



COMMERCIAL RETAIL ADVISORS, LLC

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

EL CAMPO CENTER



Property Description

Location: 3000 E. 22nd Street
SWC of 22nd Street & Country Club Road
Tucson, AZ

Space Available: See Site Plan on Page 3.

Lease Rate: Please call broker for price.

Triple Net Expenses: \$3.50/SF/YR (estimated)

Zoning: C-1

Highlights

- ◆ Anchored by a successful Food City and new Family Dollar.
- ◆ Located in the heart of Tucson.
- ◆ The center has been redeveloped with new shop space available.
- ◆ 22nd Street is a major east/west arterial connecting Tucson's eastside residents to Aviation Parkway, Interstate 10 and Downtown Tucson.
- ◆ Close proximity to Randolph and Reid Parks, which is one of Tucson's most popular recreation destinations.

Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population:	10,625	99,354	306,795
Households:	4,269	41,374	128,602
Average HH Income:	\$74,552	\$65,243	\$61,992

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

Traffic Count

22nd Street:	45,091 VPD (2022)
Country Club Road:	14,817 VPD (2022)
Total:	59,908 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

FOOD CITY **FAMILY DOLLAR**

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.

El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



#	Tenant	Address	SF
1	AVAILABLE	3000 E. 22nd Street, Ste 101	1,276
2	AVAILABLE	3000 E. 22nd Street, Ste 111	951
3	AVAILABLE	3000 E. 22nd Street, Ste 121	1,461
4	Family Dollar	3000 E. 22nd Street, Ste 151	9,077

#	Tenant	Address	SF
5	AVAILABLE	3022 E. 22nd Street	1,776
6	Coin Laundry	3024 E. 22nd Street	2,025
7	Food City	3030 E. 22nd Street	18,122
8	PAD AVAILABLE (ground lease or BTS)	Proposed Building C	± 4,500
TOTAL GLA:			34,688

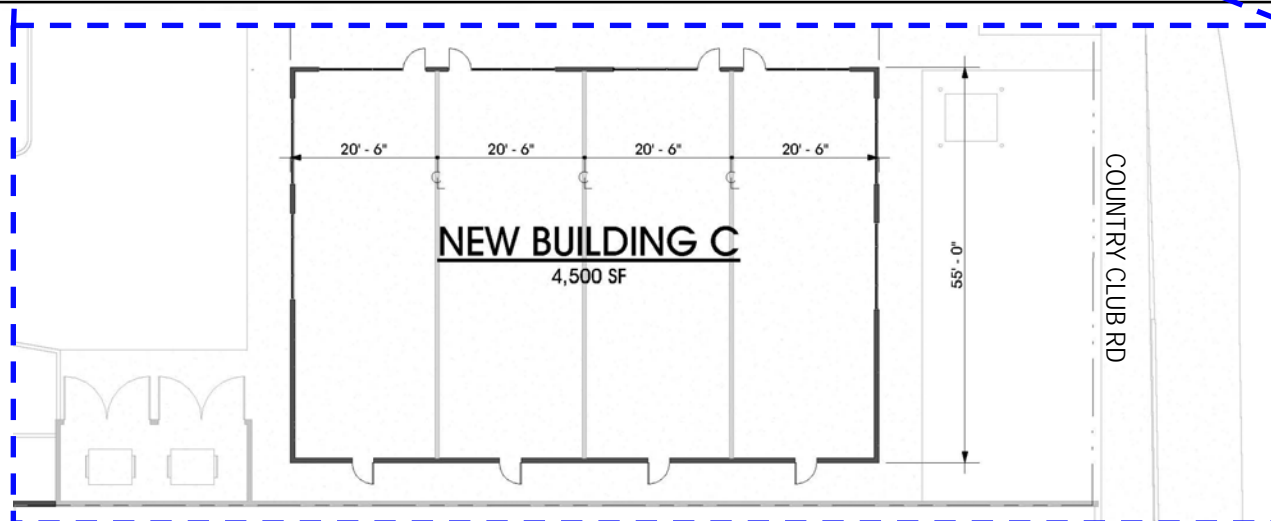
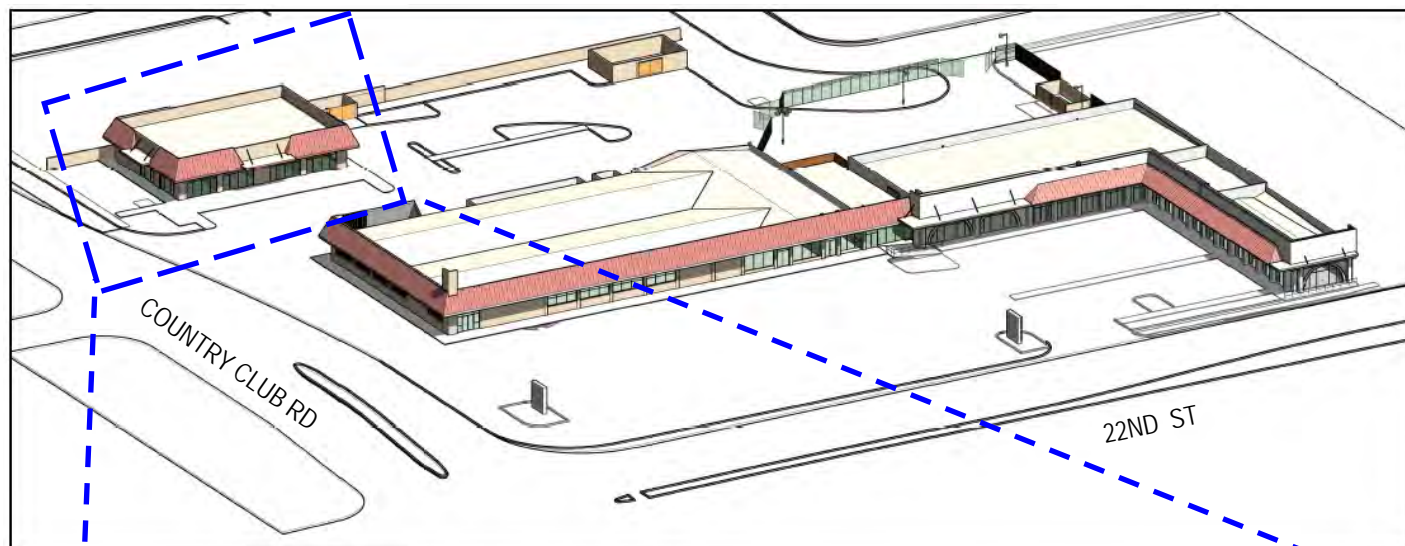
El Campo Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

Proposed New Building C



① NORTH ELEVATION - BUILDING C
1/16" = 1'-0"



② EAST ELEVATION - BUILDING C
1/16" = 1'-0"



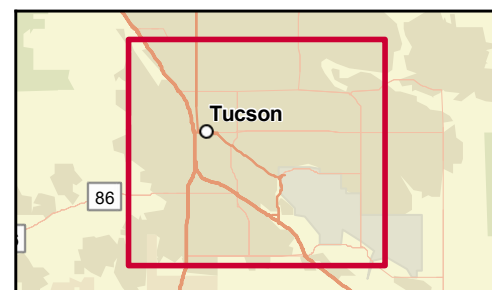
③ SOUTH ELEVATION - BUILDING C
1/16" = 1'-0"



④ WEST ELEVATION - BUILDING C
1/16" = 1'-0"



Prepared by Esri
Latitude: 32.20679
Longitude: -110.92791



Executive Summary

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2010 Population	10,761	98,857	307,992
2020 Population	10,427	98,306	303,879
2022 Population	10,625	99,354	306,795
2027 Population	10,571	100,952	310,552
2010-2020 Annual Rate	-0.31%	-0.06%	-0.13%
2020-2022 Annual Rate	0.84%	0.47%	0.43%
2022-2027 Annual Rate	-0.10%	0.32%	0.24%
2022 Male Population	49.2%	49.9%	49.9%
2022 Female Population	50.8%	50.1%	50.1%
2022 Median Age	39.3	31.1	32.8

In the identified area, the current year population is 306,795. In 2020, the Census count in the area was 303,879. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 310,552 representing a change of 0.24% annually from 2022 to 2027. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	44.4%	54.4%	49.8%
2022 Black Alone	3.9%	5.8%	5.6%
2022 American Indian/Alaska Native Alone	3.8%	3.4%	3.7%
2022 Asian Alone	2.2%	3.8%	2.9%
2022 Pacific Islander Alone	0.1%	0.3%	0.3%
2022 Other Race	20.0%	14.6%	18.2%
2022 Two or More Races	25.5%	17.6%	19.5%
2022 Hispanic Origin (Any Race)	57.8%	39.6%	47.1%

Persons of Hispanic origin represent 47.1% 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 83.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	56	44	40
2010 Households	4,203	39,101	120,668
2020 Households	4,273	40,848	126,763
2022 Households	4,269	41,374	128,602
2027 Households	4,272	42,475	131,238
2010-2020 Annual Rate	0.17%	0.44%	0.49%
2020-2022 Annual Rate	-0.04%	0.57%	0.64%
2022-2027 Annual Rate	0.01%	0.53%	0.41%
2022 Average Household Size	2.48	2.20	2.28

The household count in this area has changed from 126,763 in 2020 to 128,602 in the current year, a change of 0.64% annually. The five-year projection of households is 131,238, a change of 0.41% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2020. The number of families in the current year is 65,198 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

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	16.9%	30.1%	24.6%
Median Household Income			
2022 Median Household Income	\$51,673	\$43,108	\$42,378
2027 Median Household Income	\$63,949	\$56,087	\$52,691
2022-2027 Annual Rate	4.36%	5.40%	4.45%
Average Household Income			
2022 Average Household Income	\$74,552	\$65,243	\$61,992
2027 Average Household Income	\$91,800	\$80,725	\$75,918
2022-2027 Annual Rate	4.25%	4.35%	4.14%
Per Capita Income			
2022 Per Capita Income	\$29,916	\$27,557	\$26,258
2027 Per Capita Income	\$36,993	\$34,342	\$32,350
2022-2027 Annual Rate	4.34%	4.50%	4.26%
Households by Income			

Current median household income is \$42,378 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$52,691 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$61,992 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$75,918 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$26,258 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,350 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	140	80	96
2010 Total Housing Units	4,620	44,023	136,293
2010 Owner Occupied Housing Units	2,948	16,381	52,639
2010 Renter Occupied Housing Units	1,255	22,720	68,027
2010 Vacant Housing Units	417	4,922	15,625
2020 Total Housing Units	4,596	45,729	139,398
2020 Vacant Housing Units	323	4,881	12,635
2022 Total Housing Units	4,572	46,207	140,679
2022 Owner Occupied Housing Units	3,006	17,427	56,021
2022 Renter Occupied Housing Units	1,264	23,947	72,582
2022 Vacant Housing Units	303	4,833	12,077
2027 Total Housing Units	4,587	47,165	142,901
2027 Owner Occupied Housing Units	3,070	18,145	58,614
2027 Renter Occupied Housing Units	1,203	24,330	72,623
2027 Vacant Housing Units	315	4,690	11,663

Currently, 39.8% of the 140,679 housing units in the area are owner occupied; 51.6%, renter occupied; and 8.6% 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 139,398 housing units in the area and 9.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.41%. Median home value in the area is \$197,615, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.79% annually to \$274,425.

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.

November 03, 2022

Business Summary

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
Rings: 1, 3, 5 mile radii

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Latitude: 32.20679
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Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				300		6,540		13,868				
Total Employees:				5,139		108,469		198,653				
Total Residential Population:				10,625		99,354		306,795				
Employee/Residential Population Ratio (per 100 Residents)				48		109		65				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	2.0%	34	0.7%	82	1.3%	792	0.7%	182	1.3%	1,583	0.8%
Construction	33	11.0%	880	17.1%	397	6.1%	5,122	4.7%	800	5.8%	8,902	4.5%
Manufacturing	18	6.0%	296	5.8%	246	3.8%	4,407	4.1%	441	3.2%	8,182	4.1%
Transportation	3	1.0%	1,348	26.2%	119	1.8%	3,423	3.2%	238	1.7%	4,474	2.3%
Communication	2	0.7%	11	0.2%	61	0.9%	695	0.6%	140	1.0%	1,586	0.8%
Utility	0	0.0%	0	0.0%	22	0.3%	778	0.7%	36	0.3%	1,000	0.5%
Wholesale Trade	12	4.0%	90	1.8%	298	4.6%	3,728	3.4%	490	3.5%	6,124	3.1%
Retail Trade Summary	58	19.3%	763	14.8%	1,277	19.5%	16,966	15.6%	2,904	20.9%	38,583	19.4%
Home Improvement	5	1.7%	78	1.5%	87	1.3%	1,244	1.1%	160	1.2%	2,074	1.0%
General Merchandise Stores	2	0.7%	120	2.3%	24	0.4%	1,143	1.1%	76	0.5%	2,693	1.4%
Food Stores	8	2.7%	96	1.9%	111	1.7%	1,548	1.4%	281	2.0%	4,557	2.3%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.7%	19	0.4%	138	2.1%	1,536	1.4%	291	2.1%	3,001	1.5%
Apparel & Accessory Stores	3	1.0%	9	0.2%	54	0.8%	222	0.2%	144	1.0%	1,261	0.6%
Furniture & Home Furnishings	6	2.0%	45	0.9%	110	1.7%	1,372	1.3%	225	1.6%	2,456	1.2%
Eating & Drinking Places	15	5.0%	288	5.6%	440	6.7%	7,195	6.6%	959	6.9%	16,515	8.3%
Miscellaneous Retail	14	4.7%	108	2.1%	313	4.8%	2,706	2.5%	768	5.5%	6,026	3.0%
Finance, Insurance, Real Estate Summary	21	7.0%	140	2.7%	555	8.5%	4,119	3.8%	1,314	9.5%	9,329	4.7%
Banks, Savings & Lending Institutions	6	2.0%	73	1.4%	98	1.5%	979	0.9%	236	1.7%	2,709	1.4%
Securities Brokers	2	0.7%	7	0.1%	57	0.9%	424	0.4%	141	1.0%	850	0.4%
Insurance Carriers & Agents	5	1.7%	13	0.3%	111	1.7%	637	0.6%	245	1.8%	1,386	0.7%
Real Estate, Holding, Other Investment Offices	9	3.0%	47	0.9%	288	4.4%	2,079	1.9%	692	5.0%	4,382	2.2%
Services Summary	117	39.0%	1,477	28.7%	2,730	41.7%	56,585	52.2%	6,018	43.4%	102,850	51.8%
Hotels & Lodging	0	0.0%	0	0.0%	55	0.8%	1,533	1.4%	122	0.9%	2,458	1.2%
Automotive Services	12	4.0%	53	1.0%	232	3.5%	1,611	1.5%	479	3.5%	3,280	1.7%
Motion Pictures & Amusements	7	2.3%	173	3.4%	169	2.6%	2,654	2.4%	339	2.4%	4,778	2.4%
Health Services	7	2.3%	35	0.7%	330	5.0%	6,685	6.2%	1,129	8.1%	25,494	12.8%
Legal Services	9	3.0%	51	1.0%	216	3.3%	1,223	1.1%	386	2.8%	2,115	1.1%
Education Institutions & Libraries	6	2.0%	353	6.9%	241	3.7%	25,160	23.2%	400	2.9%	31,209	15.7%
Other Services	77	25.7%	812	15.8%	1,488	22.8%	17,720	16.3%	3,164	22.8%	33,517	16.9%
Government	4	1.3%	75	1.5%	252	3.9%	11,391	10.5%	352	2.5%	14,824	7.5%
Unclassified Establishments	24	8.0%	24	0.5%	501	7.7%	462	0.4%	951	6.9%	1,214	0.6%
Totals	300	100.0%	5,139	100.0%	6,540	100.0%	108,469	100.0%	13,868	100.0%	198,653	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.

November 03, 2022

Business Summary

El Campo Center
3000 E 22nd St, Tucson, Arizona, 85713
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.20679
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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%	1	0.0%	9	0.1%	67	0.1%	18	0.1%	129	0.1%
Mining	2	0.7%	16	0.3%	11	0.2%	113	0.1%	19	0.1%	211	0.1%
Utilities	0	0.0%	0	0.0%	16	0.2%	702	0.6%	28	0.2%	909	0.5%
Construction	34	11.3%	888	17.3%	420	6.4%	5,329	4.9%	860	6.2%	9,483	4.8%
Manufacturing	18	6.0%	307	6.0%	274	4.2%	4,402	4.1%	493	3.6%	8,330	4.2%
Wholesale Trade	11	3.7%	86	1.7%	290	4.4%	3,694	3.4%	474	3.4%	6,045	3.0%
Retail Trade	43	14.3%	452	8.8%	796	12.2%	9,391	8.7%	1,867	13.5%	21,428	10.8%
Motor Vehicle & Parts Dealers	5	1.7%	18	0.4%	128	2.0%	1,480	1.4%	266	1.9%	2,877	1.4%
Furniture & Home Furnishings Stores	4	1.3%	10	0.2%	50	0.8%	920	0.8%	113	0.8%	1,398	0.7%
Electronics & Appliance Stores	1	0.3%	4	0.1%	29	0.4%	193	0.2%	61	0.4%	744	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	5	1.7%	78	1.5%	86	1.3%	1,243	1.1%	157	1.1%	2,069	1.0%
Food & Beverage Stores	10	3.3%	76	1.5%	96	1.5%	1,306	1.2%	253	1.8%	4,189	2.1%
Health & Personal Care Stores	2	0.7%	9	0.2%	56	0.9%	548	0.5%	164	1.2%	1,961	1.0%
Gasoline Stations	0	0.0%	1	0.0%	10	0.2%	56	0.1%	25	0.2%	125	0.1%
Clothing & Clothing Accessories Stores	3	1.0%	10	0.2%	72	1.1%	282	0.3%	193	1.4%	1,465	0.7%
Sport Goods, Hobby, Book, & Music Stores	4	1.3%	39	0.8%	53	0.8%	400	0.4%	133	1.0%	951	0.5%
General Merchandise Stores	2	0.7%	120	2.3%	24	0.4%	1,143	1.1%	76	0.5%	2,693	1.4%
Miscellaneous Store Retailers	6	2.0%	85	1.7%	145	2.2%	1,257	1.2%	321	2.3%	2,364	1.2%
Nonstore Retailers	2	0.7%	2	0.0%	46	0.7%	563	0.5%	105	0.8%	593	0.3%
Transportation & Warehousing	3	1.0%	1,344	26.2%	108	1.7%	3,367	3.1%	196	1.4%	4,177	2.1%
Information	8	2.7%	62	1.2%	151	2.3%	2,071	1.9%	294	2.1%	3,611	1.8%
Finance & Insurance	13	4.3%	93	1.8%	272	4.2%	2,069	1.9%	634	4.6%	5,002	2.5%
Central Bank/Credit Intermediation & Related Activities	6	2.0%	73	1.4%	100	1.5%	996	0.9%	235	1.7%	2,717	1.4%
Securities, Commodity Contracts & Other Financial	2	0.7%	7	0.1%	60	0.9%	436	0.4%	155	1.1%	899	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	5	1.7%	13	0.3%	111	1.7%	637	0.6%	245	1.8%	1,386	0.7%
Real Estate, Rental & Leasing	9	3.0%	37	0.7%	327	5.0%	1,882	1.7%	827	6.0%	4,104	2.1%
Professional, Scientific & Tech Services	32	10.7%	201	3.9%	744	11.4%	5,622	5.2%	1,449	10.4%	10,685	5.4%
Legal Services	10	3.3%	55	1.1%	230	3.5%	1,323	1.2%	419	3.0%	2,340	1.2%
Management of Companies & Enterprises	1	0.3%	6	0.1%	11	0.2%	507	0.5%	18	0.1%	524	0.3%
Administrative & Support & Waste Management & Remediation	11	3.7%	91	1.8%	193	3.0%	2,370	2.2%	444	3.2%	5,428	2.7%
Educational Services	6	2.0%	355	6.9%	252	3.9%	24,845	22.9%	455	3.3%	31,002	15.6%
Health Care & Social Assistance	15	5.0%	135	2.6%	470	7.2%	9,544	8.8%	1,469	10.6%	32,379	16.3%
Arts, Entertainment & Recreation	5	1.7%	188	3.7%	141	2.2%	2,621	2.4%	241	1.7%	4,639	2.3%
Accommodation & Food Services	15	5.0%	290	5.6%	506	7.7%	8,793	8.1%	1,103	8.0%	19,140	9.6%
Accommodation	0	0.0%	0	0.0%	55	0.8%	1,533	1.4%	122	0.9%	2,458	1.2%
Food Services & Drinking Places	15	5.0%	290	5.6%	451	6.9%	7,260	6.7%	981	7.1%	16,682	8.4%
Other Services (except Public Administration)	46	15.3%	504	9.8%	799	12.2%	9,162	8.4%	1,679	12.1%	15,304	7.7%
Automotive Repair & Maintenance	11	3.7%	49	1.0%	193	3.0%	1,293	1.2%	403	2.9%	2,801	1.4%
Public Administration	3	1.0%	58	1.1%	252	3.9%	11,457	10.6%	353	2.5%	14,914	7.5%
Unclassified Establishments	24	8.0%	24	0.5%	500	7.6%	460	0.4%	948	6.8%	1,208	0.6%
Total	300	100.0%	5,139	100.0%	6,540	100.0%	108,469	100.0%	13,868	100.0%	198,653	100.0%

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

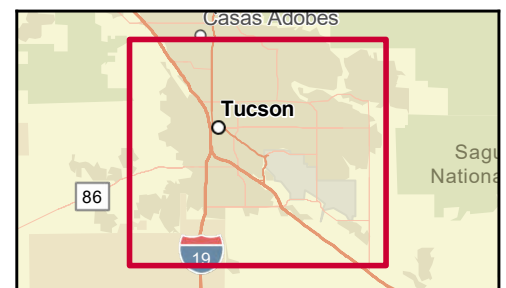
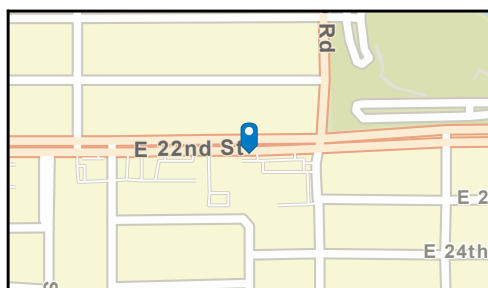
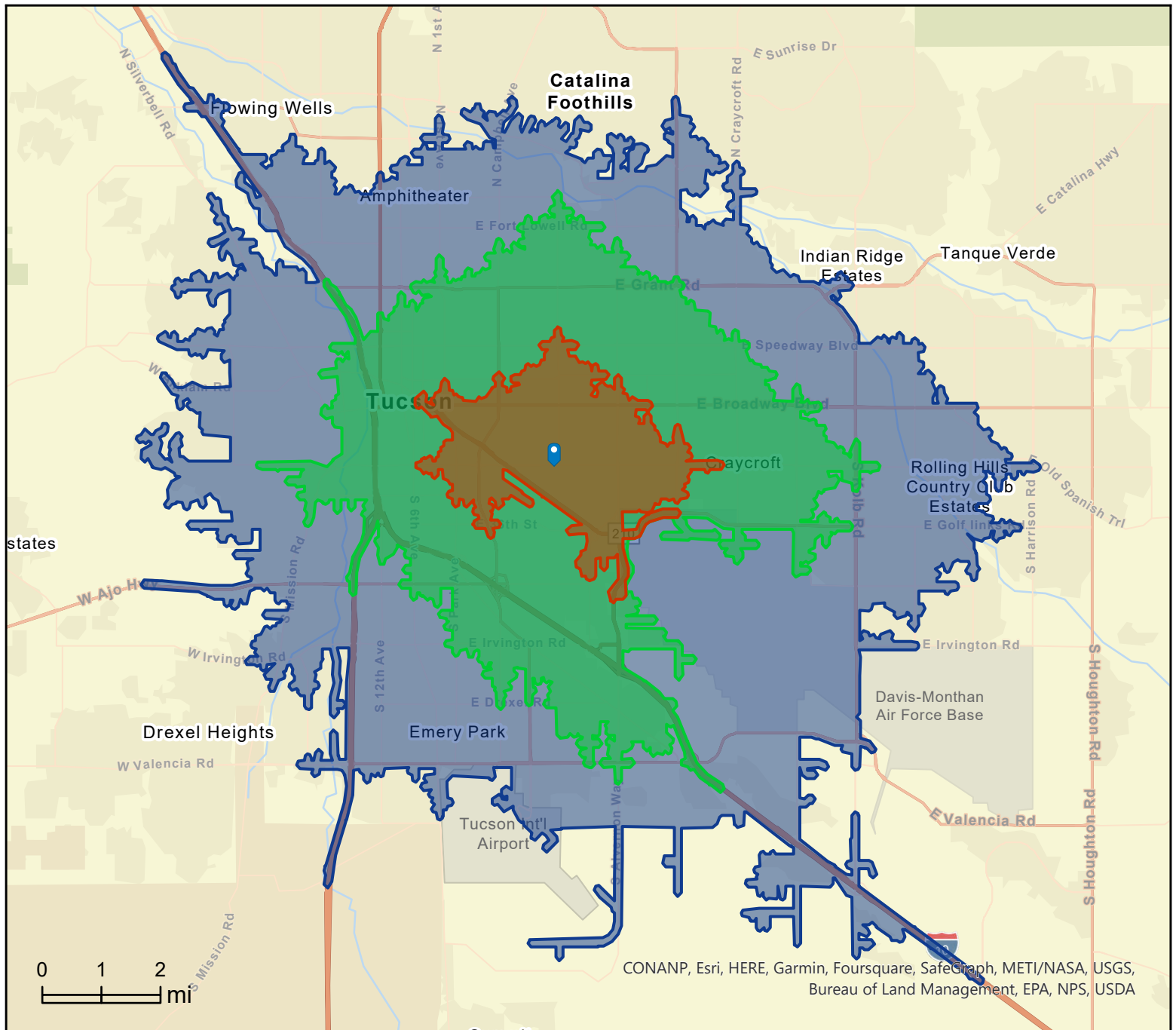
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Site Map

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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	32,118	182,139	417,751
2020 Population	31,396	179,173	420,024
2022 Population	31,579	180,939	423,556
2027 Population	32,130	183,404	427,952
2010-2020 Annual Rate	-0.23%	-0.16%	0.05%
2020-2022 Annual Rate	0.26%	0.44%	0.37%
2022-2027 Annual Rate	0.35%	0.27%	0.21%
2022 Male Population	49.6%	50.2%	49.5%
2022 Female Population	50.4%	49.8%	50.5%
2022 Median Age	35.3	32.5	33.8

In the identified area, the current year population is 423,556. In 2020, the Census count in the area was 420,024. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 427,952 representing a change of 0.21% annually from 2022 to 2027. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	50.6%	52.4%	50.7%
2022 Black Alone	5.6%	5.9%	5.6%
2022 American Indian/Alaska Native Alone	3.4%	3.3%	3.4%
2022 Asian Alone	3.2%	3.4%	3.0%
2022 Pacific Islander Alone	0.2%	0.3%	0.3%
2022 Other Race	16.3%	16.4%	17.3%
2022 Two or More Races	20.6%	18.3%	19.6%
2022 Hispanic Origin (Any Race)	45.0%	42.7%	46.2%

Persons of Hispanic origin represent 46.2% 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 83.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	51	41	43
2010 Households	13,180	71,755	165,800
2020 Households	13,771	74,668	175,658
2022 Households	13,847	75,693	178,129
2027 Households	14,274	77,386	181,339
2010-2020 Annual Rate	0.44%	0.40%	0.58%
2020-2022 Annual Rate	0.24%	0.61%	0.62%
2022-2027 Annual Rate	0.61%	0.44%	0.36%
2022 Average Household Size	2.25	2.24	2.29

The household count in this area has changed from 175,658 in 2020 to 178,129 in the current year, a change of 0.62% annually. The five-year projection of households is 181,339, a change of 0.36% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2020. The number of families in the current year is 92,889 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

El Campo Center 2
3000 E 22nd St, Tucson, Arizona, 85713
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.20679
Longitude: -110.92791

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	28.8%	26.6%	23.0%
Median Household Income			
2022 Median Household Income	\$44,875	\$43,237	\$44,443
2027 Median Household Income	\$59,256	\$54,473	\$54,737
2022-2027 Annual Rate	5.72%	4.73%	4.25%
Average Household Income			
2022 Average Household Income	\$69,060	\$63,132	\$63,500
2027 Average Household Income	\$86,216	\$77,290	\$77,616
2022-2027 Annual Rate	4.54%	4.13%	4.10%
Per Capita Income			
2022 Per Capita Income	\$30,277	\$26,672	\$26,942
2027 Per Capita Income	\$38,253	\$32,856	\$33,128
2022-2027 Annual Rate	4.79%	4.26%	4.22%
Households by Income			

Current median household income is \$44,443 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$54,737 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$63,500 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$77,616 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$26,942 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$33,128 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	83	89	103
2010 Total Housing Units	14,997	80,894	187,773
2010 Owner Occupied Housing Units	6,712	31,593	78,438
2010 Renter Occupied Housing Units	6,469	40,163	87,363
2010 Vacant Housing Units	1,817	9,139	21,973
2020 Total Housing Units	15,294	82,987	193,048
2020 Vacant Housing Units	1,523	8,319	17,390
2022 Total Housing Units	15,331	83,809	194,621
2022 Owner Occupied Housing Units	7,087	33,451	83,563
2022 Renter Occupied Housing Units	6,760	42,242	94,566
2022 Vacant Housing Units	1,484	8,116	16,492
2027 Total Housing Units	15,741	85,227	197,385
2027 Owner Occupied Housing Units	7,294	34,962	87,195
2027 Renter Occupied Housing Units	6,980	42,424	94,144
2027 Vacant Housing Units	1,467	7,841	16,046

Currently, 42.9% of the 194,621 housing units in the area are owner occupied; 48.6%, renter occupied; and 8.5% 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 193,048 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.36%. Median home value in the area is \$193,651, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.59% annually to \$266,421.

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

El Campo Center 2
3000 E 22nd St, Tucson, Arizona, 85713
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.20679
Longitude: -110.92791

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				2,016		9,428				17,091			
Total Employees:				24,878		140,533				241,219			
Total Residential Population:				31,579		180,939				423,556			
Employee/Residential Population Ratio (per 100 Residents)				79		78				57			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	32	1.6%	274	1.1%	116	1.2%	1,050	0.7%	251	1.5%	2,119	0.9%	
Construction	178	8.8%	2,557	10.3%	556	5.9%	6,497	4.6%	1,027	6.0%	11,103	4.6%	
Manufacturing	104	5.2%	1,750	7.0%	308	3.3%	5,386	3.8%	558	3.3%	11,139	4.6%	
Transportation	41	2.0%	1,769	7.1%	160	1.7%	3,646	2.6%	343	2.0%	5,841	2.4%	
Communication	18	0.9%	149	0.6%	91	1.0%	1,078	0.8%	173	1.0%	2,320	1.0%	
Utility	3	0.1%	39	0.2%	25	0.3%	853	0.6%	46	0.3%	1,118	0.5%	
Wholesale Trade	101	5.0%	981	3.9%	366	3.9%	4,581	3.3%	613	3.6%	7,543	3.1%	
Retail Trade Summary	420	20.8%	6,744	27.1%	2,030	21.5%	27,060	19.3%	3,570	20.9%	48,618	20.2%	
Home Improvement	35	1.7%	721	2.9%	117	1.2%	1,637	1.2%	206	1.2%	2,939	1.2%	
General Merchandise Stores	11	0.5%	541	2.2%	45	0.5%	1,547	1.1%	100	0.6%	3,721	1.5%	
Food Stores	34	1.7%	749	3.0%	185	2.0%	2,824	2.0%	364	2.1%	6,147	2.5%	
Auto Dealers, Gas Stations, Auto Aftermarket	48	2.4%	624	2.5%	209	2.2%	2,715	1.9%	362	2.1%	4,096	1.7%	
Apparel & Accessory Stores	19	0.9%	57	0.2%	112	1.2%	1,045	0.7%	162	0.9%	1,317	0.5%	
Furniture & Home Furnishings	39	1.9%	533	2.1%	161	1.7%	1,696	1.2%	274	1.6%	2,764	1.1%	
Eating & Drinking Places	130	6.4%	2,213	8.9%	685	7.3%	11,475	8.2%	1,169	6.8%	20,557	8.5%	
Miscellaneous Retail	103	5.1%	1,307	5.3%	516	5.5%	4,121	2.9%	933	5.5%	7,077	2.9%	
Finance, Insurance, Real Estate Summary	160	7.9%	1,058	4.3%	828	8.8%	5,628	4.0%	1,685	9.9%	12,468	5.2%	
Banks, Savings & Lending Institutions	26	1.3%	266	1.1%	150	1.6%	1,388	1.0%	309	1.8%	3,549	1.5%	
Securities Brokers	14	0.7%	66	0.3%	82	0.9%	591	0.4%	182	1.1%	1,037	0.4%	
Insurance Carriers & Agents	28	1.4%	86	0.3%	163	1.7%	917	0.7%	306	1.8%	2,033	0.8%	
Real Estate, Holding, Other Investment Offices	92	4.6%	641	2.6%	434	4.6%	2,732	1.9%	889	5.2%	5,848	2.4%	
Services Summary	776	38.5%	8,532	34.3%	3,950	41.9%	70,256	50.0%	7,287	42.6%	119,254	49.4%	
Hotels & Lodging	10	0.5%	254	1.0%	86	0.9%	1,877	1.3%	159	0.9%	3,374	1.4%	
Automotive Services	87	4.3%	641	2.6%	335	3.6%	2,171	1.5%	609	3.6%	4,696	1.9%	
Motion Pictures & Amusements	53	2.6%	945	3.8%	239	2.5%	3,635	2.6%	426	2.5%	6,454	2.7%	
Health Services	70	3.5%	613	2.5%	504	5.3%	10,899	7.8%	1,335	7.8%	28,336	11.7%	
Legal Services	49	2.4%	263	1.1%	293	3.1%	1,597	1.1%	418	2.4%	2,321	1.0%	
Education Institutions & Libraries	47	2.3%	1,502	6.0%	298	3.2%	26,976	19.2%	479	2.8%	34,095	14.1%	
Other Services	460	22.8%	4,314	17.3%	2,195	23.3%	23,100	16.4%	3,860	22.6%	39,976	16.6%	
Government	29	1.4%	943	3.8%	322	3.4%	13,678	9.7%	385	2.3%	18,304	7.6%	
Unclassified Establishments	154	7.6%	82	0.3%	674	7.1%	818	0.6%	1,152	6.7%	1,392	0.6%	
Totals	2,016	100.0%	24,878	100.0%	9,428	100.0%	140,533	100.0%	17,091	100.0%	241,219	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.

November 03, 2022

Business Summary

El Campo Center 2
3000 E 22nd St, Tucson, Arizona, 85713
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.20679
Longitude: -110.92791

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%	28	0.1%	10	0.1%	73	0.1%	26	0.2%	226	0.1%
Mining	5	0.2%	46	0.2%	14	0.1%	161	0.1%	23	0.1%	245	0.1%
Utilities	1	0.0%	4	0.0%	18	0.2%	773	0.6%	30	0.2%	982	0.4%
Construction	183	9.1%	2,602	10.5%	593	6.3%	6,768	4.8%	1,106	6.5%	11,837	4.9%
Manufacturing	112	5.6%	1,814	7.3%	348	3.7%	5,403	3.8%	629	3.7%	11,392	4.7%
Wholesale Trade	101	5.0%	982	3.9%	356	3.8%	4,527	3.2%	595	3.5%	7,450	3.1%
Retail Trade	275	13.6%	4,349	17.5%	1,285	13.6%	15,070	10.7%	2,294	13.4%	27,240	11.3%
Motor Vehicle & Parts Dealers	46	2.3%	612	2.5%	192	2.0%	2,625	1.9%	328	1.9%	3,880	1.6%
Furniture & Home Furnishings Stores	17	0.8%	374	1.5%	77	0.8%	1,099	0.8%	143	0.8%	1,698	0.7%
Electronics & Appliance Stores	8	0.4%	50	0.2%	43	0.5%	285	0.2%	78	0.5%	766	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	35	1.7%	721	2.9%	115	1.2%	1,634	1.2%	202	1.2%	2,930	1.2%
Food & Beverage Stores	32	1.6%	631	2.5%	161	1.7%	2,508	1.8%	317	1.9%	5,634	2.3%
Health & Personal Care Stores	17	0.8%	161	0.6%	90	1.0%	1,058	0.8%	195	1.1%	2,375	1.0%
Gasoline Stations	2	0.1%	12	0.0%	17	0.2%	90	0.1%	33	0.2%	217	0.1%
Clothing & Clothing Accessories Stores	23	1.1%	66	0.3%	147	1.6%	1,198	0.9%	214	1.3%	1,526	0.6%
Sport Goods, Hobby, Book, & Music Stores	21	1.0%	135	0.5%	95	1.0%	680	0.5%	162	0.9%	1,123	0.5%
General Merchandise Stores	11	0.5%	541	2.2%	45	0.5%	1,547	1.1%	100	0.6%	3,721	1.5%
Miscellaneous Store Retailers	46	2.3%	650	2.6%	233	2.5%	1,777	1.3%	387	2.3%	2,770	1.1%
Nonstore Retailers	15	0.7%	399	1.6%	70	0.7%	569	0.4%	134	0.8%	599	0.2%
Transportation & Warehousing	33	1.6%	1,734	7.0%	140	1.5%	3,576	2.5%	262	1.5%	5,650	2.3%
Information	49	2.4%	512	2.1%	202	2.1%	2,661	1.9%	348	2.0%	4,605	1.9%
Finance & Insurance	69	3.4%	423	1.7%	403	4.3%	2,943	2.1%	815	4.8%	6,706	2.8%
Central Bank/Credit Intermediation & Related Activities	26	1.3%	272	1.1%	151	1.6%	1,404	1.0%	311	1.8%	3,581	1.5%
Securities, Commodity Contracts & Other Financial	14	0.7%	66	0.3%	89	0.9%	622	0.4%	198	1.2%	1,091	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	28	1.4%	86	0.3%	163	1.7%	917	0.7%	306	1.8%	2,033	0.8%
Real Estate, Rental & Leasing	106	5.3%	751	3.0%	524	5.6%	2,710	1.9%	1,095	6.4%	5,707	2.4%
Professional, Scientific & Tech Services	225	11.2%	1,476	5.9%	1,024	10.9%	7,293	5.2%	1,737	10.2%	12,942	5.4%
Legal Services	57	2.8%	336	1.4%	315	3.3%	1,712	1.2%	456	2.7%	2,596	1.1%
Management of Companies & Enterprises	6	0.3%	31	0.1%	13	0.1%	510	0.4%	21	0.1%	526	0.2%
Administrative & Support & Waste Management & Remediation	67	3.3%	459	1.8%	290	3.1%	3,145	2.2%	585	3.4%	7,256	3.0%
Educational Services	51	2.5%	1,493	6.0%	332	3.5%	26,735	19.0%	546	3.2%	33,910	14.1%
Health Care & Social Assistance	108	5.4%	1,695	6.8%	727	7.7%	15,075	10.7%	1,756	10.3%	36,536	15.1%
Arts, Entertainment & Recreation	40	2.0%	948	3.8%	183	1.9%	3,584	2.6%	301	1.8%	6,327	2.6%
Accommodation & Food Services	143	7.1%	2,480	10.0%	788	8.4%	13,485	9.6%	1,359	8.0%	24,153	10.0%
Accommodation	10	0.5%	254	1.0%	86	0.9%	1,877	1.3%	159	0.9%	3,374	1.4%
Food Services & Drinking Places	133	6.6%	2,226	8.9%	702	7.4%	11,608	8.3%	1,200	7.0%	20,779	8.6%
Other Services (except Public Administration)	258	12.8%	2,043	8.2%	1,184	12.6%	11,457	8.2%	2,026	11.9%	17,749	7.4%
Automotive Repair & Maintenance	74	3.7%	507	2.0%	278	2.9%	1,764	1.3%	505	3.0%	3,471	1.4%
Public Administration	28	1.4%	926	3.7%	323	3.4%	13,768	9.8%	386	2.3%	18,394	7.6%
Unclassified Establishments	154	7.6%	82	0.3%	672	7.1%	814	0.6%	1,149	6.7%	1,386	0.6%
Total	2,016	100.0%	24,878	100.0%	9,428	100.0%	140,533	100.0%	17,091	100.0%	241,219	100.0%

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November 03, 2022