



## COMMERCIAL RETAIL ADVISORS, LLC

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Tucson, AZ 85711

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www.cradvisorsllc.com

# AVRA VALLEY BUSINESS CENTER



## Property Description

**Location:** SWC of I-10 & Avra Valley Road  
7755 - 7851 W. Avra Valley Road  
Tucson, AZ

**Land Available:** PADs Available,  
see site plan on page 3.

**Sales Price:** Please call broker for prices.

**Zoning:** Specific Plan (Pima County) - Allows  
most commercial and Industrial uses.

## Highlights

- ◆ The site is located in northwest Tucson, adjacent to Marana, the fastest growing city in Southern Arizona.
- ◆ Direct interchange frontage and access to I-10, Avra Valley Rd and the frontage road.
- ◆ Adjacent to Saguaro Bloom, D.R. Horton's #1 residential community in Southern Arizona.
- ◆ Pima County plans to connect Saguaro Bloom directly to Avra Valley Rd.
- ◆ Close proximity to development to the south at I-10 and Twin Peaks including the 366,000 SF Marana Center, HSL's luxury resort-style Encantada Twin Peaks apartment community, set to open in 2023, NW Hospital's 24-Hour Emergency Center, Hampton Inn and Suites, America Furniture Warehouse's 250,000 SF showroom and warehouse, the first of its kind in Tucson, and a Bill Luke Automotive Dealership.
- ◆ Mandarin, at I-10 and Tangerine, a ±319 AC mixed-use development has plans for 2500 residential lots as well as commercial and retail uses, including a ±15.96 AC commercial development in escrow. Family Development has already purchased 25 AC at the site for a 283-unit Arise Mandarin build-to-rent community. Pulte and Lennar have also purchased land at this site for residential development.
- ◆ Tangerine Commerce Park, at I-10 and Tangerine includes Ventana Medical Center, which is currently adding a ±65,000 SF building. Additionally, there are plans for over ±2,000,000 SF of distribution centers including Amazon and the Southern Arizona Logistics Center with 5 buildings planned totaling ±1,773,600 SF. The remaining parcels will include retail and commercial users, including a ±150,000 SF Walmart Supercenter.
- ◆ Adjacent to the highly successful master planned Gladden Farms community, as well as several other Master Planned communities.
- ◆ ±7 minutes drive to Marana Regional Airport, ±18 minutes to Tucson, ±86 minutes to Chandler, ±96 minutes to Phoenix.

## Demographic Highlights

2021 Estimates	3 Miles	5 Miles	7 Miles
Population:	18,599	52,114	99,955
Households:	6,973	19,849	37,844
Average HH Income:	\$98,921	100,907	96,253

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

**For information, contact:**

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

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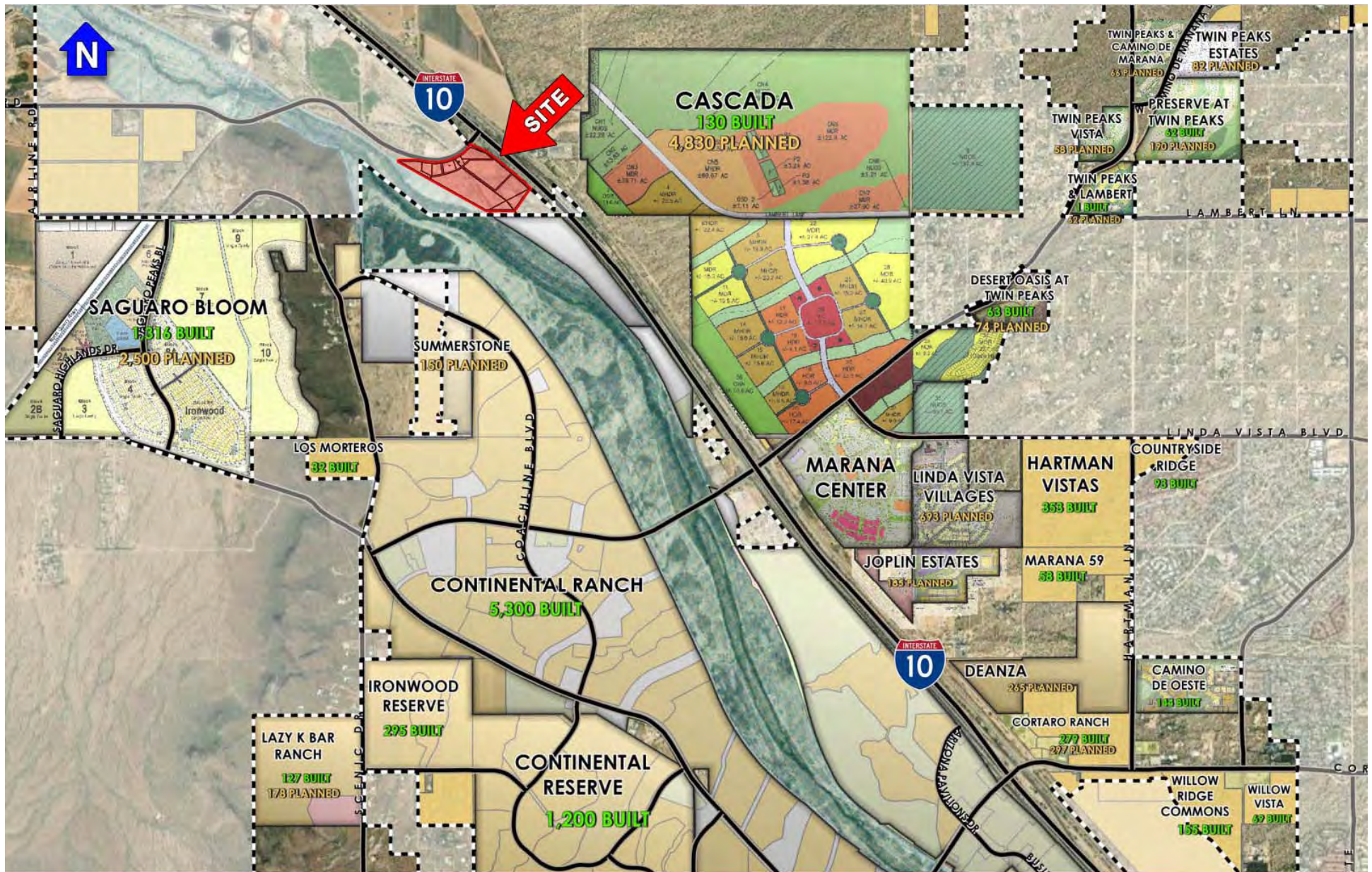
# I-10 & Avra Valley RD

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SUBDIVISION MAP



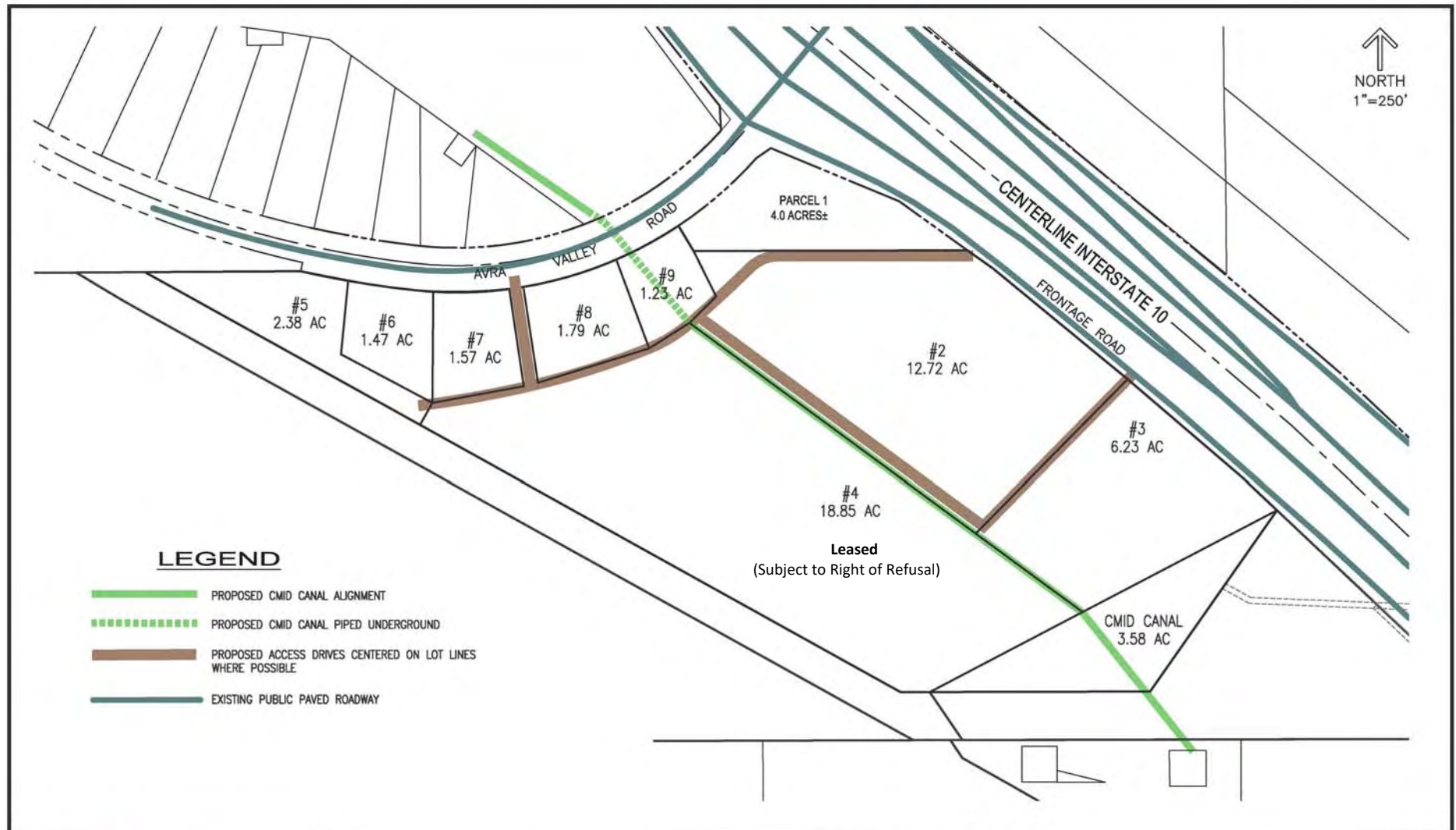
# I-10 & Avra Valley RD

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## CONCEPTUAL SITE PLAN

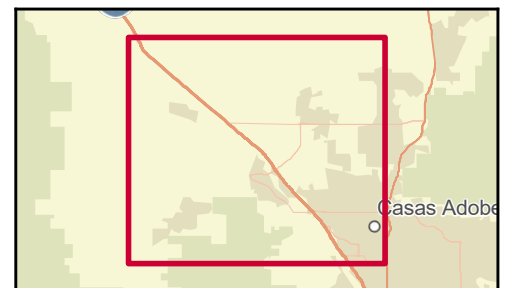


4655 N. FLOWING WELLS RD. TUCSON, AZ 85705  
PHONE: 520.690.1669

AVRA VALLEY BUSINESS CENTER  
CONCEPTUAL PARCEL PLAN



Prepared by Esri  
Latitude: 32.39811  
Longitude: -111.13106



## Executive Summary

SWC I-10 & Avra Valley Road  
85653, Marana, Arizona  
Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	7,272	21,909	55,699
2010 Population	14,209	38,876	78,469
2021 Population	18,599	52,114	99,955
2026 Population	20,904	56,661	107,163
2000-2010 Annual Rate	6.93%	5.90%	3.49%
2010-2021 Annual Rate	2.42%	2.64%	2.17%
2021-2026 Annual Rate	2.36%	1.69%	1.40%
2021 Male Population	48.6%	48.7%	49.1%
2021 Female Population	51.4%	51.3%	50.9%
2021 Median Age	40.9	41.2	41.7

In the identified area, the current year population is 99,955. In 2010, the Census count in the area was 78,469. The rate of change since 2010 was 2.17% annually. The five-year projection for the population in the area is 107,163 representing a change of 1.40% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	79.8%	80.0%	80.4%
2021 Black Alone	2.7%	2.7%	2.6%
2021 American Indian/Alaska Native Alone	1.0%	1.1%	1.3%
2021 Asian Alone	5.0%	4.2%	3.5%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	7.1%	7.5%	7.7%
2021 Two or More Races	4.1%	4.2%	4.4%
2021 Hispanic Origin (Any Race)	25.1%	25.4%	25.9%

Persons of Hispanic origin represent 25.9% of the population in the identified area compared to 18.9% 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 60.1 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	101	111	107
2000 Households	2,643	7,715	19,593
2010 Households	5,326	14,631	29,406
2021 Total Households	6,973	19,849	37,844
2026 Total Households	7,869	21,577	40,578
2000-2010 Annual Rate	7.26%	6.61%	4.14%
2010-2021 Annual Rate	2.42%	2.75%	2.27%
2021-2026 Annual Rate	2.45%	1.68%	1.40%
2021 Average Household Size	2.67	2.62	2.63

The household count in this area has changed from 29,406 in 2010 to 37,844 in the current year, a change of 2.27% annually. The five-year projection of households is 40,578, a change of 1.40% annually from the current year total. Average household size is currently 2.63, compared to 2.65 in the year 2010. The number of families in the current year is 27,844 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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85653, Marana, Arizona  
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	3 miles	5 miles	7 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.3%	12.9%	12.9%
<b>Median Household Income</b>			
2021 Median Household Income	\$92,006	\$88,311	\$82,227
2026 Median Household Income	\$102,011	\$99,715	\$91,099
2021-2026 Annual Rate	2.09%	2.46%	2.07%
<b>Average Household Income</b>			
2021 Average Household Income	\$98,921	\$100,907	\$96,253
2026 Average Household Income	\$112,038	\$114,232	\$109,018
2021-2026 Annual Rate	2.52%	2.51%	2.52%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$37,617	\$37,972	\$36,493
2026 Per Capita Income	\$42,735	\$42,999	\$41,337
2021-2026 Annual Rate	2.58%	2.52%	2.52%
<b>Households by Income</b>			

Current median household income is \$82,227 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$91,099 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$96,253 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$109,018 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,493 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,337 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	197	174	174
2000 Total Housing Units	2,901	8,336	20,934
2000 Owner Occupied Housing Units	2,386	6,866	17,249
2000 Renter Occupied Housing Units	257	849	2,343
2000 Vacant Housing Units	258	621	1,342
2010 Total Housing Units	5,712	16,199	32,321
2010 Owner Occupied Housing Units	4,445	11,831	23,916
2010 Renter Occupied Housing Units	881	2,800	5,490
2010 Vacant Housing Units	386	1,568	2,915
2021 Total Housing Units	7,329	21,419	40,659
2021 Owner Occupied Housing Units	5,910	16,345	30,905
2021 Renter Occupied Housing Units	1,063	3,504	6,938
2021 Vacant Housing Units	356	1,570	2,815
2026 Total Housing Units	8,230	23,205	43,487
2026 Owner Occupied Housing Units	6,798	18,071	33,645
2026 Renter Occupied Housing Units	1,071	3,506	6,932
2026 Vacant Housing Units	361	1,628	2,909

Currently, 76.0% of the 40,659 housing units in the area are owner occupied; 17.1%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 32,321 housing units in the area - 74.0% owner occupied, 17.0% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 10.74%. Median home value in the area is \$253,274, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.58% annually to \$316,860.

**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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

# Business Summary

SWC I-10 & Avra Valley Road  
85653, Marana, Arizona  
Rings: 3, 5, 7 mile radii

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Data for all businesses in area				3 miles		5 miles		7 miles				
Total Businesses:				243		787		1,768				
Total Employees:				2,107		8,970		20,516				
Total Residential Population:				18,599		52,114		99,955				
Employee/Residential Population Ratio (per 100 Residents)				11		17		21				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	8	3.3%	34	1.6%	20	2.5%	104	1.2%	45	2.5%	339	1.7%
Construction	25	10.3%	97	4.6%	86	10.9%	410	4.6%	191	10.8%	1,434	7.0%
Manufacturing	5	2.1%	65	3.1%	30	3.8%	797	8.9%	60	3.4%	1,181	5.8%
Transportation	3	1.2%	21	1.0%	12	1.5%	77	0.9%	41	2.3%	221	1.1%
Communication	3	1.2%	62	2.9%	11	1.4%	277	3.1%	18	1.0%	315	1.5%
Utility	0	0.0%	0	0.0%	1	0.1%	14	0.2%	5	0.3%	39	0.2%
Wholesale Trade	3	1.2%	13	0.6%	14	1.8%	96	1.1%	37	2.1%	194	0.9%
Retail Trade Summary	83	34.2%	1,188	56.4%	218	27.7%	3,352	37.4%	450	25.5%	6,495	31.7%
Home Improvement	3	1.2%	22	1.0%	11	1.4%	73	0.8%	33	1.9%	482	2.3%
General Merchandise Stores	0	0.0%	10	0.5%	6	0.8%	431	4.8%	14	0.8%	866	4.2%
Food Stores	5	2.1%	125	5.9%	21	2.7%	357	4.0%	42	2.4%	731	3.6%
Auto Dealers, Gas Stations, Auto Aftermarket	1	0.4%	10	0.5%	9	1.1%	77	0.9%	31	1.8%	269	1.3%
Apparel & Accessory Stores	10	4.1%	175	8.3%	16	2.0%	244	2.7%	22	1.2%	264	1.3%
Furniture & Home Furnishings	3	1.2%	8	0.4%	10	1.3%	56	0.6%	26	1.5%	177	0.9%
Eating & Drinking Places	22	9.1%	425	20.2%	68	8.6%	1,442	16.1%	136	7.7%	2,637	12.9%
Miscellaneous Retail	37	15.2%	413	19.6%	78	9.9%	671	7.5%	146	8.3%	1,069	5.2%
Finance, Insurance, Real Estate Summary	17	7.0%	64	3.0%	63	8.0%	470	5.2%	131	7.4%	1,023	5.0%
Banks, Savings & Lending Institutions	4	1.6%	26	1.2%	17	2.2%	287	3.2%	34	1.9%	594	2.9%
Securities Brokers	2	0.8%	6	0.3%	8	1.0%	20	0.2%	11	0.6%	26	0.1%
Insurance Carriers & Agents	4	1.6%	11	0.5%	12	1.5%	36	0.4%	29	1.6%	90	0.4%
Real Estate, Holding, Other Investment Offices	7	2.9%	22	1.0%	26	3.3%	128	1.4%	57	3.2%	313	1.5%
Services Summary	82	33.7%	528	25.1%	280	35.6%	3,034	33.8%	658	37.2%	7,511	36.6%
Hotels & Lodging	4	1.6%	42	2.0%	12	1.5%	336	3.7%	20	1.1%	815	4.0%
Automotive Services	3	1.2%	32	1.5%	10	1.3%	90	1.0%	52	2.9%	347	1.7%
Motion Pictures & Amusements	13	5.3%	62	2.9%	34	4.3%	357	4.0%	68	3.8%	667	3.3%
Health Services	13	5.3%	70	3.3%	42	5.3%	292	3.3%	88	5.0%	847	4.1%
Legal Services	0	0.0%	1	0.0%	2	0.3%	6	0.1%	5	0.3%	15	0.1%
Education Institutions & Libraries	3	1.2%	111	5.3%	17	2.2%	778	8.7%	47	2.7%	2,550	12.4%
Other Services	45	18.5%	209	9.9%	162	20.6%	1,176	13.1%	378	21.4%	2,269	11.1%
Government	1	0.4%	24	1.1%	4	0.5%	307	3.4%	25	1.4%	1,674	8.2%
Unclassified Establishments	13	5.3%	11	0.5%	49	6.2%	32	0.4%	108	6.1%	90	0.4%
Totals	243	100.0%	2,107	100.0%	787	100.0%	8,970	100.0%	1,768	100.0%	20,516	100.0%

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

January 19, 2022

## Business Summary

SWC I-10 & Avra Valley Road  
85653, Marana, Arizona  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 32.39811  
Longitude: -111.13106

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.4%	5	0.2%	3	0.4%	16	0.2%	7	0.4%	35	0.2%
Mining	0	0.0%	1	0.0%	0	0.0%	4	0.0%	2	0.1%	32	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	16	0.1%
Construction	26	10.7%	100	4.7%	89	11.3%	423	4.7%	199	11.3%	1,464	7.1%
Manufacturing	6	2.5%	66	3.1%	32	4.1%	783	8.7%	64	3.6%	1,168	5.7%
Wholesale Trade	3	1.2%	12	0.6%	13	1.7%	82	0.9%	34	1.9%	172	0.8%
Retail Trade	59	24.3%	755	35.8%	145	18.4%	1,892	21.1%	306	17.3%	3,821	18.6%
Motor Vehicle & Parts Dealers	1	0.4%	6	0.3%	7	0.9%	59	0.7%	25	1.4%	233	1.1%
Furniture & Home Furnishings Stores	1	0.4%	5	0.2%	5	0.6%	49	0.5%	17	1.0%	151	0.7%
Electronics & Appliance Stores	1	0.4%	1	0.0%	2	0.3%	5	0.1%	4	0.2%	9	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	3	1.2%	22	1.0%	11	1.4%	73	0.8%	33	1.9%	482	2.3%
Food & Beverage Stores	3	1.2%	108	5.1%	14	1.8%	314	3.5%	31	1.8%	667	3.3%
Health & Personal Care Stores	9	3.7%	48	2.3%	21	2.7%	151	1.7%	37	2.1%	291	1.4%
Gasoline Stations	0	0.0%	4	0.2%	3	0.4%	18	0.2%	6	0.3%	37	0.2%
Clothing & Clothing Accessories Stores	10	4.1%	175	8.3%	17	2.2%	248	2.8%	26	1.5%	279	1.4%
Sport Goods, Hobby, Book, & Music Stores	1	0.4%	93	4.4%	6	0.8%	141	1.6%	14	0.8%	280	1.4%
General Merchandise Stores	0	0.0%	10	0.5%	6	0.8%	431	4.8%	14	0.8%	866	4.2%
Miscellaneous Store Retailers	24	9.9%	280	13.3%	37	4.7%	398	4.4%	59	3.3%	514	2.5%
Nonstore Retailers	5	2.1%	2	0.1%	17	2.2%	6	0.1%	40	2.3%	12	0.1%
Transportation & Warehousing	2	0.8%	16	0.8%	8	1.0%	67	0.7%	24	1.4%	191	0.9%
Information	7	2.9%	71	3.4%	21	2.7%	400	4.5%	36	2.0%	492	2.4%
Finance & Insurance	11	4.5%	43	2.0%	37	4.7%	343	3.8%	75	4.2%	712	3.5%
Central Bank/Credit Intermediation & Related Activities	4	1.6%	26	1.2%	17	2.2%	287	3.2%	33	1.9%	589	2.9%
Securities, Commodity Contracts & Other Financial	2	0.8%	6	0.3%	8	1.0%	20	0.2%	13	0.7%	33	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.6%	11	0.5%	12	1.5%	36	0.4%	29	1.6%	90	0.4%
Real Estate, Rental & Leasing	9	3.7%	22	1.0%	37	4.7%	179	2.0%	93	5.3%	423	2.1%
Professional, Scientific & Tech Services	15	6.2%	67	3.2%	56	7.1%	642	7.2%	119	6.7%	903	4.4%
Legal Services	0	0.0%	1	0.0%	3	0.4%	7	0.1%	8	0.5%	24	0.1%
Management of Companies & Enterprises	1	0.4%	2	0.1%	1	0.1%	3	0.0%	2	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation	6	2.5%	19	0.9%	23	2.9%	102	1.1%	75	4.2%	408	2.0%
Educational Services	5	2.1%	118	5.6%	19	2.4%	762	8.5%	56	3.2%	2,567	12.5%
Health Care & Social Assistance	17	7.0%	98	4.7%	52	6.6%	354	3.9%	114	6.4%	1,079	5.3%
Arts, Entertainment & Recreation	10	4.1%	56	2.7%	23	2.9%	307	3.4%	44	2.5%	574	2.8%
Accommodation & Food Services	26	10.7%	473	22.4%	83	10.5%	1,799	20.1%	161	9.1%	3,486	17.0%
Accommodation	4	1.6%	42	2.0%	12	1.5%	336	3.7%	20	1.1%	815	4.0%
Food Services & Drinking Places	23	9.5%	431	20.5%	70	8.9%	1,463	16.3%	141	8.0%	2,671	13.0%
Other Services (except Public Administration)	26	10.7%	147	7.0%	90	11.4%	474	5.3%	222	12.6%	1,207	5.9%
Automotive Repair & Maintenance	3	1.2%	32	1.5%	8	1.0%	87	1.0%	38	2.1%	291	1.4%
Public Administration	1	0.4%	24	1.1%	4	0.5%	306	3.4%	25	1.4%	1,672	8.1%
Unclassified Establishments	13	5.3%	11	0.5%	49	6.2%	32	0.4%	108	6.1%	90	0.4%
Total	243	100.0%	2,107	100.0%	787	100.0%	8,970	100.0%	1,768	100.0%	20,516	100.0%

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

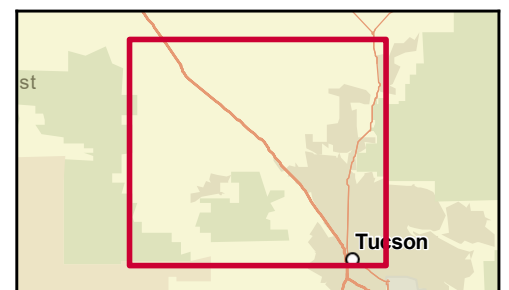
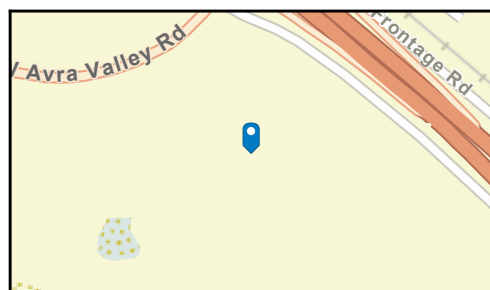
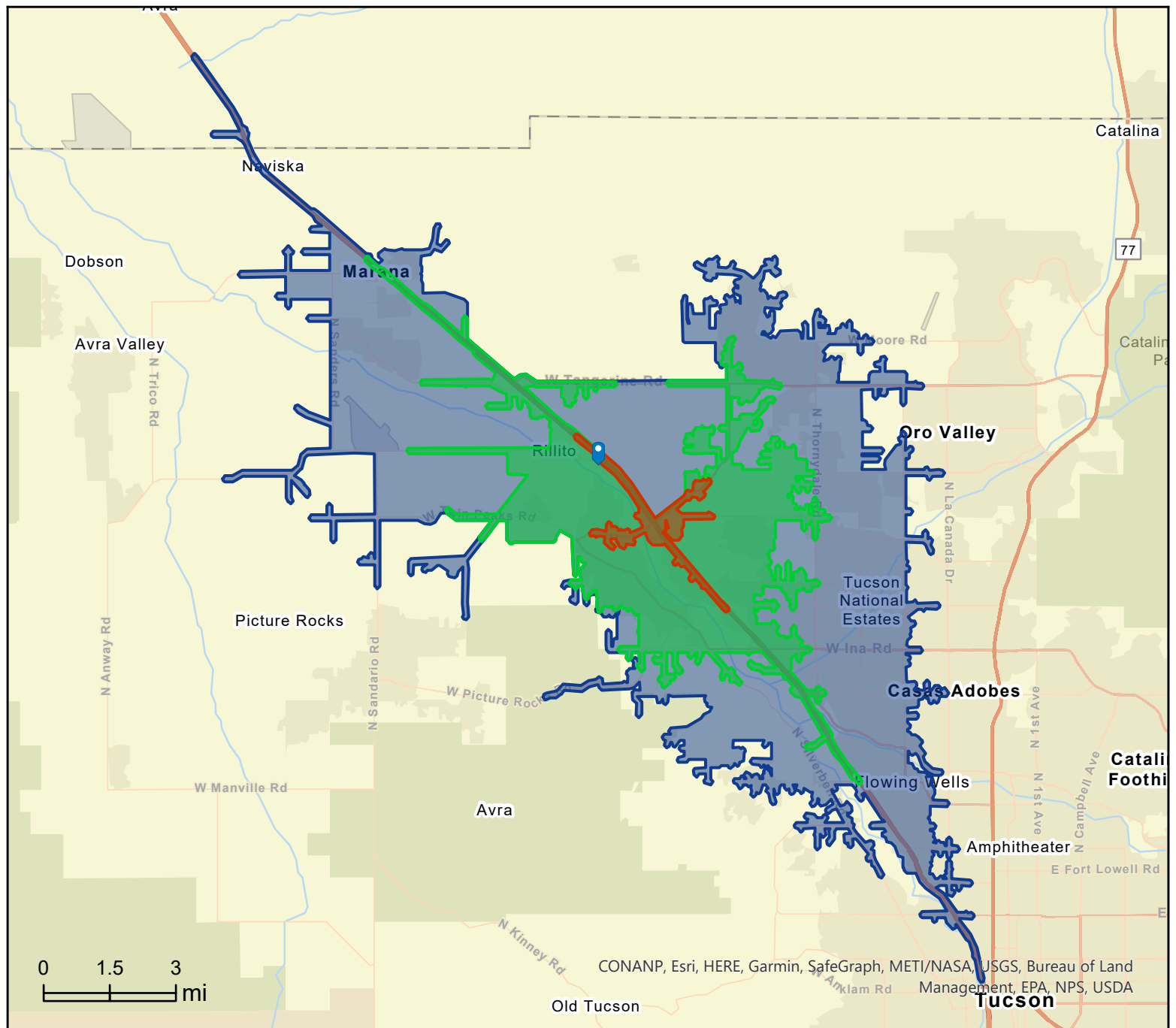
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January 19, 2022

# Site Map

SWC I-10 & Avra Valley Road 2  
85653, Marana, Arizona  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.39810  
Longitude: -111.13105



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SWC I-10 & Avra Valley Road 2  
85653, Marana, Arizona  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.39810  
Longitude: -111.13105

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	817	18,264	80,389
2010 Population	971	28,738	101,884
2021 Population	1,783	35,330	123,187
2026 Population	2,068	38,615	131,090
2000-2010 Annual Rate	1.74%	4.64%	2.40%
2010-2021 Annual Rate	5.55%	1.85%	1.70%
2021-2026 Annual Rate	3.01%	1.79%	1.25%
2021 Male Population	49.1%	48.7%	48.7%
2021 Female Population	50.9%	51.3%	51.3%
2021 Median Age	39.2	39.2	39.7

In the identified area, the current year population is 123,187. In 2010, the Census count in the area was 101,884. The rate of change since 2010 was 1.70% annually. The five-year projection for the population in the area is 131,090 representing a change of 1.25% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	80.8%	79.1%	78.5%
2021 Black Alone	3.5%	2.8%	2.7%
2021 American Indian/Alaska Native Alone	1.0%	1.1%	1.4%
2021 Asian Alone	3.6%	4.6%	3.7%
2021 Pacific Islander Alone	0.3%	0.2%	0.2%
2021 Other Race	6.7%	7.8%	9.2%
2021 Two or More Races	4.2%	4.3%	4.4%
2021 Hispanic Origin (Any Race)	24.5%	26.7%	29.5%

Persons of Hispanic origin represent 29.5% of the population in the identified area compared to 18.9% 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 63.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	104	94	88
2000 Households	289	6,257	29,968
2010 Households	352	10,505	39,278
2021 Total Households	662	12,986	47,607
2026 Total Households	768	14,229	50,642
2000-2010 Annual Rate	1.99%	5.32%	2.74%
2010-2021 Annual Rate	5.78%	1.90%	1.72%
2021-2026 Annual Rate	3.02%	1.85%	1.24%
2021 Average Household Size	2.69	2.72	2.58

The household count in this area has changed from 39,278 in 2010 to 47,607 in the current year, a change of 1.72% annually. The five-year projection of households is 50,642, a change of 1.24% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2010. The number of families in the current year is 33,081 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

## Executive Summary

SWC I-10 & Avra Valley Road 2  
85653, Marana, Arizona  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.39810  
Longitude: -111.13105

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	10.2%	11.7%	13.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$96,568	\$86,711	\$74,354
2026 Median Household Income	\$103,357	\$97,864	\$81,870
2021-2026 Annual Rate	1.37%	2.45%	1.94%
<b>Average Household Income</b>			
2021 Average Household Income	\$103,190	\$95,770	\$86,310
2026 Average Household Income	\$115,403	\$108,418	\$98,210
2021-2026 Annual Rate	2.26%	2.51%	2.62%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$36,973	\$35,654	\$33,456
2026 Per Capita Income	\$41,391	\$40,468	\$38,047
2021-2026 Annual Rate	2.28%	2.57%	2.61%
<b>Households by Income</b>			

Current median household income is \$74,354 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$81,870 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$86,310 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$98,210 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$33,456 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,047 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	218	192	166
2000 Total Housing Units	321	6,687	32,452
2000 Owner Occupied Housing Units	262	5,612	23,547
2000 Renter Occupied Housing Units	27	644	6,421
2000 Vacant Housing Units	32	431	2,484
2010 Total Housing Units	374	11,350	42,965
2010 Owner Occupied Housing Units	303	8,444	28,964
2010 Renter Occupied Housing Units	49	2,061	10,314
2010 Vacant Housing Units	22	845	3,687
2021 Total Housing Units	719	13,761	51,026
2021 Owner Occupied Housing Units	532	10,562	35,177
2021 Renter Occupied Housing Units	130	2,424	12,431
2021 Vacant Housing Units	57	775	3,419
2026 Total Housing Units	832	15,027	54,171
2026 Owner Occupied Housing Units	628	11,824	38,188
2026 Renter Occupied Housing Units	140	2,404	12,454
2026 Vacant Housing Units	64	798	3,529

Currently, 68.9% of the 51,026 housing units in the area are owner occupied; 24.4%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 42,965 housing units in the area - 67.4% owner occupied, 24.0% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 7.94%. Median home value in the area is \$239,754, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.59% annually to \$285,925.

**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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

# Business Summary

SWC I-10 & Avra Valley Road 2  
85653, Marana, Arizona  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.39810  
Longitude: -111.13105

Data for all businesses in area		5 minutes				10 minutes				15 minutes			
Total Businesses:		45				729				3,077			
Total Employees:		377				8,442				36,648			
Total Residential Population:		1,783				35,330				123,187			
Employee/Residential Population Ratio (per 100 Residents)		21				24				30			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	2	4.4%	14	3.7%	19	2.6%	119	1.4%	82	2.7%	946	2.6%	
Construction	5	11.1%	18	4.8%	70	9.6%	350	4.1%	336	10.9%	3,883	10.6%	
Manufacturing	1	2.2%	14	3.7%	29	4.0%	820	9.7%	112	3.6%	2,572	7.0%	
Transportation	0	0.0%	1	0.3%	10	1.4%	61	0.7%	80	2.6%	695	1.9%	
Communication	1	2.2%	28	7.4%	12	1.6%	292	3.5%	29	0.9%	440	1.2%	
Utility	0	0.0%	0	0.0%	1	0.1%	15	0.2%	8	0.3%	95	0.3%	
Wholesale Trade	0	0.0%	3	0.8%	16	2.2%	140	1.7%	92	3.0%	819	2.2%	
Retail Trade Summary	11	24.4%	161	42.7%	209	28.7%	3,356	39.8%	698	22.7%	9,744	26.6%	
Home Improvement	1	2.2%	9	2.4%	10	1.4%	101	1.2%	59	1.9%	850	2.3%	
General Merchandise Stores	0	0.0%	0	0.0%	7	1.0%	500	5.9%	20	0.6%	1,254	3.4%	
Food Stores	2	4.4%	40	10.6%	22	3.0%	349	4.1%	73	2.4%	1,201	3.3%	
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	4	1.1%	12	1.6%	101	1.2%	53	1.7%	413	1.1%	
Apparel & Accessory Stores	0	0.0%	2	0.5%	13	1.8%	197	2.3%	31	1.0%	365	1.0%	
Furniture & Home Furnishings	1	2.2%	2	0.5%	10	1.4%	72	0.9%	51	1.7%	512	1.4%	
Eating & Drinking Places	4	8.9%	93	24.7%	65	8.9%	1,428	16.9%	191	6.2%	3,536	9.6%	
Miscellaneous Retail	3	6.7%	12	3.2%	71	9.7%	608	7.2%	219	7.1%	1,613	4.4%	
Finance, Insurance, Real Estate Summary	3	6.7%	14	3.7%	55	7.5%	424	5.0%	244	7.9%	1,623	4.4%	
Banks, Savings & Lending Institutions	2	4.4%	8	2.1%	17	2.3%	302	3.6%	49	1.6%	683	1.9%	
Securities Brokers	0	0.0%	0	0.0%	6	0.8%	16	0.2%	25	0.8%	170	0.5%	
Insurance Carriers & Agents	1	2.2%	3	0.8%	11	1.5%	31	0.4%	59	1.9%	207	0.6%	
Real Estate, Holding, Other Investment Offices	1	2.2%	2	0.5%	20	2.7%	74	0.9%	111	3.6%	563	1.5%	
Services Summary	18	40.0%	117	31.0%	264	36.2%	2,486	29.4%	1,183	38.4%	13,219	36.1%	
Hotels & Lodging	1	2.2%	9	2.4%	11	1.5%	126	1.5%	20	0.6%	671	1.8%	
Automotive Services	1	2.2%	12	3.2%	15	2.1%	112	1.3%	92	3.0%	537	1.5%	
Motion Pictures & Amusements	3	6.7%	19	5.0%	28	3.8%	202	2.4%	95	3.1%	837	2.3%	
Health Services	2	4.4%	12	3.2%	44	6.0%	337	4.0%	246	8.0%	3,203	8.7%	
Legal Services	0	0.0%	1	0.3%	3	0.4%	8	0.1%	15	0.5%	53	0.1%	
Education Institutions & Libraries	0	0.0%	22	5.8%	13	1.8%	527	6.2%	67	2.2%	3,159	8.6%	
Other Services	10	22.2%	42	11.1%	150	20.6%	1,173	13.9%	647	21.0%	4,760	13.0%	
Government	0	0.0%	6	1.6%	6	0.8%	356	4.2%	38	1.2%	2,411	6.6%	
Unclassified Establishments	2	4.4%	2	0.5%	37	5.1%	23	0.3%	176	5.7%	200	0.5%	
Totals	45	100.0%	377	100.0%	729	100.0%	8,442	100.0%	3,077	100.0%	36,648	100.0%	

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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

January 19, 2022

## Business Summary

SWC I-10 & Avra Valley Road 2  
85653, Marana, Arizona  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.39810  
Longitude: -111.13105

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%	1	0.1%	6	0.1%	9	0.3%	46	0.1%
Mining	0	0.0%	0	0.0%	1	0.1%	14	0.2%	4	0.1%	58	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	31	0.1%
Construction	5	11.1%	19	5.0%	74	10.2%	359	4.3%	354	11.5%	3,942	10.8%
Manufacturing	1	2.2%	14	3.7%	32	4.4%	815	9.7%	118	3.8%	2,561	7.0%
Wholesale Trade	0	0.0%	3	0.8%	15	2.1%	119	1.4%	87	2.8%	777	2.1%
Retail Trade	7	15.6%	68	18.0%	141	19.3%	1,918	22.7%	494	16.1%	6,135	16.7%
Motor Vehicle & Parts Dealers	0	0.0%	4	1.1%	8	1.1%	79	0.9%	45	1.5%	367	1.0%
Furniture & Home Furnishings Stores	0	0.0%	1	0.3%	6	0.8%	51	0.6%	27	0.9%	364	1.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%	3	0.4%	12	0.1%	17	0.6%	97	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	1	2.2%	9	2.4%	10	1.4%	101	1.2%	58	1.9%	844	2.3%
Food & Beverage Stores	1	2.2%	36	9.5%	13	1.8%	300	3.6%	54	1.8%	1,083	3.0%
Health & Personal Care Stores	2	4.4%	9	2.4%	22	3.0%	176	2.1%	60	1.9%	459	1.3%
Gasoline Stations	0	0.0%	0	0.0%	3	0.4%	22	0.3%	8	0.3%	47	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	2	0.5%	13	1.8%	198	2.3%	37	1.2%	382	1.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.3%	7	1.0%	137	1.6%	28	0.9%	444	1.2%
General Merchandise Stores	0	0.0%	0	0.0%	7	1.0%	500	5.9%	20	0.6%	1,254	3.4%
Miscellaneous Store Retailers	1	2.2%	5	1.3%	32	4.4%	339	4.0%	88	2.9%	720	2.0%
Nonstore Retailers	1	2.2%	0	0.0%	16	2.2%	4	0.0%	52	1.7%	74	0.2%
Transportation & Warehousing	0	0.0%	0	0.0%	7	1.0%	56	0.7%	56	1.8%	583	1.6%
Information	2	4.4%	33	8.8%	22	3.0%	417	4.9%	65	2.1%	805	2.2%
Finance & Insurance	3	6.7%	11	2.9%	34	4.7%	350	4.1%	134	4.4%	1,063	2.9%
Central Bank/Credit Intermediation & Related Activities	2	4.4%	8	2.1%	17	2.3%	302	3.6%	48	1.6%	678	1.9%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	6	0.8%	16	0.2%	27	0.9%	177	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	1	2.2%	3	0.8%	11	1.5%	31	0.4%	59	1.9%	207	0.6%
Real Estate, Rental & Leasing	2	4.4%	6	1.6%	35	4.8%	145	1.7%	170	5.5%	764	2.1%
Professional, Scientific & Tech Services	3	6.7%	7	1.9%	53	7.3%	680	8.1%	237	7.7%	1,857	5.1%
Legal Services	0	0.0%	1	0.3%	3	0.4%	8	0.1%	19	0.6%	66	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.3%	3	0.0%	2	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation	1	2.2%	11	2.9%	23	3.2%	111	1.3%	150	4.9%	1,442	3.9%
Educational Services	1	2.2%	24	6.4%	14	1.9%	505	6.0%	82	2.7%	3,159	8.6%
Health Care & Social Assistance	3	6.7%	18	4.8%	53	7.3%	413	4.9%	303	9.8%	3,895	10.6%
Arts, Entertainment & Recreation	2	4.4%	17	4.5%	18	2.5%	145	1.7%	55	1.8%	666	1.8%
Accommodation & Food Services	5	11.1%	102	27.1%	78	10.7%	1,574	18.6%	216	7.0%	4,254	11.6%
Accommodation	1	2.2%	9	2.4%	11	1.5%	126	1.5%	20	0.6%	671	1.8%
Food Services & Drinking Places	4	8.9%	93	24.7%	67	9.2%	1,449	17.2%	197	6.4%	3,583	9.8%
Other Services (except Public Administration)	7	15.6%	36	9.5%	84	11.5%	432	5.1%	326	10.6%	1,997	5.4%
Automotive Repair & Maintenance	1	2.2%	12	3.2%	10	1.4%	100	1.2%	68	2.2%	452	1.2%
Public Administration	0	0.0%	6	1.6%	6	0.8%	356	4.2%	37	1.2%	2,410	6.6%
Unclassified Establishments	2	4.4%	2	0.5%	37	5.1%	23	0.3%	176	5.7%	200	0.5%
Total	45	100.0%	377	100.0%	729	100.0%	8,442	100.0%	3,077	100.0%	36,648	100.0%

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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January 19, 2022