



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
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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: \$4.00/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

2024 Estimates	1 MI	3 MI	5 MI
Population:	10,740	99,949	303,014
Households:	4,371	42,363	129,299
Average HH Income:	\$73,909	\$72,212	\$67,480

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

Traffic Count

22nd Street:	45,948 VPD (2023)
Country Club Road:	15,099 VPD (2023)
Total:	61,047 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 cricket

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	Culture Connects Studio	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	Cricket Wireless	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

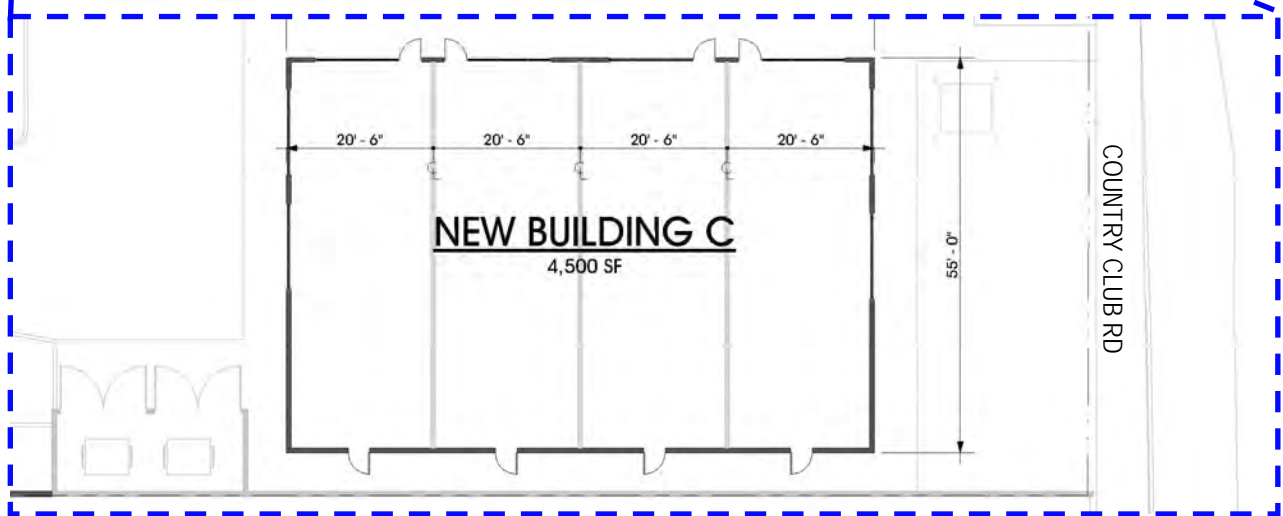
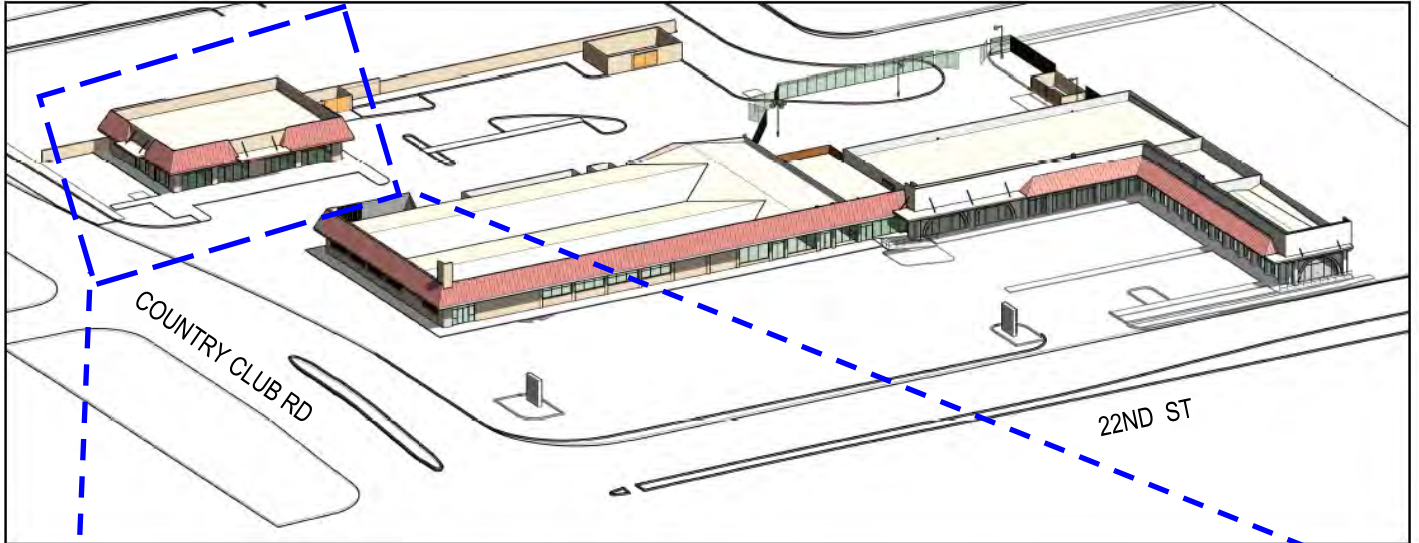
El Campo Center

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"

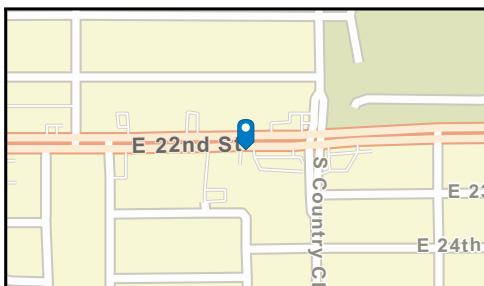
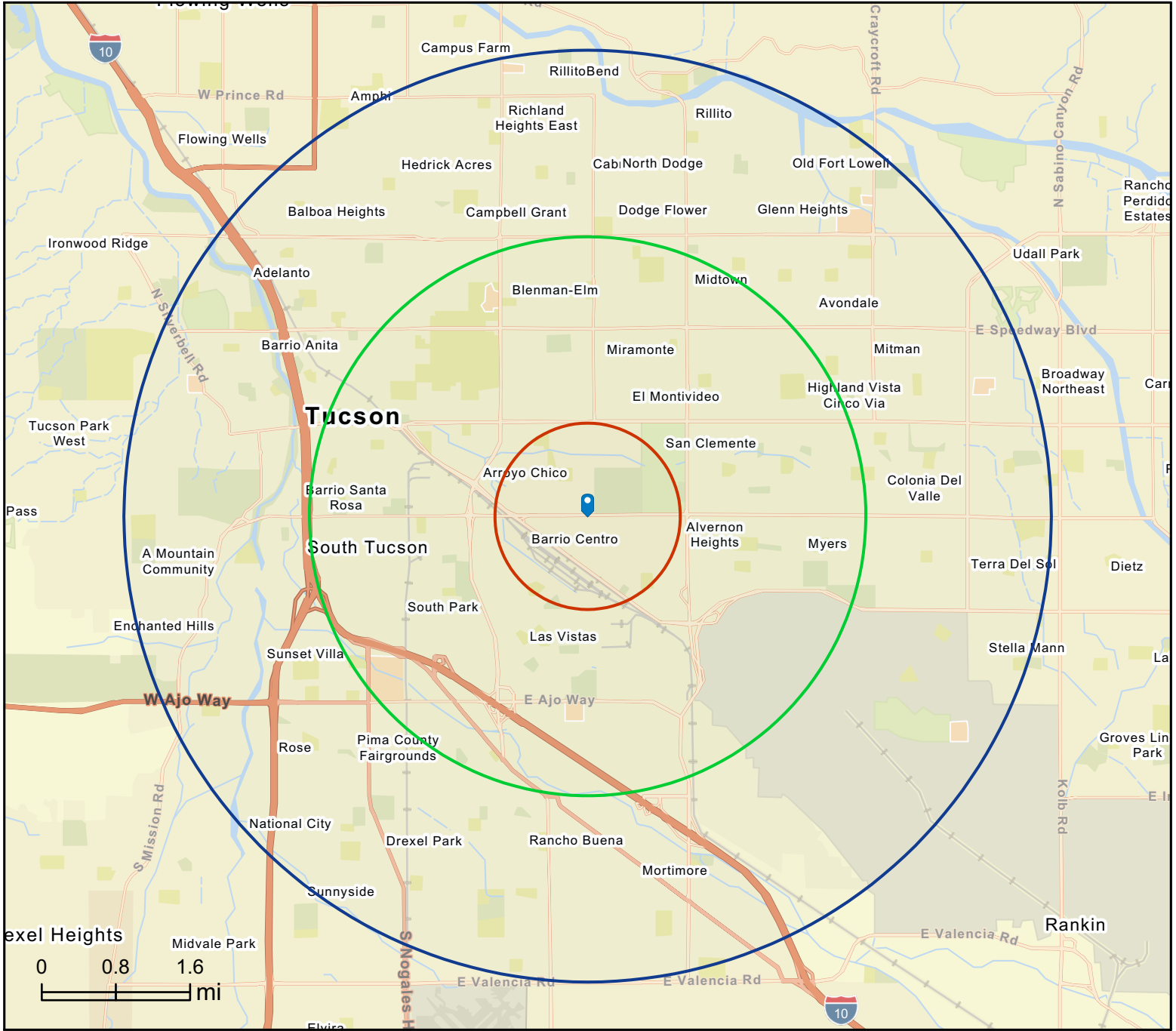


④ WEST ELEVATION - BUILDING C
1/16" = 1'-0"

Site Map

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

Prepared by Esri
Latitude: 32.20679
Longitude: -110.92791



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2010 Population	10,844	99,324	306,509
2020 Population	10,508	98,787	302,621
2024 Population	10,740	99,949	303,014
2029 Population	10,554	100,663	303,277
2010-2020 Annual Rate	-0.31%	-0.05%	-0.13%
2020-2024 Annual Rate	0.52%	0.28%	0.03%
2024-2029 Annual Rate	-0.35%	0.14%	0.02%
2020 Male Population	49.0%	49.2%	49.5%
2020 Female Population	51.0%	50.8%	50.5%
2020 Median Age	40.8	32.3	34.6
2024 Male Population	49.8%	49.9%	50.2%
2024 Female Population	50.2%	50.1%	49.8%
2024 Median Age	41.4	33.1	35.3

In the identified area, the current year population is 303,014. In 2020, the Census count in the area was 302,621. The rate of change since 2020 was 0.03% annually. The five-year projection for the population in the area is 303,277 representing a change of 0.02% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	43.5%	53.6%	49.2%
2024 Black Alone	4.0%	6.0%	5.8%
2024 American Indian/Alaska Native Alone	3.8%	3.4%	3.7%
2024 Asian Alone	2.2%	4.0%	3.0%
2024 Pacific Islander Alone	0.1%	0.3%	0.3%
2024 Other Race	20.8%	15.2%	18.7%
2024 Two or More Races	25.4%	17.6%	19.4%
2024 Hispanic Origin (Any Race)	59.2%	40.5%	47.9%

Persons of Hispanic origin represent 47.9% of the population in the identified area compared to 19.6% 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 84.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	58	52	47
2010 Households	4,233	39,233	120,229
2020 Households	4,304	40,991	126,358
2024 Households	4,371	42,363	129,299
2029 Households	4,413	43,862	133,006
2010-2020 Annual Rate	0.17%	0.44%	0.50%
2020-2024 Annual Rate	0.36%	0.78%	0.54%
2024-2029 Annual Rate	0.19%	0.70%	0.57%
2024 Average Household Size	2.45	2.16	2.24

The household count in this area has changed from 126,358 in 2020 to 129,299 in the current year, a change of 0.54% annually. The five-year projection of households is 133,006, a change of 0.57% annually from the current year total. Average household size is currently 2.24, compared to 2.28 in the year 2020. The number of families in the current year is 64,453 in the specified area.

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

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	24.9%	39.5%	36.7%
Median Household Income			
2024 Median Household Income	\$55,601	\$50,332	\$46,992
2029 Median Household Income	\$63,730	\$60,383	\$57,514
2024-2029 Annual Rate	2.77%	3.71%	4.12%
Average Household Income			
2024 Average Household Income	\$73,909	\$72,212	\$67,480
2029 Average Household Income	\$88,080	\$86,902	\$82,407
2024-2029 Annual Rate	3.57%	3.77%	4.08%
Per Capita Income			
2024 Per Capita Income	\$30,141	\$30,980	\$29,054
2029 Per Capita Income	\$36,879	\$38,238	\$36,402
2024-2029 Annual Rate	4.12%	4.30%	4.61%
GINI Index			
2024 Gini Index	40.0	45.8	44.9

Households by Income

Current median household income is \$46,992 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$57,514 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$67,480 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$82,407 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,054 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$36,402 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	100	63	68
2010 Total Housing Units	4,654	44,169	135,853
2010 Owner Occupied Housing Units	2,968	16,469	52,516
2010 Renter Occupied Housing Units	1,265	22,764	67,713
2010 Vacant Housing Units	421	4,936	15,624
2020 Total Housing Units	4,630	45,884	139,025
2020 Owner Occupied Housing Units	2,993	16,796	52,733
2020 Renter Occupied Housing Units	1,311	24,195	73,625
2020 Vacant Housing Units	350	4,903	12,617
2024 Total Housing Units	4,664	46,908	140,883
2024 Owner Occupied Housing Units	3,208	19,134	60,555
2024 Renter Occupied Housing Units	1,163	23,229	68,744
2024 Vacant Housing Units	293	4,545	11,584
2029 Total Housing Units	4,681	48,249	144,160
2029 Owner Occupied Housing Units	3,398	21,039	66,787
2029 Renter Occupied Housing Units	1,015	22,823	66,219
2029 Vacant Housing Units	268	4,387	11,154

Socioeconomic Status Index

2024 Socioeconomic Status Index	43.0	40.8	40.0
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Currently, 43.0% of the 140,883 housing units in the area are owner occupied; 48.8%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 139,025 housing units in the area and 9.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$275,226, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.33% annually to \$392,000.

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

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Business Summary

El Campo Center
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 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles	
Total Businesses:	305		6,745		14,354	
Total Employees:	5,039		112,905		203,364	
Total Population:	10,740		99,949		303,014	
Employee/Population Ratio (per 100 Residents)	47		113		67	

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%	10	0.1%	65	0.1%	25	0.2%	144	0.1%
Mining	3	1.0%	12	0.2%	13	0.2%	192	0.2%	24	0.2%	366	0.2%
Utilities	0	0.0%	0	0.0%	18	0.3%	928	0.8%	29	0.2%	1,105	0.5%
Construction	38	12.5%	931	18.5%	477	7.1%	6,450	5.7%	938	6.5%	10,418	5.1%
Building Construction	10	3.3%	132	2.6%	154	2.3%	1,964	1.7%	296	2.1%	2,935	1.4%
Heavy/Civil Eng Construction	2	0.7%	542	10.8%	31	0.5%	1,073	0.9%	62	0.4%	1,537	0.8%
Specialty Trade Contractor	26	8.5%	257	5.1%	292	4.3%	3,413	3.0%	579	4.0%	5,947	2.9%
Manufacturing	22	7.2%	229	4.5%	333	4.9%	3,969	3.5%	578	4.0%	7,702	3.8%
Wholesale Trade	8	2.6%	62	1.2%	297	4.4%	3,947	3.5%	504	3.5%	6,265	3.1%
Durable Goods	6	2.0%	53	1.1%	242	3.6%	2,790	2.5%	414	2.9%	4,545	2.2%
Nondurable Goods	2	0.7%	9	0.2%	48	0.7%	701	0.6%	78	0.5%	1,240	0.6%
Trade Broker	0	0.0%	0	0.0%	8	0.1%	456	0.4%	12	0.1%	480	0.2%
Retail Trade	43	14.1%	396	7.9%	766	11.4%	8,727	7.7%	1,775	12.4%	20,404	10.0%
Motor Vehicle & Parts Dealers	4	1.3%	17	0.3%	140	2.1%	1,395	1.2%	282	2.0%	3,175	1.6%
Furniture & Home Furnishings Stores	2	0.7%	4	0.1%	44	0.7%	816	0.7%	104	0.7%	1,228	0.6%
Electronics & Appliance Stores	1	0.3%	1	0.0%	28	0.4%	186	0.2%	63	0.4%	708	0.3%
Building Material & Garden Equipment & Supplies Dealers	5	1.6%	81	1.6%	84	1.3%	1,222	1.1%	150	1.1%	2,086	1.0%
Food & Beverage Stores	11	3.6%	79	1.6%	108	1.6%	1,562	1.4%	261	1.8%	4,325	2.1%
Health & Personal Care Stores	4	1.3%	23	0.5%	69	1.0%	677	0.6%	177	1.2%	2,064	1.0%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	14	0.2%	90	0.1%	41	0.3%	235	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	3	1.0%	9	0.2%	66	1.0%	271	0.2%	178	1.2%	1,217	0.6%
Sporting Goods, Hobby, Book, & Music Stores	8	2.6%	112	2.2%	154	2.3%	1,374	1.2%	353	2.5%	2,658	1.3%
General Merchandise Stores	6	2.0%	69	1.4%	61	0.9%	1,133	1.0%	166	1.2%	2,709	1.3%
Transportation & Warehousing	5	1.6%	1,362	27.0%	113	1.7%	3,428	3.0%	213	1.5%	4,247	2.1%
Truck Transportation	3	1.0%	38	0.8%	51	0.8%	684	0.6%	96	0.7%	1,065	0.5%
Information	8	2.6%	49	1.0%	159	2.4%	2,026	1.8%	302	2.1%	3,439	1.7%
Finance & Insurance	9	3.0%	73	1.4%	249	3.7%	2,784	2.5%	609	4.2%	5,346	2.6%
Central Bank/Credit Intermediation & Related Activities	3	1.0%	54	1.1%	89	1.3%	923	0.8%	216	1.5%	2,236	1.1%
Securities & Commodity Contracts	1	0.3%	8	0.2%	57	0.8%	1,226	1.1%	154	1.1%	1,720	0.8%
Funds, Trusts & Other Financial Vehicles	5	1.6%	12	0.2%	103	1.5%	634	0.6%	240	1.7%	1,390	0.7%
Real Estate, Rental & Leasing	10	3.3%	46	0.9%	332	4.9%	2,739	2.4%	808	5.6%	5,109	2.5%
Professional, Scientific & Tech Services	31	10.2%	159	3.2%	753	11.2%	5,184	4.6%	1,469	10.2%	13,646	6.7%
Legal Services	7	2.3%	32	0.6%	220	3.3%	1,153	1.0%	403	2.8%	2,116	1.0%
Management of Companies & Enterprises	0	0.0%	1	0.0%	6	0.1%	467	0.4%	13	0.1%	493	0.2%
Administrative, Support & Waste Management Services	11	3.6%	107	2.1%	212	3.1%	2,618	2.3%	452	3.1%	5,349	2.6%
Educational Services	8	2.6%	416	8.3%	264	3.9%	25,673	22.7%	462	3.2%	31,994	15.7%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

Business Summary

El Campo Center
 3000 E 22nd St, Tucson, Arizona, 85713
 Rings: 1, 3, 5 mile 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
Health Care & Social Assistance	17	5.6%	160	3.2%	578	8.6%	12,511	11.1%	1,844	12.8%	33,793	16.6%
Ambulatory Health Care	6	2.0%	46	0.9%	354	5.3%	4,200	3.7%	1,310	9.1%	15,997	7.9%
Hospital	0	0.0%	13	0.3%	42	0.6%	4,712	4.2%	98	0.7%	8,482	4.2%
Nursing/Residential Care	0	0.0%	1	0.0%	33	0.5%	554	0.5%	109	0.8%	3,490	1.7%
Social Assistance	11	3.6%	100	2.0%	150	2.2%	3,044	2.7%	327	2.3%	5,825	2.9%
Arts, Entertainment & Recreation	4	1.3%	174	3.5%	158	2.3%	2,092	1.9%	279	1.9%	4,078	2.0%
Accommodation & Food Services	17	5.6%	262	5.2%	550	8.2%	9,013	8.0%	1,193	8.3%	19,187	9.4%
Accommodation	1	0.3%	3	0.1%	61	0.9%	1,529	1.4%	129	0.9%	2,463	1.2%
Food Services & Drinking Places	15	4.9%	259	5.1%	489	7.3%	7,484	6.6%	1,064	7.4%	16,724	8.2%
Other Services (except Public Administration)	54	17.7%	525	10.4%	932	13.8%	6,157	5.5%	1,949	13.6%	11,908	5.9%
Repair & Maintenance	18	5.9%	353	7.0%	241	3.6%	1,876	1.7%	528	3.7%	3,625	1.8%
Automotive Repair & Maintenance	12	3.9%	52	1.0%	193	2.9%	1,276	1.1%	399	2.8%	2,657	1.3%
Personal & Laundry Service	14	4.6%	68	1.4%	221	3.3%	1,298	1.1%	549	3.8%	3,148	1.6%
Civic and Other Orgs	22	7.2%	104	2.1%	470	7.0%	2,983	2.6%	872	6.1%	5,135	2.5%
Public Administration	3	1.0%	68	1.4%	270	4.0%	13,773	12.2%	388	2.7%	18,030	8.9%
Unclassified Establishments	13	4.3%	7	0.1%	254	3.8%	162	0.1%	499	3.5%	342	0.2%
Total	305	100.0%	5,039	100.0%	6,745	100.0%	112,905	100.0%	14,354	100.0%	203,364	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	1.6%	29	0.6%	85	1.3%	881	0.8%	191	1.3%	1,690	0.8%
Construction	36	11.8%	923	18.3%	447	6.6%	6,184	5.5%	865	6.0%	9,775	4.8%
Manufacturing	22	7.2%	205	4.1%	305	4.5%	3,962	3.5%	529	3.7%	7,536	3.7%
Transportation	5	1.6%	1,361	27.0%	132	2.0%	3,530	3.1%	263	1.8%	4,520	2.2%
Communication	2	0.7%	6	0.1%	56	0.8%	542	0.5%	120	0.8%	1,198	0.6%
Utility	0	0.0%	0	0.0%	25	0.4%	989	0.9%	39	0.3%	1,177	0.6%
Wholesale Trade	9	3.0%	65	1.3%	299	4.4%	3,952	3.5%	509	3.5%	6,353	3.1%
Retail Trade Summary	58	19.0%	680	13.5%	1,297	19.2%	16,609	14.7%	2,922	20.4%	37,731	18.6%
Home Improvement	5	1.6%	81	1.6%	84	1.3%	1,219	1.1%	155	1.1%	2,097	1.0%
General Merchandise Stores	2	0.7%	60	1.2%	26	0.4%	1,015	0.9%	78	0.5%	2,231	1.1%
Food Stores	10	3.3%	106	2.1%	122	1.8%	1,846	1.6%	290	2.0%	4,736	2.3%
Auto Dealers & Gas Stations	4	1.3%	17	0.3%	150	2.2%	1,444	1.3%	310	2.2%	3,312	1.6%
Apparel & Accessory Stores	2	0.7%	9	0.2%	46	0.7%	205	0.2%	129	0.9%	1,020	0.5%
Furniture & Home Furnishings	4	1.3%	36	0.7%	102	1.5%	1,255	1.1%	217	1.5%	2,281	1.1%
Eating & Drinking Places	14	4.6%	255	5.1%	472	7.0%	7,348	6.5%	1,029	7.2%	16,450	8.1%
Miscellaneous Retail	15	4.9%	116	2.3%	295	4.4%	2,276	2.0%	714	5.0%	5,604	2.8%
Finance, Insurance, Real Estate Summary	19	6.2%	120	2.4%	549	8.1%	5,667	5.0%	1,330	9.3%	10,597	5.2%
Banks, Savings & Lending Institutions	3	1.0%	54	1.1%	87	1.3%	910	0.8%	214	1.5%	2,200	1.1%
Securities Brokers	1	0.3%	8	0.2%	54	0.8%	1,215	1.1%	142	1.0%	1,678	0.8%
Insurance Carriers & Agents	5	1.6%	12	0.2%	103	1.5%	634	0.6%	240	1.7%	1,390	0.7%
Real Estate, Holding, Other Investment Offices	10	3.3%	47	0.9%	305	4.5%	2,907	2.6%	734	5.1%	5,329	2.6%
Services Summary	133	43.6%	1,576	31.3%	3,023	44.8%	56,738	50.3%	6,696	46.6%	104,522	51.4%
Hotels & Lodging	1	0.3%	3	0.1%	61	0.9%	1,529	1.4%	129	0.9%	2,463	1.2%
Automotive Services	14	4.6%	60	1.2%	233	3.5%	1,569	1.4%	475	3.3%	3,100	1.5%
Movies & Amusements	6	2.0%	159	3.2%	159	2.4%	2,199	1.9%	297	2.1%	4,279	2.1%
Health Services	6	2.0%	60	1.2%	414	6.1%	9,400	8.3%	1,462	10.2%	26,765	13.2%
Legal Services	6	2.0%	26	0.5%	204	3.0%	1,048	0.9%	371	2.6%	1,897	0.9%
Education Institutions & Libraries	7	2.3%	407	8.1%	251	3.7%	26,032	23.1%	419	2.9%	32,342	15.9%
Other Services	92	30.2%	859	17.1%	1,700	25.2%	14,961	13.3%	3,543	24.7%	33,677	16.6%
Government	3	1.0%	68	1.4%	268	4.0%	13,683	12.1%	386	2.7%	17,915	8.8%
Unclassified Establishments	13	4.3%	7	1.4%	256	3.8%	167	12.1%	502	3.5%	350	8.8%
Totals	305	100.0%	5,039	100.0%	6,745	100.0%	112,905	100.0%	14,354	100.0%	203,364	100.0%

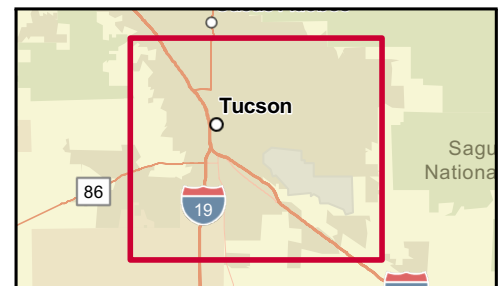
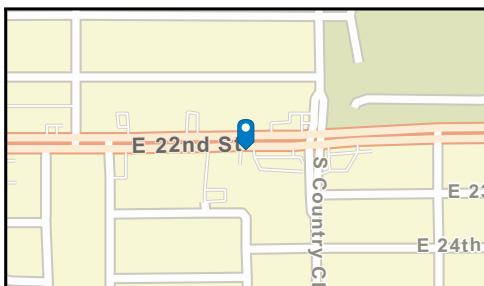
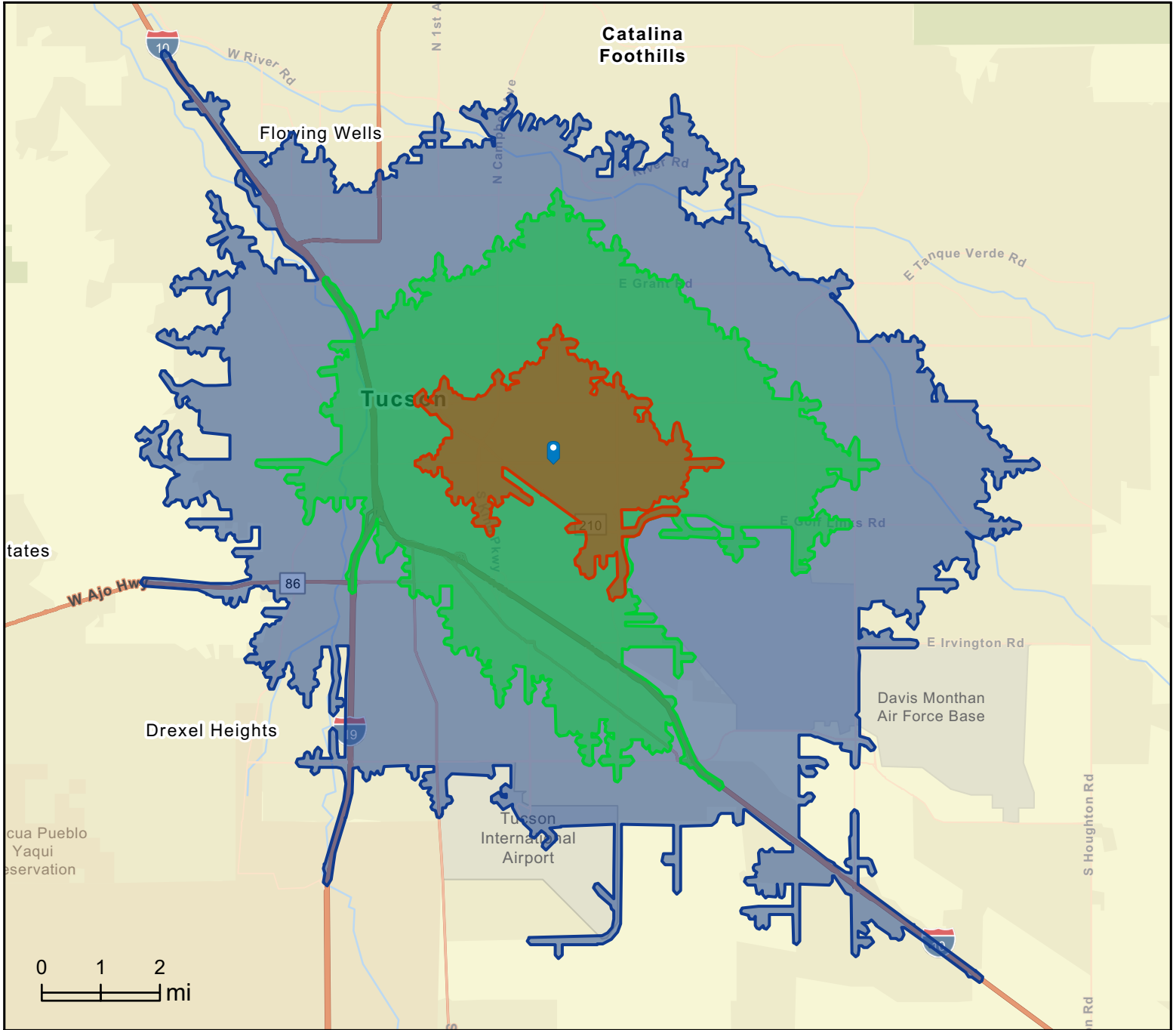
Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

Site Map

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



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
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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	31,077	184,011	420,048
2020 Population	30,578	180,930	422,855
2024 Population	31,193	181,867	423,599
2029 Population	31,335	183,050	423,507
2010-2020 Annual Rate	-0.16%	-0.17%	0.07%
2020-2024 Annual Rate	0.47%	0.12%	0.04%
2024-2029 Annual Rate	0.09%	0.13%	0.00%
2020 Male Population	49.7%	49.8%	49.3%
2020 Female Population	50.3%	50.2%	50.7%
2020 Median Age	37.1	34.0	35.2
2024 Male Population	50.5%	50.5%	50.0%
2024 Female Population	49.5%	49.5%	50.0%
2024 Median Age	37.7	34.6	35.9

In the identified area, the current year population is 423,599. In 2020, the Census count in the area was 422,855. The rate of change since 2020 was 0.04% annually. The five-year projection for the population in the area is 423,507 representing a change of 0.00% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	50.3%	51.6%	49.9%
2024 Black Alone	5.6%	6.1%	5.8%
2024 American Indian/Alaska Native Alone	3.4%	3.3%	3.4%
2024 Asian Alone	3.3%	3.5%	3.1%
2024 Pacific Islander Alone	0.2%	0.3%	0.3%
2024 Other Race	16.7%	16.9%	17.9%
2024 Two or More Races	20.5%	18.3%	19.5%
2024 Hispanic Origin (Any Race)	45.6%	43.7%	47.2%

Persons of Hispanic origin represent 47.2% of the population in the identified area compared to 19.6% 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 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	62	48	49
2010 Households	12,769	72,397	166,672
2020 Households	13,423	75,297	176,561
2024 Households	13,962	77,292	180,820
2029 Households	14,476	79,977	185,774
2010-2020 Annual Rate	0.50%	0.39%	0.58%
2020-2024 Annual Rate	0.93%	0.62%	0.56%
2024-2029 Annual Rate	0.73%	0.69%	0.54%
2024 Average Household Size	2.20	2.21	2.26

The household count in this area has changed from 176,561 in 2020 to 180,820 in the current year, a change of 0.56% annually. The five-year projection of households is 185,774, a change of 0.54% annually from the current year total. Average household size is currently 2.26, compared to 2.31 in the year 2020. The number of families in the current year is 92,832 in the specified area.

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

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2024 Percent of Income for Mortgage	36.8%	37.8%	33.3%
Median Household Income			
2024 Median Household Income	\$53,541	\$49,306	\$49,578
2029 Median Household Income	\$64,033	\$59,712	\$59,991
2024-2029 Annual Rate	3.64%	3.90%	3.89%
Average Household Income			
2024 Average Household Income	\$77,000	\$69,576	\$69,274
2029 Average Household Income	\$92,012	\$84,728	\$84,444
2024-2029 Annual Rate	3.63%	4.02%	4.04%
Per Capita Income			
2024 Per Capita Income	\$34,457	\$29,815	\$29,787
2029 Per Capita Income	\$42,416	\$37,260	\$37,261
2024-2029 Annual Rate	4.24%	4.56%	4.58%
GINI Index			
2024 Gini Index	44.7	45.0	44.0
Households by Income			

Current median household income is \$49,578 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$59,991 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$69,274 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$84,444 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,787 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,261 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	68	66	75
2010 Total Housing Units	14,539	81,592	188,679
2010 Owner Occupied Housing Units	6,574	31,819	78,891
2010 Renter Occupied Housing Units	6,195	40,578	87,781
2010 Vacant Housing Units	1,770	9,195	22,007
2020 Total Housing Units	14,910	83,662	193,969
2020 Owner Occupied Housing Units	6,726	32,191	80,196
2020 Renter Occupied Housing Units	6,697	43,106	96,365
2020 Vacant Housing Units	1,470	8,227	17,386
2024 Total Housing Units	15,342	84,972	196,560
2024 Owner Occupied Housing Units	7,491	36,724	91,366
2024 Renter Occupied Housing Units	6,471	40,568	89,454
2024 Vacant Housing Units	1,380	7,680	15,740
2029 Total Housing Units	15,797	87,407	200,887
2029 Owner Occupied Housing Units	8,123	40,375	100,198
2029 Renter Occupied Housing Units	6,353	39,602	85,576
2029 Vacant Housing Units	1,321	7,430	15,113

Socioeconomic Status Index			
2024 Socioeconomic Status Index	41.5	40.8	40.9

Currently, 46.5% of the 196,560 housing units in the area are owner occupied; 45.5%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 193,969 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$264,069, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.73% annually to \$383,115.

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

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Business Summary

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 Drive time: 5, 10, 15 minute radii

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Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	1,951		9,735		17,584							
Total Employees:	24,686		142,635		248,288							
Total Population:	31,193		181,867		423,599							
Employee/Population Ratio (per 100 Residents)	79		78		59							
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%	9	0.0%	13	0.1%	73	0.1%	39	0.2%	290	0.1%
Mining	6	0.3%	45	0.2%	17	0.2%	281	0.2%	29	0.2%	440	0.2%
Utilities	0	0.0%	3	0.0%	20	0.2%	994	0.7%	32	0.2%	1,166	0.5%
Construction	195	10.0%	3,028	12.3%	650	6.7%	7,704	5.4%	1,206	6.9%	12,958	5.2%
Building Construction	56	2.9%	683	2.8%	204	2.1%	2,312	1.6%	386	2.2%	3,785	1.5%
Heavy/Civil Eng Construction	7	0.4%	596	2.4%	41	0.4%	1,148	0.8%	75	0.4%	1,676	0.7%
Specialty Trade Contractor	132	6.8%	1,749	7.1%	406	4.2%	4,244	3.0%	745	4.2%	7,497	3.0%
Manufacturing	132	6.8%	1,523	6.2%	425	4.4%	5,305	3.7%	739	4.2%	10,924	4.4%
Wholesale Trade	97	5.0%	1,241	5.0%	371	3.8%	4,721	3.3%	623	3.5%	7,573	3.0%
Durable Goods	77	4.0%	750	3.0%	303	3.1%	3,332	2.3%	513	2.9%	5,693	2.3%
Nondurable Goods	15	0.8%	126	0.5%	59	0.6%	928	0.7%	95	0.5%	1,369	0.6%
Trade Broker	4	0.2%	365	1.5%	9	0.1%	461	0.3%	16	0.1%	511	0.2%
Retail Trade	245	12.6%	3,564	14.4%	1,238	12.7%	14,701	10.3%	2,201	12.5%	26,326	10.6%
Motor Vehicle & Parts Dealers	46	2.4%	556	2.3%	203	2.1%	2,889	2.0%	349	2.0%	4,033	1.6%
Furniture & Home Furnishings Stores	14	0.7%	326	1.3%	71	0.7%	993	0.7%	136	0.8%	1,532	0.6%
Electronics & Appliance Stores	6	0.3%	31	0.1%	44	0.5%	284	0.2%	77	0.4%	752	0.3%
Building Material & Garden Equipment & Supplies Dealers	32	1.6%	703	2.9%	114	1.2%	1,764	1.2%	191	1.1%	2,961	1.2%
Food & Beverage Stores	35	1.8%	639	2.6%	173	1.8%	2,751	1.9%	326	1.9%	5,709	2.3%
Health & Personal Care Stores	22	1.1%	206	0.8%	108	1.1%	1,059	0.7%	215	1.2%	2,604	1.1%
Gasoline Stations & Fuel Dealers	3	0.1%	14	0.1%	29	0.3%	162	0.1%	53	0.3%	347	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	18	0.9%	55	0.2%	136	1.4%	987	0.7%	206	1.2%	1,371	0.6%
Sporting Goods, Hobby, Book, & Music Stores	47	2.4%	651	2.6%	254	2.6%	2,074	1.4%	426	2.4%	3,130	1.3%
General Merchandise Stores	21	1.1%	383	1.6%	106	1.1%	1,738	1.2%	221	1.3%	3,887	1.6%
Transportation & Warehousing	38	1.9%	1,776	7.2%	151	1.6%	3,685	2.6%	282	1.6%	6,236	2.5%
Truck Transportation	20	1.0%	295	1.2%	68	0.7%	831	0.6%	113	0.6%	1,203	0.5%
Information	49	2.5%	392	1.6%	211	2.2%	2,593	1.8%	368	2.1%	4,274	1.7%
Finance & Insurance	61	3.1%	531	2.1%	379	3.9%	3,612	2.5%	748	4.3%	6,730	2.7%
Central Bank/Credit Intermediation & Related Activities	19	1.0%	207	0.8%	140	1.4%	1,302	0.9%	274	1.6%	2,843	1.1%
Securities & Commodity Contracts	12	0.6%	233	0.9%	90	0.9%	1,383	1.0%	189	1.1%	1,961	0.8%
Funds, Trusts & Other Financial Vehicles	29	1.5%	91	0.4%	149	1.5%	928	0.7%	286	1.6%	1,926	0.8%
Real Estate, Rental & Leasing	101	5.2%	1,058	4.3%	521	5.3%	3,688	2.6%	1,055	6.0%	6,571	2.6%
Professional, Scientific & Tech Services	211	10.8%	1,184	4.8%	1,048	10.8%	6,864	4.8%	1,757	10.0%	16,565	6.7%
Legal Services	46	2.4%	258	1.1%	307	3.1%	1,517	1.1%	438	2.5%	2,320	0.9%
Management of Companies & Enterprises	3	0.1%	11	0.0%	8	0.1%	473	0.3%	16	0.1%	504	0.2%
Administrative, Support & Waste Management Services	67	3.4%	520	2.1%	306	3.1%	3,352	2.4%	582	3.3%	7,434	3.0%
Educational Services	54	2.8%	1,552	6.3%	344	3.5%	27,579	19.3%	565	3.2%	35,245	14.2%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

Business Summary

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 3000 E 22nd St, Tucson, Arizona, 85713
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 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
Health Care & Social Assistance	119	6.1%	2,272	9.2%	899	9.2%	17,552	12.3%	2,167	12.3%	38,656	15.6%
Ambulatory Health Care	70	3.6%	720	2.9%	563	5.8%	6,959	4.9%	1,518	8.6%	18,383	7.4%
Hospital	5	0.3%	135	0.6%	52	0.5%	5,250	3.7%	110	0.6%	9,313	3.8%
Nursing/Residential Care	2	0.1%	7	0.0%	59	0.6%	1,265	0.9%	147	0.8%	4,240	1.7%
Social Assistance	43	2.2%	1,410	5.7%	225	2.3%	4,077	2.9%	391	2.2%	6,721	2.7%
Arts, Entertainment & Recreation	39	2.0%	960	3.9%	212	2.2%	2,898	2.0%	341	1.9%	5,718	2.3%
Accommodation & Food Services	135	6.9%	2,182	8.8%	853	8.8%	13,516	9.5%	1,456	8.3%	24,220	9.8%
Accommodation	10	0.5%	203	0.8%	92	0.9%	1,867	1.3%	163	0.9%	3,273	1.3%
Food Services & Drinking Places	125	6.4%	1,980	8.0%	761	7.8%	11,648	8.2%	1,294	7.4%	20,947	8.4%
Other Services (except Public Administration)	287	14.7%	1,918	7.8%	1,376	14.1%	8,295	5.8%	2,346	13.3%	14,238	5.7%
Repair & Maintenance	95	4.9%	838	3.4%	358	3.7%	2,421	1.7%	651	3.7%	4,456	1.8%
Automotive Repair & Maintenance	74	3.8%	432	1.8%	275	2.8%	1,699	1.2%	495	2.8%	3,225	1.3%
Personal & Laundry Service	71	3.6%	417	1.7%	367	3.8%	1,956	1.4%	685	3.9%	3,903	1.6%
Civic and Other Orgs	121	6.2%	664	2.7%	651	6.7%	3,919	2.8%	1,010	5.7%	5,878	2.4%
Public Administration	30	1.5%	904	3.7%	345	3.5%	14,495	10.2%	422	2.4%	21,854	8.8%
Unclassified Establishments	80	4.1%	12	0.1%	348	3.6%	255	0.2%	611	3.5%	367	0.1%
Total	1,951	100.0%	24,686	100.0%	9,735	100.0%	142,635	100.0%	17,584	100.0%	248,288	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	31	1.6%	252	1.0%	124	1.3%	1,189	0.8%	267	1.5%	2,303	0.9%
Construction	189	9.7%	2,957	12.0%	603	6.2%	7,374	5.2%	1,115	6.3%	12,184	4.9%
Manufacturing	124	6.4%	1,368	5.5%	384	3.9%	5,238	3.7%	676	3.8%	10,679	4.3%
Transportation	47	2.4%	1,814	7.3%	179	1.8%	3,839	2.7%	371	2.1%	6,427	2.6%
Communication	17	0.9%	112	0.5%	83	0.8%	871	0.6%	158	0.9%	1,770	0.7%
Utility	3	0.1%	41	0.2%	28	0.3%	1,057	0.7%	51	0.3%	1,304	0.5%
Wholesale Trade	98	5.0%	1,246	5.0%	374	3.8%	4,733	3.3%	629	3.6%	7,663	3.1%
Retail Trade Summary	382	19.6%	5,709	23.1%	2,063	21.2%	26,858	18.8%	3,598	20.5%	47,995	19.3%
Home Improvement	32	1.6%	698	2.8%	116	1.2%	1,766	1.2%	197	1.1%	2,976	1.2%
General Merchandise Stores	13	0.7%	361	1.5%	47	0.5%	1,461	1.0%	104	0.6%	3,277	1.3%
Food Stores	42	2.1%	802	3.3%	196	2.0%	3,086	2.2%	373	2.1%	6,241	2.5%
Auto Dealers & Gas Stations	48	2.5%	568	2.3%	223	2.3%	2,986	2.1%	387	2.2%	4,268	1.7%
Apparel & Accessory Stores	14	0.7%	47	0.2%	102	1.1%	848	0.6%	151	0.9%	1,154	0.5%
Furniture & Home Furnishings	32	1.6%	451	1.8%	155	1.6%	1,579	1.1%	267	1.5%	2,653	1.1%
Eating & Drinking Places	120	6.2%	1,937	7.8%	737	7.6%	11,456	8.0%	1,247	7.1%	20,608	8.3%
Miscellaneous Retail	82	4.2%	845	3.4%	487	5.0%	3,675	2.6%	871	5.0%	6,816	2.8%
Finance, Insurance, Real Estate Summary	150	7.7%	1,459	5.9%	835	8.6%	7,243	5.1%	1,660	9.4%	13,239	5.3%
Banks, Savings & Lending Institutions	19	1.0%	203	0.8%	136	1.4%	1,274	0.9%	267	1.5%	2,781	1.1%
Securities Brokers	12	0.6%	233	0.9%	82	0.8%	1,353	0.9%	175	1.0%	1,833	0.7%
Insurance Carriers & Agents	29	1.5%	91	0.4%	149	1.5%	928	0.7%	286	1.6%	1,926	0.8%
Real Estate, Holding, Other Investment Offices	89	4.6%	931	3.8%	467	4.8%	3,689	2.6%	933	5.3%	6,700	2.7%
Services Summary	799	41.0%	8,811	35.7%	4,368	44.9%	69,592	48.8%	8,026	45.6%	122,610	49.4%
Hotels & Lodging	10	0.5%	203	0.8%	92	0.9%	1,867	1.3%	163	0.9%	3,273	1.3%
Automotive Services	88	4.5%	555	2.3%	331	3.4%	2,067	1.4%	594	3.4%	4,371	1.8%
Movies & Amusements	44	2.3%	910	3.7%	224	2.3%	3,066	2.1%	361	2.0%	5,830	2.4%
Health Services	75	3.8%	846	3.4%	643	6.6%	13,175	9.2%	1,699	9.7%	30,140	12.1%
Legal Services	37	1.9%	178	0.7%	284	2.9%	1,397	1.0%	404	2.3%	2,089	0.8%
Education Institutions & Libraries	50	2.6%	1,583	6.4%	313	3.2%	27,891	19.6%	511	2.9%	35,621	14.3%
Other Services	495	25.4%	4,536	18.4%	2,481	25.5%	20,129	14.1%	4,293	24.4%	41,286	16.6%
Government	30	1.5%	904	3.7%	343	3.5%	14,380	10.1%	420	2.4%	21,739	8.8%
Unclassified Establishments	81	4.2%	13	3.7%	350	3.6%	261	10.1%	614	3.5%	375	8.8%
Totals	1,951	100.0%	24,686	100.0%	9,735	100.0%	142,635	100.0%	17,584	100.0%	248,288	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.