Investment Offices	1	5.9%	2	1.7%	13	3.4%	87	1.9%	31	4.3%	159	0.8%
Services Summary	9	52.9%	73	63.5%	197	51.7%	2,521	54.4%	344	47.4%	4,192	22.4%
Hotels & Lodging	0	0.0%	1	0.9%	3	0.8%	28	0.6%	8	1.1%	211	1.1%
Automotive Services	1	5.9%	3	2.6%	9	2.4%	39	0.8%	12	1.7%	50	0.3%
Motion Pictures & Amusements	1	5.9%	1	0.9%	11	2.9%	137	3.0%	28	3.9%	506	2.7%
Health Services	2	11.8%	14	12.2%	76	19.9%	1,442	31.1%	103	14.2%	1,858	9.9%
Legal Services	0	0.0%	0	0.0%	6	1.6%	22	0.5%	10	1.4%	35	0.2%
Education Institutions & Libraries	0	0.0%	32	27.8%	4	1.0%	168	3.6%	10	1.4%	413	2.2%
Other Services	5	29.4%	21	18.3%	87	22.8%	685	14.8%	173	23.8%	1,118	6.0%
Government	0	0.0%	0	0.0%	3	0.8%	105	2.3%	6	0.8%	115	0.6%
Unclassified Establishments	1	5.9%	0	0.0%	32	8.4%	11	0.2%	65	9.0%	26	0.1%
Totals	17	100.0%	115	100.0%	381	100.0%	4,636	100.0%	726	100.0%	18,719	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.

July 29, 2022

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Rings: 1, 3, 5 mile radii

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	2	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	6	0.0%
Construction	1	5.9%	3	2.6%	16	4.2%	69	1.5%	42	5.8%	241	1.3%
Manufacturing	0	0.0%	1	0.9%	6	1.6%	845	18.2%	14	1.9%	11,435	61.1%
Wholesale Trade	0	0.0%	1	0.9%	4	1.0%	25	0.5%	12	1.7%	56	0.3%
Retail Trade	3	17.6%	9	7.8%	39	10.2%	346	7.5%	82	11.3%	1,139	6.1%
Motor Vehicle & Parts Dealers	0	0.0%	2	1.7%	3	0.8%	13	0.3%	4	0.6%	17	0.1%
Furniture & Home Furnishings Stores	0	0.0%	1	0.9%	3	0.8%	8	0.2%	8	1.1%	25	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	1	0.3%	53	1.1%	2	0.3%	132	0.7%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	3	0.8%	53	1.1%	9	1.2%	194	1.0%
Food & Beverage Stores	0	0.0%	0	0.0%	6	1.6%	45	1.0%	10	1.4%	155	0.8%
Health & Personal Care Stores	0	0.0%	0	0.0%	7	1.8%	48	1.0%	15	2.1%	148	0.8%
Gasoline Stations	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.1%	6	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	2	0.5%	8	0.2%	4	0.6%	28	0.1%
Sport Goods, Hobby, Book, & Music Stores	1	5.9%	1	0.9%	3	0.8%	8	0.2%	5	0.7%	18	0.1%
General Merchandise Stores	0	0.0%	3	2.6%	3	0.8%	88	1.9%	5	0.7%	371	2.0%
Miscellaneous Store Retailers	0	0.0%	2	1.7%	6	1.6%	21	0.5%	11	1.5%	45	0.2%
Nonstore Retailers	0	0.0%	0	0.0%	3	0.8%	0	0.0%	9	1.2%	0	0.0%
Transportation & Warehousing	1	5.9%	1	0.9%	5	1.3%	6	0.1%	8	1.1%	16	0.1%
Information	0	0.0%	1	0.9%	4	1.0%	190	4.1%	8	1.1%	232	1.2%
Finance & Insurance	0	0.0%	2	1.7%	27	7.1%	131	2.8%	50	6.9%	249	1.3%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	1	0.9%	8	2.1%	59	1.3%	18	2.5%	140	0.7%
Securities, Commodity Contracts & Other Financial	0	0.0%	1	0.9%	4	1.0%	17	0.4%	9	1.2%	35	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	15	3.9%	54	1.2%	23	3.2%	74	0.4%
Real Estate, Rental & Leasing	1	5.9%	3	2.6%	16	4.2%	90	1.9%	38	5.2%	167	0.9%
Professional, Scientific & Tech Services	1	5.9%	8	7.0%	39	10.2%	252	5.4%	80	11.0%	470	2.5%
Legal Services	0	0.0%	1	0.9%	7	1.8%	26	0.6%	11	1.5%	39	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.3%	1	0.0%	2	0.3%	2	0.0%
Administrative & Support & Waste Management & Remediation	1	5.9%	3	2.6%	12	3.1%	47	1.0%	27	3.7%	101	0.5%
Educational Services	1	5.9%	32	27.8%	7	1.8%	177	3.8%	13	1.8%	422	2.3%
Health Care & Social Assistance	2	11.8%	15	13.0%	80	21.0%	1,481	31.9%	108	14.9%	1,917	10.2%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	5	1.3%	120	2.6%	23	3.2%	474	2.5%
Accommodation & Food Services	1	5.9%	14	12.2%	29	7.6%	444	9.6%	58	8.0%	1,186	6.3%
Accommodation	0	0.0%	1	0.9%	3	0.8%	28	0.6%	8	1.1%	211	1.1%
Food Services & Drinking Places	1	5.9%	13	11.3%	26	6.8%	416	9.0%	50	6.9%	975	5.2%
Other Services (except Public Administration)	4	23.5%	21	18.3%	54	14.2%	299	6.4%	91	12.5%	469	2.5%
Automotive Repair & Maintenance	0	0.0%	2	1.7%	6	1.6%	35	0.8%	7	1.0%	41	0.2%
Public Administration	0	0.0%	0	0.0%	3	0.8%	104	2.2%	5	0.7%	110	0.6%
Unclassified Establishments	1	5.9%	0	0.0%	32	8.4%	11	0.2%	65	9.0%	26	0.1%
Total	17	100.0%	115	100.0%	381	100.0%	4,636	100.0%	726	100.0%	18,719	100.0%

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

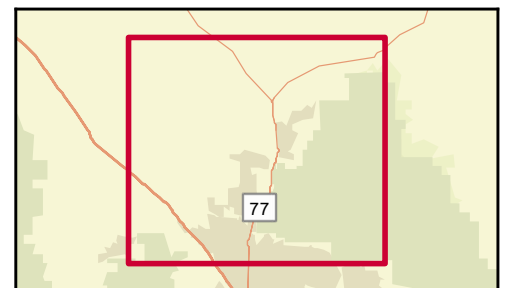
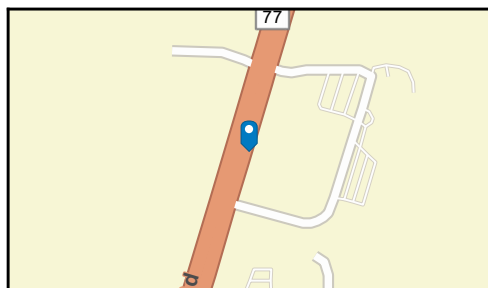
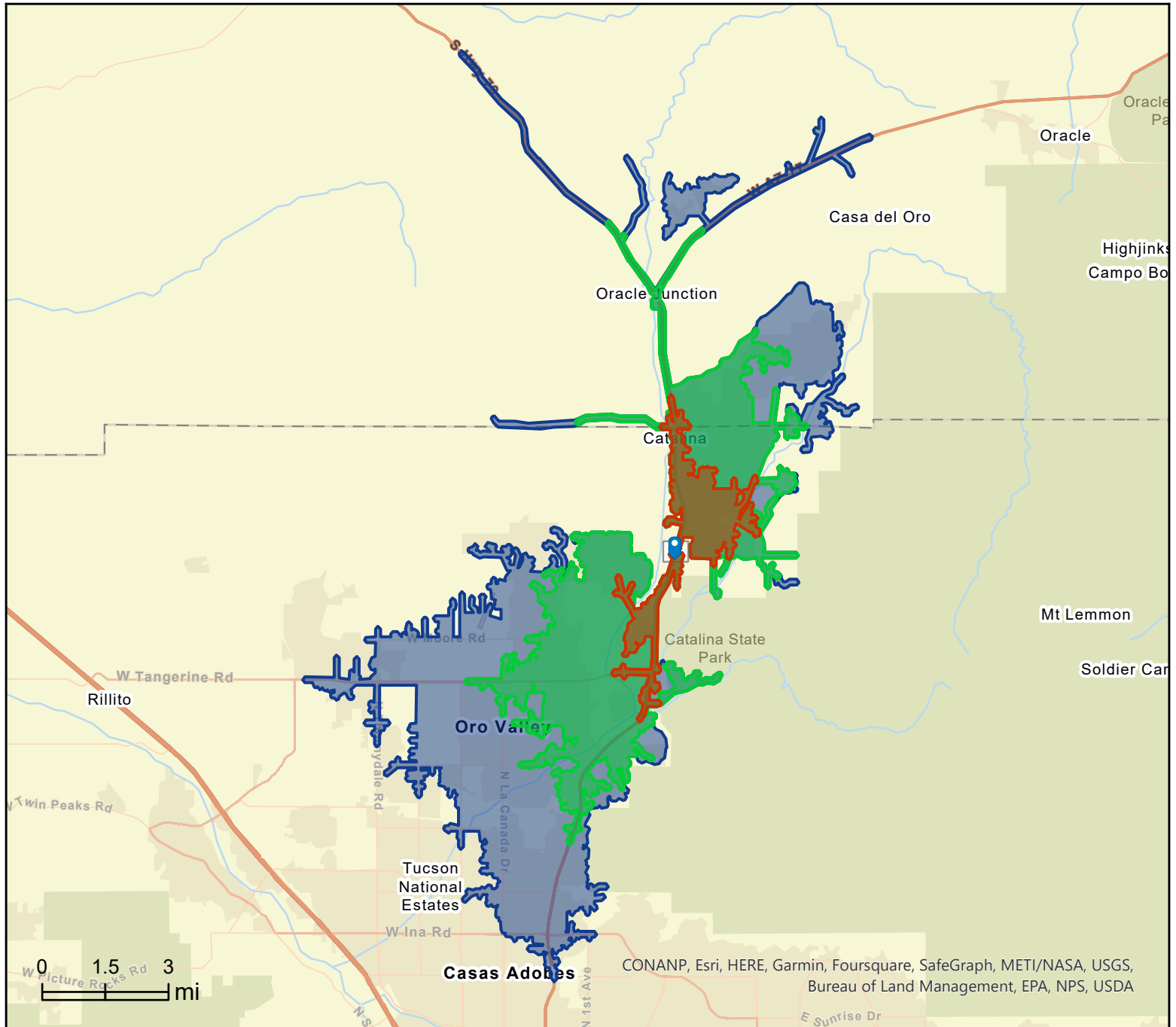
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July 29, 2022

Site Map

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 Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	5,042	28,154	63,310
2020 Population	4,982	31,898	72,167
2022 Population	4,929	32,341	73,359
2027 Population	4,873	32,925	79,095
2010-2020 Annual Rate	-0.12%	1.26%	1.32%
2020-2022 Annual Rate	-0.47%	0.61%	0.73%
2022-2027 Annual Rate	-0.23%	0.36%	1.52%
2022 Male Population	48.4%	47.8%	48.0%
2022 Female Population	51.6%	52.2%	52.0%
2022 Median Age	56.0	60.5	58.0

In the identified area, the current year population is 73,359. In 2020, the Census count in the area was 72,167. The rate of change since 2020 was 0.73% annually. The five-year projection for the population in the area is 79,095 representing a change of 1.52% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 58.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	74.1%	79.9%	80.1%
2022 Black Alone	1.2%	1.5%	1.4%
2022 American Indian/Alaska Native Alone	1.0%	0.6%	0.6%
2022 Asian Alone	1.7%	3.1%	3.4%
2022 Pacific Islander Alone	0.2%	0.2%	0.1%
2022 Other Race	9.3%	4.3%	3.7%
2022 Two or More Races	12.7%	10.4%	10.7%
2022 Hispanic Origin (Any Race)	24.3%	15.0%	14.5%

Persons of Hispanic origin represent 14.5% 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 50.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	100	163	160
2010 Households	1,960	12,275	27,562
2020 Households	2,016	14,281	32,037
2022 Households	2,015	14,597	32,763
2027 Households	2,004	14,932	35,875
2010-2020 Annual Rate	0.28%	1.53%	1.52%
2020-2022 Annual Rate	-0.02%	0.98%	1.00%
2022-2027 Annual Rate	-0.11%	0.45%	1.83%
2022 Average Household Size	2.44	2.19	2.22

The household count in this area has changed from 32,037 in 2020 to 32,763 in the current year, a change of 1.00% annually. The five-year projection of households is 35,875, a change of 1.83% annually from the current year total. Average household size is currently 2.22, compared to 2.23 in the year 2020. The number of families in the current year is 22,637 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

Catalina Village Office Complex 2
14350 N Oracle Rd, Tucson, Arizona, 85739
Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	24.1%	21.2%	21.1%
Median Household Income			
2022 Median Household Income	\$67,894	\$87,917	\$90,043
2027 Median Household Income	\$80,218	\$100,085	\$99,567
2022-2027 Annual Rate	3.39%	2.63%	2.03%
Average Household Income			
2022 Average Household Income	\$91,187	\$122,421	\$123,250
2027 Average Household Income	\$110,899	\$144,181	\$142,116
2022-2027 Annual Rate	3.99%	3.33%	2.89%
Per Capita Income			
2022 Per Capita Income	\$38,536	\$55,727	\$55,227
2027 Per Capita Income	\$47,162	\$65,949	\$64,436
2022-2027 Annual Rate	4.12%	3.43%	3.13%
Households by Income			

Current median household income is \$90,043 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$99,567 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$123,250 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$142,116 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$55,227 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$64,436 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	99	112	113
2010 Total Housing Units	2,166	14,108	31,225
2010 Owner Occupied Housing Units	1,580	10,402	22,256
2010 Renter Occupied Housing Units	381	1,879	5,307
2010 Vacant Housing Units	206	1,833	3,663
2020 Total Housing Units	2,237	16,264	35,703
2020 Vacant Housing Units	221	1,983	3,666
2022 Total Housing Units	2,228	16,628	36,504
2022 Owner Occupied Housing Units	1,700	12,123	26,509
2022 Renter Occupied Housing Units	315	2,474	6,254
2022 Vacant Housing Units	213	2,031	3,741
2027 Total Housing Units	2,228	17,002	39,787
2027 Owner Occupied Housing Units	1,709	12,412	29,692
2027 Renter Occupied Housing Units	295	2,521	6,183
2027 Vacant Housing Units	224	2,070	3,912

Currently, 72.6% of the 36,504 housing units in the area are owner occupied; 17.1%, renter occupied; and 10.2% 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 35,703 housing units in the area and 10.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.99%. Median home value in the area is \$360,400, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.53% annually to \$388,743.

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

Catalina Village Office Complex 2
14350 N Oracle Rd, Tucson, Arizona, 85739
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Data for all businesses in area		5 minutes				10 minutes				15 minutes			
Total Businesses:		151				676				1,749			
Total Employees:		1,122				18,249				30,692			
Total Residential Population:		4,929				32,341				73,359			
Employee/Residential Population Ratio (per 100 Residents)		23				56				42			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	3	2.0%	18	1.6%	9	1.3%	48	0.3%	31	1.8%	236	0.8%	
Construction	7	4.6%	31	2.8%	34	5.0%	215	1.2%	92	5.3%	474	1.5%	
Manufacturing	3	2.0%	32	2.9%	13	1.9%	11,056	60.6%	28	1.6%	11,599	37.8%	
Transportation	3	2.0%	9	0.8%	9	1.3%	30	0.2%	24	1.4%	95	0.3%	
Communication	0	0.0%	0	0.0%	1	0.1%	6	0.0%	8	0.5%	153	0.5%	
Utility	0	0.0%	0	0.0%	1	0.1%	3	0.0%	5	0.3%	48	0.2%	
Wholesale Trade	2	1.3%	18	1.6%	9	1.3%	49	0.3%	23	1.3%	116	0.4%	
Retail Trade Summary	38	25.2%	297	26.5%	132	19.5%	2,365	13.0%	332	19.0%	5,102	16.6%	
Home Improvement	2	1.3%	21	1.9%	8	1.2%	193	1.1%	19	1.1%	293	1.0%	
General Merchandise Stores	0	0.0%	6	0.5%	5	0.7%	492	2.7%	11	0.6%	730	2.4%	
Food Stores	5	3.3%	20	1.8%	13	1.9%	256	1.4%	37	2.1%	904	2.9%	
Auto Dealers, Gas Stations, Auto Aftermarket	2	1.3%	6	0.5%	4	0.6%	13	0.1%	12	0.7%	90	0.3%	
Apparel & Accessory Stores	1	0.7%	2	0.2%	3	0.4%	26	0.1%	10	0.6%	54	0.2%	
Furniture & Home Furnishings	1	0.7%	3	0.3%	9	1.3%	154	0.8%	24	1.4%	237	0.8%	
Eating & Drinking Places	17	11.3%	209	18.6%	52	7.7%	1,024	5.6%	121	6.9%	2,256	7.4%	
Miscellaneous Retail	9	6.0%	30	2.7%	38	5.6%	207	1.1%	99	5.7%	537	1.7%	
Finance, Insurance, Real Estate Summary	15	9.9%	116	10.3%	85	12.6%	476	2.6%	238	13.6%	1,965	6.4%	
Banks, Savings & Lending Institutions	4	2.6%	35	3.1%	19	2.8%	159	0.9%	47	2.7%	410	1.3%	
Securities Brokers	0	0.0%	1	0.1%	7	1.0%	23	0.1%	31	1.8%	191	0.6%	
Insurance Carriers & Agents	5	3.3%	17	1.5%	24	3.6%	80	0.4%	52	3.0%	168	0.5%	
Real Estate, Holding, Other Investment Offices	6	4.0%	63	5.6%	35	5.2%	214	1.2%	107	6.1%	1,196	3.9%	
Services Summary	74	49.0%	554	49.4%	319	47.2%	3,869	21.2%	803	45.9%	10,108	32.9%	
Hotels & Lodging	1	0.7%	2	0.2%	6	0.9%	356	2.0%	15	0.9%	1,303	4.2%	
Automotive Services	5	3.3%	26	2.3%	10	1.5%	60	0.3%	26	1.5%	171	0.6%	
Motion Pictures & Amusements	4	2.6%	13	1.2%	23	3.4%	250	1.4%	60	3.4%	949	3.1%	
Health Services	21	13.9%	186	16.6%	104	15.4%	1,826	10.0%	213	12.2%	3,016	9.8%	
Legal Services	1	0.7%	3	0.3%	10	1.5%	32	0.2%	33	1.9%	130	0.4%	
Education Institutions & Libraries	1	0.7%	45	4.0%	8	1.2%	253	1.4%	27	1.5%	1,096	3.6%	
Other Services	40	26.5%	278	24.8%	159	23.5%	1,092	6.0%	429	24.5%	3,442	11.2%	
Government	1	0.7%	46	4.1%	6	0.9%	115	0.6%	22	1.3%	725	2.4%	
Unclassified Establishments	6	4.0%	2	0.2%	58	8.6%	19	0.1%	144	8.2%	70	0.2%	
Totals	151	100.0%	1,122	100.0%	676	100.0%	18,249	100.0%	1,749	100.0%	30,692	100.0%	

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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.

July 29, 2022

Business Summary

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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	0	0.0%	0	0.0%	0	0.0%	1	0.0%	3	0.2%	35	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	2	0.0%	3	0.2%	47	0.2%
Construction	7	4.6%	31	2.8%	35	5.2%	228	1.2%	96	5.5%	504	1.6%
Manufacturing	2	1.3%	29	2.6%	14	2.1%	11,073	60.7%	34	1.9%	11,660	38.0%
Wholesale Trade	2	1.3%	18	1.6%	9	1.3%	49	0.3%	23	1.3%	114	0.4%
Retail Trade	20	13.2%	87	7.8%	77	11.4%	1,326	7.3%	201	11.5%	2,766	9.0%
Motor Vehicle & Parts Dealers	2	1.3%	6	0.5%	3	0.4%	7	0.0%	10	0.6%	79	0.3%
Furniture & Home Furnishings Stores	1	0.7%	2	0.2%	6	0.9%	20	0.1%	17	1.0%	93	0.3%
Electronics & Appliance Stores	0	0.0%	1	0.1%	2	0.3%	132	0.7%	5	0.3%	141	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.3%	21	1.9%	8	1.2%	193	1.1%	19	1.1%	293	1.0%
Food & Beverage Stores	4	2.6%	16	1.4%	10	1.5%	239	1.3%	26	1.5%	812	2.6%
Health & Personal Care Stores	3	2.0%	16	1.4%	13	1.9%	130	0.7%	34	1.9%	290	0.9%
Gasoline Stations	0	0.0%	0	0.0%	1	0.1%	6	0.0%	2	0.1%	11	0.0%
Clothing & Clothing Accessories Stores	1	0.7%	2	0.2%	4	0.6%	28	0.2%	14	0.8%	73	0.2%
Sport Goods, Hobby, Book, & Music Stores	2	1.3%	7	0.6%	5	0.7%	14	0.1%	16	0.9%	87	0.3%
General Merchandise Stores	0	0.0%	6	0.5%	5	0.7%	492	2.7%	11	0.6%	730	2.4%
Miscellaneous Store Retailers	3	2.0%	9	0.8%	11	1.6%	67	0.4%	30	1.7%	156	0.5%
Nonstore Retailers	1	0.7%	0	0.0%	9	1.3%	0	0.0%	17	1.0%	0	0.0%
Transportation & Warehousing	1	0.7%	1	0.1%	5	0.7%	12	0.1%	12	0.7%	51	0.2%
Information	1	0.7%	4	0.4%	8	1.2%	230	1.3%	20	1.1%	402	1.3%
Finance & Insurance	10	6.6%	54	4.8%	51	7.5%	264	1.4%	131	7.5%	772	2.5%
Central Bank/Credit Intermediation & Related Activities	5	3.3%	37	3.3%	19	2.8%	154	0.8%	47	2.7%	404	1.3%
Securities, Commodity Contracts & Other Financial	0	0.0%	1	0.1%	8	1.2%	30	0.2%	32	1.8%	199	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	5	3.3%	17	1.5%	24	3.6%	80	0.4%	52	3.0%	168	0.5%
Real Estate, Rental & Leasing	8	5.3%	65	5.8%	39	5.8%	215	1.2%	115	6.6%	1,156	3.8%
Professional, Scientific & Tech Services	17	11.3%	154	13.7%	73	10.8%	394	2.2%	208	11.9%	1,326	4.3%
Legal Services	1	0.7%	4	0.4%	11	1.6%	33	0.2%	40	2.3%	175	0.6%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	2	0.0%	4	0.2%	19	0.1%
Administrative & Support & Waste Management & Remediation	2	1.3%	8	0.7%	20	3.0%	72	0.4%	55	3.1%	231	0.8%
Educational Services	3	2.0%	52	4.6%	10	1.5%	262	1.4%	37	2.1%	1,142	3.7%
Health Care & Social Assistance	22	14.6%	193	17.2%	113	16.7%	1,958	10.7%	249	14.2%	3,770	12.3%
Arts, Entertainment & Recreation	1	0.7%	5	0.4%	19	2.8%	218	1.2%	49	2.8%	932	3.0%
Accommodation & Food Services	18	11.9%	211	18.8%	58	8.6%	1,380	7.6%	140	8.0%	3,592	11.7%
Accommodation	1	0.7%	2	0.2%	6	0.9%	356	2.0%	15	0.9%	1,303	4.2%
Food Services & Drinking Places	17	11.3%	209	18.6%	52	7.7%	1,024	5.6%	125	7.1%	2,288	7.5%
Other Services (except Public Administration)	30	19.9%	161	14.3%	80	11.8%	435	2.4%	205	11.7%	1,382	4.5%
Automotive Repair & Maintenance	4	2.6%	25	2.2%	8	1.2%	55	0.3%	21	1.2%	155	0.5%
Public Administration	1	0.7%	46	4.1%	5	0.7%	110	0.6%	21	1.2%	720	2.3%
Unclassified Establishments	6	4.0%	2	0.2%	58	8.6%	19	0.1%	144	8.2%	70	0.2%
Total	151	100.0%	1,122	100.0%	676	100.0%	18,249	100.0%	1,749	100.0%	30,692	100.0%

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July 29, 2022