



COMMERCIAL RETAIL ADVISORS, LLC

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PADS / LAND FOR SALE I-10 & KOLB RD - TUCSON, AZ



Property Description

Location: SEC of I-10 and Kolb Rd.
Tucson, AZ

Sites Available: A: ± 1.27 Acres
B: ± 9.3 Acres (not including driveway included in purchase, See page 5 for PADs)

Sales Price: A: \$995,782.00 (\$18/SF)
B: Call broker for prices.

Zoning: A: CB-2
B: CB-1

Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,420	25,915	52,019
Households:	1,897	6,975	15,612
Average HH Income:	\$78,406	\$87,488	\$82,784

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

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

Highlights

- ♦ Corner PAD with I-10 frontage and interchange.
- ♦ Kolb Rd is the only North-South arterial road that crosses the Davis Monthan Air Force Base, connecting all the way north to Tanque Verde Rd.
- ♦ Situated near a main entrance to La Estancia, Sunbelt Holdings' recently sold out, 556-acre master-planned community, which includes 2,500 lots, and several national homebuilders including Meritage Homes, Lennar, Pulte, and Richmond American Homes.
- ♦ Located 2 miles from Port of Tucson, the domestic intermodal contractor for the Southwest region, housing 1.8 million SF of facilities, and conducting more than 11,000 container lifts every year.
- ♦ Located 2 miles from the 1.2 million SF Amazon fulfillment center on Kolb, currently being expanded on a 51-acre site across the street.
- ♦ Located 3 miles from the UA Tech Park, a 1,345-acre site with over 7,000 employees, 2 million SF of office and laboratory space, and 50 businesses and organizations on site, including 6 fortune 500 companies.

Traffic Counts

I-10: 39,262 VPD (2020)

Kolb Road: 9,394 VPD (2019)

Total: 48,656 VPD

(Source: Pima Association of Governments and ADOT)

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.

SEC I-10 & Kolb Rd.



Tucson, Arizona

TRADE AERIAL

COMMERCIAL RETAIL ADVISORS, LLC



SEC I-10 & Kolb Rd.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

A E R I A L



SEC I-10 & Kolb Rd.

Tucson, Arizona



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AERIAL - NORTHWEST



AERIAL - EAST



SEC I-10 & Kolb Rd.

Tucson, Arizona



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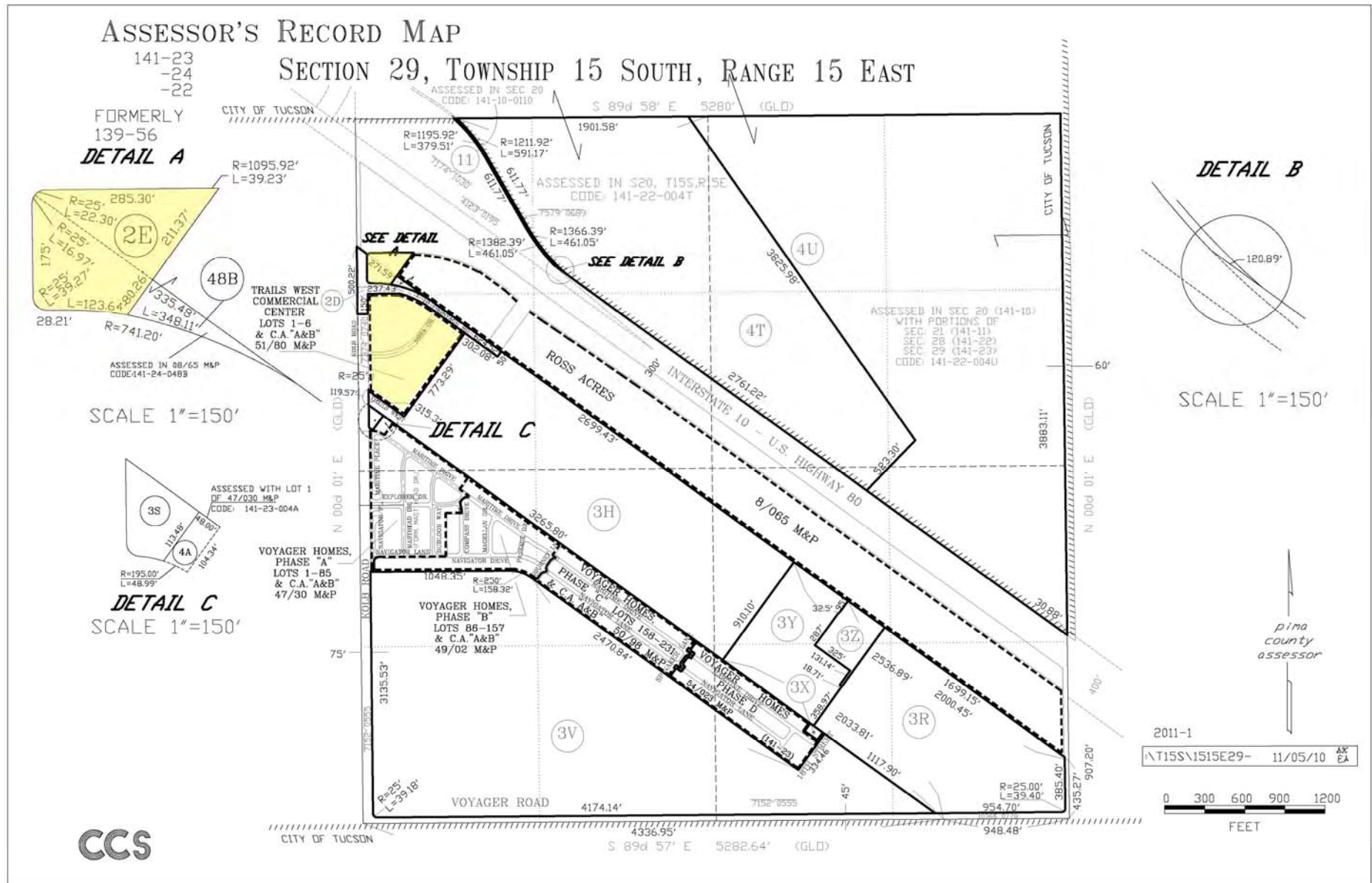
AERIAL - SOUTHEAST



Tucson, Arizona



PLAT MAP - SITE A



SEC I-10 & Kolb Rd.

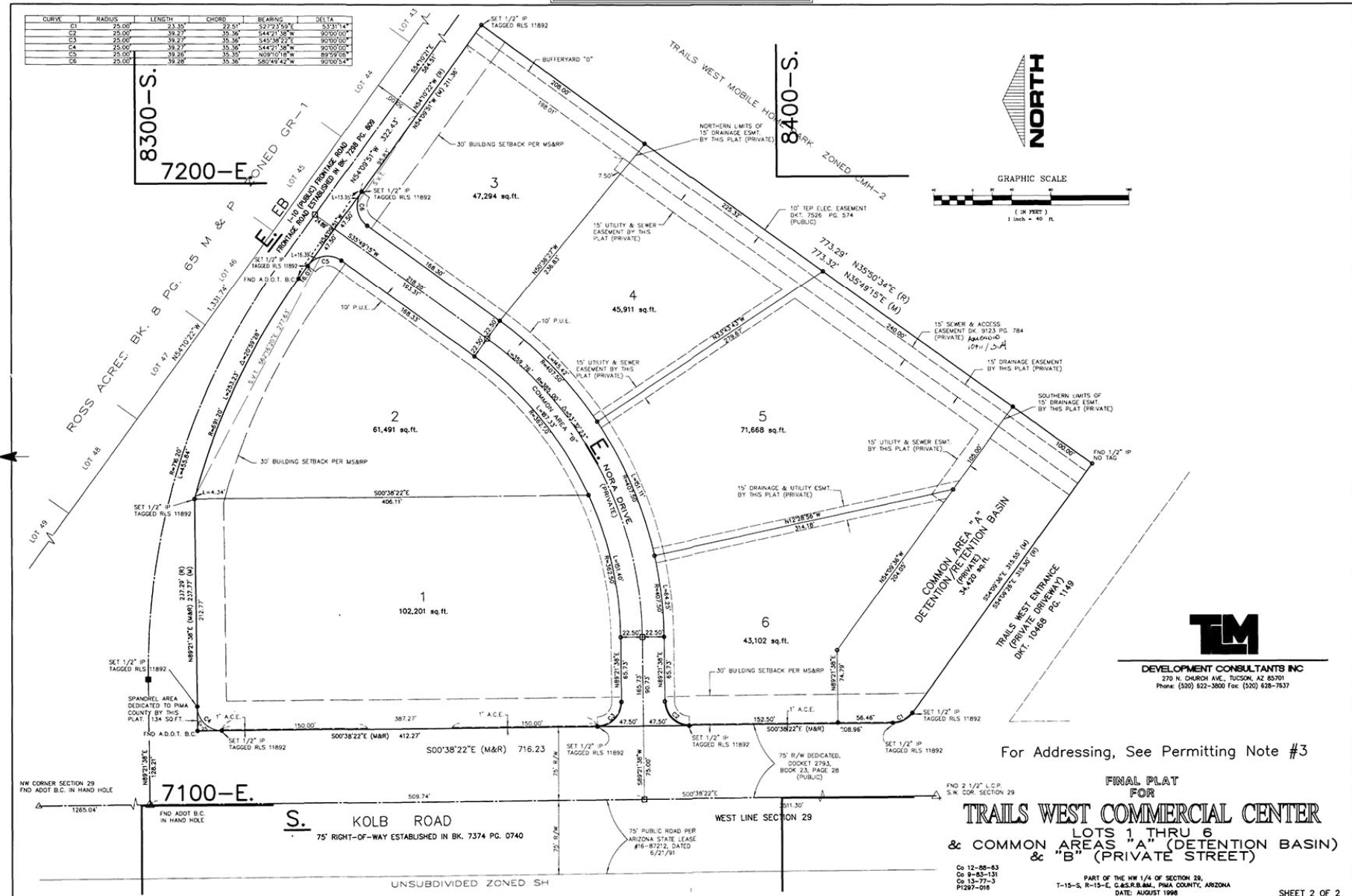
Tucson, Arizona



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PLAT MAP - SITE B

ANNOTATED COPY



SEC I-10 & Kolb Rd.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



I-10; Jct. I-19 to Kolb Road & SR 210; Golf Links Road to I-10

Initial Design Concept Report

I-10 (Kolb Road TI) (MP 269.93 to MP 272.30)

Project Need

This project is the third project to be constructed after the extension of SR 210 to I-10 at the system interchange at Alvernon Way. It is needed to accommodate the increase in traffic demand generated by the extension of SR 210. See **Figure 7.13**.

Project Features

I-10 is reconstructed with three general purpose lanes in each direction with tapers down to match existing pavement widths and number of lanes east of Kolb Road. The project leaves an open median for future addition of general purpose lanes. It also reconstructs the Kolb Road interchange; replacing the diamond type interchange with a Diverging Diamond Interchange (DDI). The center portion of the DDI utilizes the existing crossroad structure over I-10 for System Alternative I. For System Alternative IV, the existing structure is replaced with a pair of structures for the interior portion of the DDI.

Construction Phasing

Reconstruction of I-10 will require phased construction to maintain two lanes of traffic open in each direction on I-10 during construction. The first phase constructs temporary pavements in the median. Subsequent phases will construct the remainder of the new improvements.

Reconstruction of Kolb Road will be performed via half-width construction phasing.

Construction Detours

Reconstruction of I-10 will not require detours, just shifts in traffic within the I-10 corridor.

A detour for Kolb Road will not be required. Kolb Road is isolated from other major streets, especially south of I-10. There are not any viable detour routes via the local street system. While construction of the east ramps would normally require temporary closures with detours, the lack of detour routes via local streets dictates that these ramps must be reconstructed under traffic via phased construction techniques. See **Figure 7.13**.

Figure 7.13 Kolb Road TI

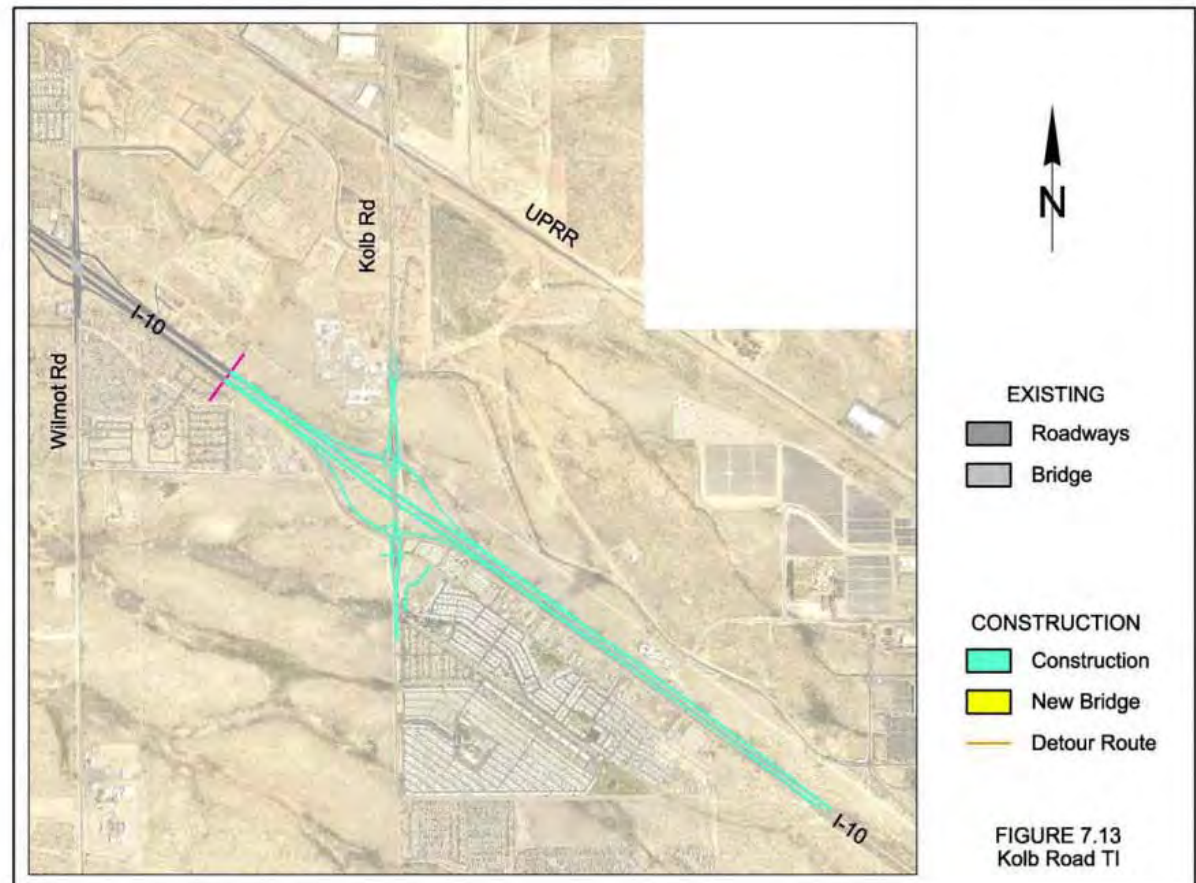
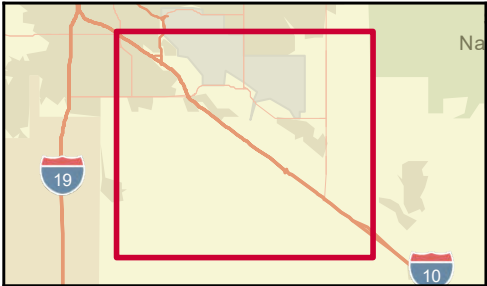
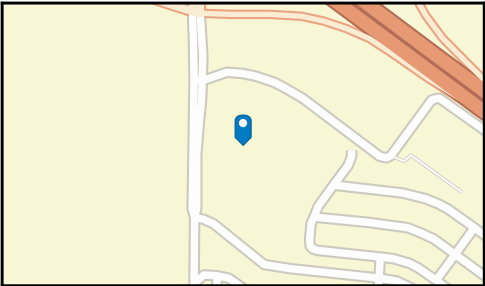
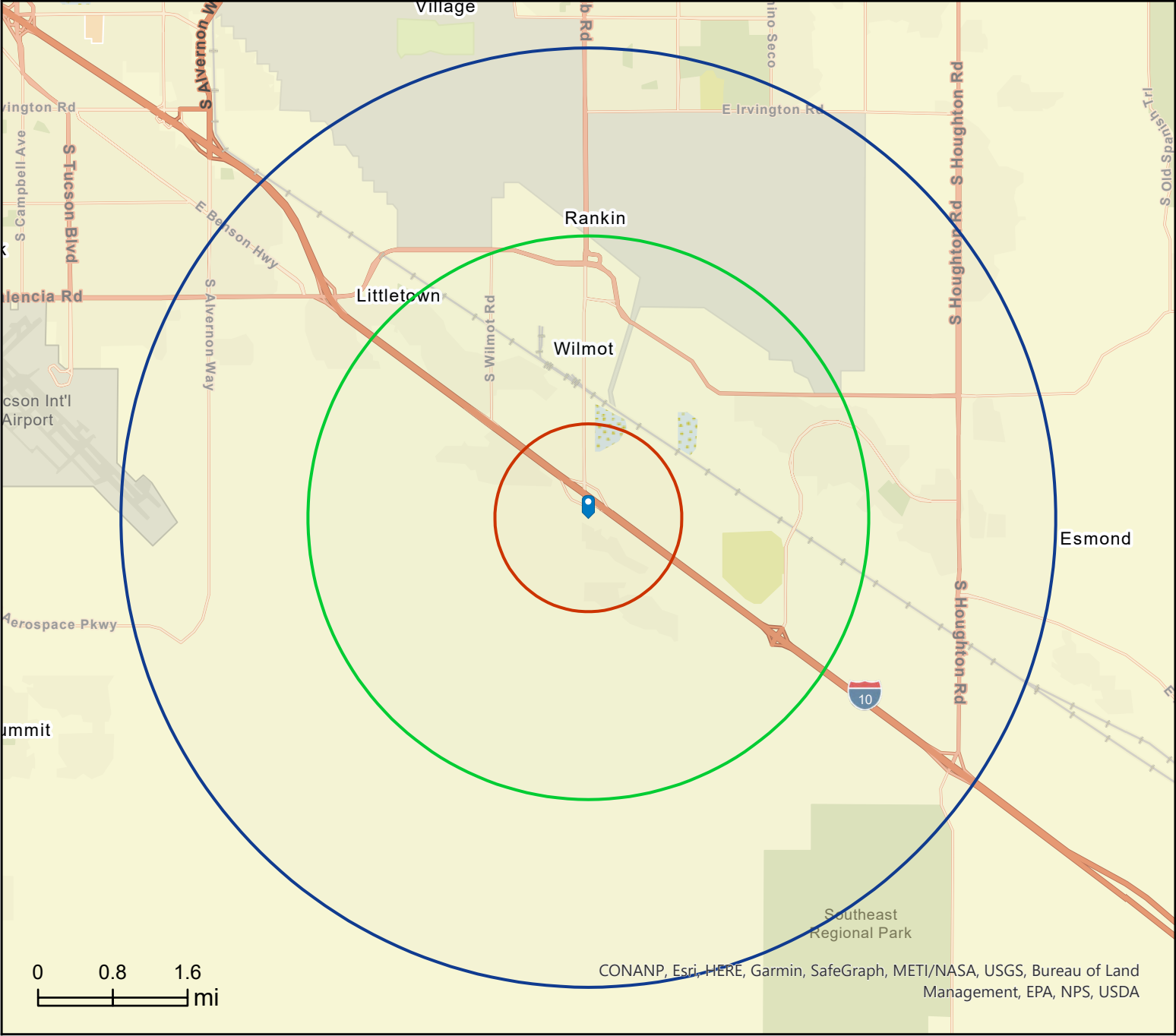


FIGURE 7.13
Kolb Road TI

Site Map

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.10013
Longitude: -110.84024



Executive Summary

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

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Latitude: 32.10013
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	1 mile	3 miles	5 miles
Population			
2000 Population	1,786	12,858	27,606
2010 Population	3,449	22,151	45,627
2021 Population	4,420	25,915	52,019
2026 Population	4,728	27,380	55,566
2000-2010 Annual Rate	6.80%	5.59%	5.15%
2010-2021 Annual Rate	2.23%	1.40%	1.17%
2021-2026 Annual Rate	1.36%	1.11%	1.33%
2021 Male Population	47.7%	58.5%	54.6%
2021 Female Population	52.3%	41.5%	45.4%
2021 Median Age	57.6	36.7	35.3

In the identified area, the current year population is 52,019. In 2010, the Census count in the area was 45,627. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 55,566 representing a change of 1.33% annually from 2021 to 2026. Currently, the population is 54.6% male and 45.4% female.

Median Age

The median age in this area is 57.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	80.6%	68.4%	67.7%
2021 Black Alone	4.4%	8.9%	7.8%
2021 American Indian/Alaska Native Alone	1.2%	2.2%	1.8%
2021 Asian Alone	2.9%	3.7%	3.7%
2021 Pacific Islander Alone	0.4%	0.4%	0.3%
2021 Other Race	6.2%	11.3%	13.5%
2021 Two or More Races	4.3%	5.2%	5.2%
2021 Hispanic Origin (Any Race)	24.9%	36.1%	39.5%

Persons of Hispanic origin represent 39.5% 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 75.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	99	86	76
2000 Households	812	2,954	7,874
2010 Households	1,635	5,899	13,676
2021 Total Households	1,897	6,975	15,612
2026 Total Households	1,998	7,411	16,740
2000-2010 Annual Rate	7.25%	7.16%	5.68%
2010-2021 Annual Rate	1.33%	1.50%	1.18%
2021-2026 Annual Rate	1.04%	1.22%	1.41%
2021 Average Household Size	2.27	2.98	2.95

The household count in this area has changed from 13,676 in 2010 to 15,612 in the current year, a change of 1.18% annually. The five-year projection of households is 16,740, a change of 1.41% annually from the current year total. Average household size is currently 2.95, compared to 2.91 in the year 2010. The number of families in the current year is 11,823 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

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	11.0%	11.8%	12.2%
Median Household Income			
2021 Median Household Income	\$59,584	\$77,429	\$73,433
2026 Median Household Income	\$72,867	\$84,918	\$80,168
2021-2026 Annual Rate	4.11%	1.86%	1.77%
Average Household Income			
2021 Average Household Income	\$78,406	\$87,488	\$82,784
2026 Average Household Income	\$91,513	\$99,980	\$94,481
2021-2026 Annual Rate	3.14%	2.71%	2.68%
Per Capita Income			
2021 Per Capita Income	\$33,145	\$24,963	\$25,164
2026 Per Capita Income	\$38,083	\$28,577	\$28,752
2021-2026 Annual Rate	2.82%	2.74%	2.70%
Households by Income			

Current median household income is \$73,433 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$80,168 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$82,784 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$94,481 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,164 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,752 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	209	194	179
2000 Total Housing Units	1,373	3,690	9,413
2000 Owner Occupied Housing Units	742	2,733	6,945
2000 Renter Occupied Housing Units	70	222	930
2000 Vacant Housing Units	561	735	1,538
2010 Total Housing Units	2,303	6,911	15,172
2010 Owner Occupied Housing Units	1,519	5,105	11,157
2010 Renter Occupied Housing Units	116	794	2,519
2010 Vacant Housing Units	668	1,012	1,496
2021 Total Housing Units	2,540	7,919	17,001
2021 Owner Occupied Housing Units	1,774	6,143	13,018
2021 Renter Occupied Housing Units	123	831	2,595
2021 Vacant Housing Units	643	944	1,389
2026 Total Housing Units	2,654	8,374	18,152
2026 Owner Occupied Housing Units	1,875	6,586	13,902
2026 Renter Occupied Housing Units	123	825	2,838
2026 Vacant Housing Units	656	963	1,412

Currently, 76.6% of the 17,001 housing units in the area are owner occupied; 15.3%, renter occupied; and 8.2% 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 15,172 housing units in the area - 73.5% owner occupied, 16.6% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 5.19%. Median home value in the area is \$213,439, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.77% annually to \$244,647.

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

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.10013
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Data for all businesses in area		1 mile				3 miles				5 miles			
Total Businesses:		20				256				641			
Total Employees:		466				6,949				15,386			
Total Residential Population:		4,420				25,915				52,019			
Employee/Residential Population Ratio (per 100 Residents)		11				27				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	10.0%	4	0.9%	7	2.7%	45	0.6%	15	2.3%	117	0.8%	
Construction	3	15.0%	10	2.1%	22	8.6%	380	5.5%	56	8.7%	755	4.9%	
Manufacturing	0	0.0%	1	0.2%	12	4.7%	1,081	15.6%	25	3.9%	3,699	24.0%	
Transportation	2	10.0%	5	1.1%	18	7.0%	153	2.2%	31	4.8%	345	2.2%	
Communication	0	0.0%	1	0.2%	2	0.8%	190	2.7%	8	1.2%	230	1.5%	
Utility	0	0.0%	0	0.0%	1	0.4%	46	0.7%	2	0.3%	102	0.7%	
Wholesale Trade	1	5.0%	7	1.5%	17	6.6%	473	6.8%	37	5.8%	894	5.8%	
Retail Trade Summary	2	10.0%	105	22.5%	50	19.5%	896	12.9%	141	22.0%	2,331	15.2%	
Home Improvement	0	0.0%	2	0.4%	6	2.3%	240	3.5%	14	2.2%	332	2.2%	
General Merchandise Stores	0	0.0%	0	0.0%	1	0.4%	59	0.8%	5	0.8%	188	1.2%	
Food Stores	0	0.0%	1	0.2%	7	2.7%	130	1.9%	17	2.7%	477	3.1%	
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%	6	2.3%	49	0.7%	17	2.7%	176	1.1%	
Apparel & Accessory Stores	0	0.0%	0	0.0%	1	0.4%	2	0.0%	2	0.3%	5	0.0%	
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.4%	6	0.1%	5	0.8%	25	0.2%	
Eating & Drinking Places	1	5.0%	101	21.7%	16	6.2%	368	5.3%	47	7.3%	903	5.9%	
Miscellaneous Retail	1	5.0%	2	0.4%	13	5.1%	41	0.6%	35	5.5%	225	1.5%	
Finance, Insurance, Real Estate Summary	2	10.0%	216	46.4%	12	4.7%	448	6.4%	37	5.8%	680	4.4%	
Banks, Savings & Lending Institutions	1	5.0%	201	43.1%	4	1.6%	415	6.0%	12	1.9%	519	3.4%	
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.5%	17	0.1%	
Insurance Carriers & Agents	0	0.0%	0	0.0%	4	1.6%	8	0.1%	6	0.9%	16	0.1%	
Real Estate, Holding, Other Investment Offices	1	5.0%	14	3.0%	4	1.6%	25	0.4%	16	2.5%	129	0.8%	
Services Summary	6	30.0%	117	25.1%	85	33.2%	1,578	22.7%	231	36.0%	3,802	24.7%	
Hotels & Lodging	1	5.0%	100	21.5%	2	0.8%	140	2.0%	8	1.2%	255	1.7%	
Automotive Services	1	5.0%	2	0.4%	10	3.9%	68	1.0%	24	3.7%	200	1.3%	
Motion Pictures & Amusements	1	5.0%	3	0.6%	8	3.1%	37	0.5%	23	3.6%	120	0.8%	
Health Services	2	10.0%	3	0.6%	13	5.1%	127	1.8%	36	5.6%	428	2.8%	
Legal Services	0	0.0%	0	0.0%	1	0.4%	4	0.1%	2	0.3%	8	0.1%	
Education Institutions & Libraries	0	0.0%	1	0.2%	6	2.3%	189	2.7%	19	3.0%	1,031	6.7%	
Other Services	1	5.0%	8	1.7%	45	17.6%	1,012	14.6%	119	18.6%	1,759	11.4%	
Government	0	0.0%	0	0.0%	4	1.6%	1,645	23.7%	10	1.6%	2,402	15.6%	
Unclassified Establishments	3	15.0%	0	0.0%	25	9.8%	15	0.2%	47	7.3%	28	0.2%	
Totals	20	100.0%	466	100.0%	256	100.0%	6,949	100.0%	641	100.0%	15,386	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 28, 2022

Business Summary

I-10 & Kolb
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.10013
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	2	0.8%	10	0.1%	5	0.8%	26	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	3	0.0%	2	0.3%	19	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	23	0.3%	1	0.2%	68	0.4%
Construction	4	20.0%	24	5.2%	24	9.4%	398	5.7%	60	9.4%	788	5.1%
Manufacturing	0	0.0%	1	0.2%	14	5.5%	1,087	15.6%	29	4.5%	3,717	24.2%
Wholesale Trade	1	5.0%	7	1.5%	17	6.6%	473	6.8%	37	5.8%	893	5.8%
Retail Trade	1	5.0%	4	0.9%	32	12.5%	517	7.4%	89	13.9%	1,380	9.0%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	5	2.0%	44	0.6%	15	2.3%	160	1.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	1	0.4%	3	0.0%	3	0.5%	12	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	2	0.0%	2	0.3%	8	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	2	0.4%	6	2.3%	240	3.5%	14	2.2%	331	2.2%
Food & Beverage Stores	0	0.0%	1	0.2%	5	2.0%	118	1.7%	11	1.7%	431	2.8%
Health & Personal Care Stores	0	0.0%	0	0.0%	3	1.2%	14	0.2%	11	1.7%	123	0.8%
Gasoline Stations	0	0.0%	0	0.0%	1	0.4%	5	0.1%	2	0.3%	16	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	1	0.4%	2	0.0%	3	0.5%	6	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	3	1.2%	8	0.1%	5	0.8%	18	0.1%
General Merchandise Stores	0	0.0%	0	0.0%	1	0.4%	59	0.8%	5	0.8%	188	1.2%
Miscellaneous Store Retailers	1	5.0%	2	0.4%	4	1.6%	19	0.3%	8	1.2%	81	0.5%
Nonstore Retailers	0	0.0%	0	0.0%	4	1.6%	3	0.0%	12	1.9%	8	0.1%
Transportation & Warehousing	1	5.0%	2	0.4%	13	5.1%	139	2.0%	25	3.9%	328	2.1%
Information	0	0.0%	2	0.4%	5	2.0%	288	4.1%	12	1.9%	374	2.4%
Finance & Insurance	1	5.0%	201	43.1%	8	3.1%	423	6.1%	21	3.3%	552	3.6%
Central Bank/Credit Intermediation & Related Activities	1	5.0%	201	43.1%	4	1.6%	415	6.0%	12	1.9%	519	3.4%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.5%	17	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	4	1.6%	8	0.1%	6	0.9%	16	0.1%
Real Estate, Rental & Leasing	1	5.0%	3	0.6%	10	3.9%	43	0.6%	33	5.1%	204	1.3%
Professional, Scientific & Tech Services	1	5.0%	7	1.5%	25	9.8%	599	8.6%	53	8.3%	811	5.3%
Legal Services	0	0.0%	0	0.0%	1	0.4%	4	0.1%	4	0.6%	14	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.4%	3	0.0%	1	0.2%	3	0.0%
Administrative & Support & Waste Management & Remediation	1	5.0%	4	0.9%	8	3.1%	196	2.8%	20	3.1%	488	3.2%
Educational Services	1	5.0%	3	0.6%	10	3.9%	204	2.9%	26	4.1%	1,065	6.9%
Health Care & Social Assistance	2	10.0%	3	0.6%	12	4.7%	132	1.9%	38	5.9%	469	3.0%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	4	1.6%	28	0.4%	13	2.0%	110	0.7%
Accommodation & Food Services	2	10.0%	201	43.1%	19	7.4%	514	7.4%	58	9.0%	1,190	7.7%
Accommodation	1	5.0%	100	21.5%	2	0.8%	140	2.0%	8	1.2%	255	1.7%
Food Services & Drinking Places	1	5.0%	101	21.7%	16	6.2%	374	5.4%	50	7.8%	935	6.1%
Other Services (except Public Administration)	2	10.0%	4	0.9%	22	8.6%	209	3.0%	63	9.8%	472	3.1%
Automotive Repair & Maintenance	1	5.0%	2	0.4%	8	3.1%	46	0.7%	17	2.7%	125	0.8%
Public Administration	0	0.0%	0	0.0%	4	1.6%	1,645	23.7%	10	1.6%	2,402	15.6%
Unclassified Establishments	3	15.0%	0	0.0%	25	9.8%	15	0.2%	47	7.3%	28	0.2%
Total	20	100.0%	466	100.0%	256	100.0%	6,949	100.0%	641	100.0%	15,386	100.0%

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

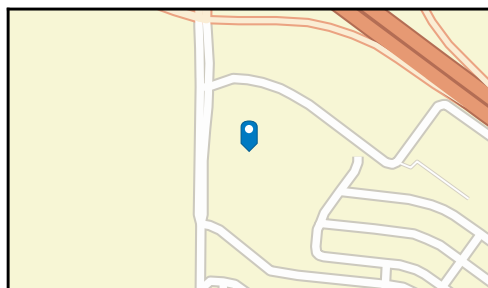
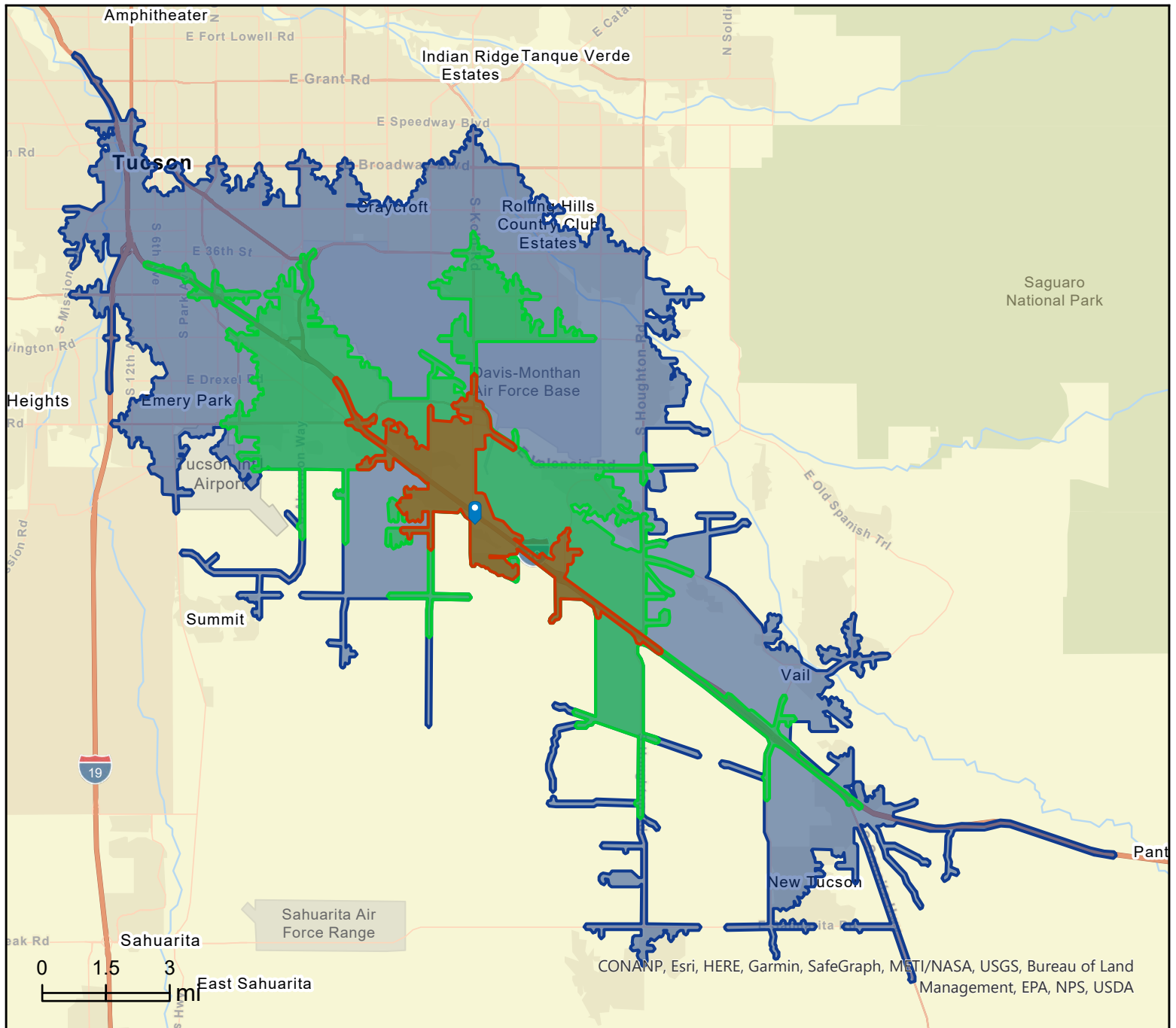
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

January 28, 2022

Site Map

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.10013
Longitude: -110.84025



January 28, 2022

Executive Summary

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.10013
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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	3,289	36,687	214,701
2010 Population	8,772	51,059	242,711
2021 Population	11,974	56,766	262,125
2026 Population	12,813	59,409	272,715
2000-2010 Annual Rate	10.31%	3.36%	1.23%
2010-2021 Annual Rate	2.80%	0.95%	0.69%
2021-2026 Annual Rate	1.36%	0.91%	0.80%
2021 Male Population	49.1%	50.4%	49.8%
2021 Female Population	50.9%	49.6%	50.2%
2021 Median Age	38.5	34.3	33.9

In the identified area, the current year population is 262,125. In 2010, the Census count in the area was 242,711. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 272,715 representing a change of 0.80% annually from 2021 to 2026. Currently, the population is 49.8% male and 50.2% female.

Median Age

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

Race and Ethnicity

2021 White Alone	70.7%	64.3%	62.4%
2021 Black Alone	6.6%	6.6%	5.8%
2021 American Indian/Alaska Native Alone	1.7%	1.8%	2.9%
2021 Asian Alone	4.0%	3.4%	2.7%
2021 Pacific Islander Alone	0.4%	0.3%	0.2%
2021 Other Race	11.4%	18.5%	21.1%
2021 Two or More Races	5.2%	5.1%	4.9%
2021 Hispanic Origin (Any Race)	36.3%	47.6%	54.0%

Persons of Hispanic origin represent 54.0% 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 80.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	84	60	52
2000 Households	1,227	12,536	74,971
2010 Households	3,402	17,449	85,278
2021 Total Households	4,352	19,226	92,000
2026 Total Households	4,620	20,095	95,709
2000-2010 Annual Rate	10.74%	3.36%	1.30%
2010-2021 Annual Rate	2.21%	0.87%	0.68%
2021-2026 Annual Rate	1.20%	0.89%	0.79%
2021 Average Household Size	2.66	2.88	2.78

The household count in this area has changed from 85,278 in 2010 to 92,000 in the current year, a change of 0.68% annually. The five-year projection of households is 95,709, a change of 0.79% annually from the current year total. Average household size is currently 2.78, compared to 2.77 in the year 2010. The number of families in the current year is 61,835 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

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2021 Percent of Income for Mortgage	12.5%	14.1%	16.3%
Median Household Income			
2021 Median Household Income	\$69,793	\$57,290	\$48,197
2026 Median Household Income	\$79,412	\$64,872	\$54,235
2021-2026 Annual Rate	2.62%	2.52%	2.39%
Average Household Income			
2021 Average Household Income	\$82,403	\$69,778	\$61,834
2026 Average Household Income	\$94,965	\$79,947	\$70,890
2021-2026 Annual Rate	2.88%	2.76%	2.77%
Per Capita Income			
2021 Per Capita Income	\$29,071	\$23,164	\$21,832
2026 Per Capita Income	\$33,243	\$26,487	\$25,003
2021-2026 Annual Rate	2.72%	2.72%	2.75%
Households by Income			

Current median household income is \$48,197 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$54,235 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$61,834 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,890 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$21,832 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,003 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	183	145	136
2000 Total Housing Units	1,881	13,940	81,112
2000 Owner Occupied Housing Units	1,109	9,347	46,649
2000 Renter Occupied Housing Units	118	3,190	28,322
2000 Vacant Housing Units	654	1,403	6,141
2010 Total Housing Units	4,301	19,647	95,188
2010 Owner Occupied Housing Units	3,017	12,838	53,107
2010 Renter Occupied Housing Units	385	4,611	32,171
2010 Vacant Housing Units	899	2,198	9,910
2021 Total Housing Units	5,203	21,309	101,790
2021 Owner Occupied Housing Units	3,906	14,369	57,287
2021 Renter Occupied Housing Units	446	4,857	34,714
2021 Vacant Housing Units	851	2,083	9,790
2026 Total Housing Units	5,490	22,217	105,716
2026 Owner Occupied Housing Units	4,179	15,283	60,853
2026 Renter Occupied Housing Units	441	4,812	34,855
2026 Vacant Housing Units	870	2,122	10,007

Currently, 56.3% of the 101,790 housing units in the area are owner occupied; 34.1%, renter occupied; and 9.6% 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 95,188 housing units in the area - 55.8% owner occupied, 33.8% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 3.03%. Median home value in the area is \$187,374, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.12% annually to \$240,487.

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

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.10013
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Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				121		1,234				7,156			
Total Employees:				2,523		27,209				114,387			
Total Residential Population:				11,974		56,766				262,125			
Employee/Residential Population Ratio (per 100 Residents)				21		48				44			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	4	3.3%	30	1.2%	21	1.7%	253	0.9%	124	1.7%	1,046	0.9%	
Construction	12	9.9%	219	8.7%	138	11.2%	2,149	7.9%	560	7.8%	7,162	6.3%	
Manufacturing	7	5.8%	352	14.0%	88	7.1%	7,252	26.7%	323	4.5%	15,544	13.6%	
Transportation	10	8.3%	75	3.0%	62	5.0%	837	3.1%	200	2.8%	4,418	3.9%	
Communication	1	0.8%	90	3.6%	13	1.1%	324	1.2%	85	1.2%	1,021	0.9%	
Utility	1	0.8%	34	1.3%	6	0.5%	372	1.4%	26	0.4%	1,137	1.0%	
Wholesale Trade	9	7.4%	192	7.6%	103	8.3%	1,962	7.2%	379	5.3%	5,248	4.6%	
Retail Trade Summary	19	15.7%	397	15.7%	253	20.5%	3,869	14.2%	1,538	21.5%	21,210	18.5%	
Home Improvement	3	2.5%	118	4.7%	26	2.1%	524	1.9%	115	1.6%	1,639	1.4%	
General Merchandise Stores	0	0.0%	0	0.0%	8	0.6%	273	1.0%	55	0.8%	1,479	1.3%	
Food Stores	3	2.5%	58	2.3%	30	2.4%	437	1.6%	178	2.5%	3,034	2.7%	
Auto Dealers, Gas Stations, Auto Aftermarket	3	2.5%	20	0.8%	45	3.6%	553	2.0%	205	2.9%	2,547	2.2%	
Apparel & Accessory Stores	0	0.0%	0	0.0%	5	0.4%	14	0.1%	51	0.7%	238	0.2%	
Furniture & Home Furnishings	1	0.8%	5	0.2%	15	1.2%	237	0.9%	100	1.4%	1,408	1.2%	
Eating & Drinking Places	5	4.1%	178	7.1%	70	5.7%	1,346	4.9%	466	6.5%	7,876	6.9%	
Miscellaneous Retail	5	4.1%	17	0.7%	55	4.5%	486	1.8%	368	5.1%	2,990	2.6%	
Finance, Insurance, Real Estate Summary	7	5.8%	324	12.8%	59	4.8%	879	3.2%	537	7.5%	4,130	3.6%	
Banks, Savings & Lending Institutions	2	1.7%	301	11.9%	18	1.5%	626	2.3%	126	1.8%	1,467	1.3%	
Securities Brokers	0	0.0%	0	0.0%	4	0.3%	66	0.2%	41	0.6%	235	0.2%	
Insurance Carriers & Agents	2	1.7%	4	0.2%	7	0.6%	22	0.1%	102	1.4%	503	0.4%	
Real Estate, Holding, Other Investment Offices	2	1.7%	19	0.8%	30	2.4%	165	0.6%	269	3.8%	1,926	1.7%	
Services Summary	38	31.4%	754	29.9%	398	32.3%	7,683	28.2%	2,708	37.8%	38,655	33.8%	
Hotels & Lodging	2	1.7%	110	4.4%	19	1.5%	405	1.5%	75	1.0%	1,348	1.2%	
Automotive Services	5	4.1%	24	1.0%	67	5.4%	720	2.6%	352	4.9%	3,206	2.8%	
Motion Pictures & Amusements	3	2.5%	12	0.5%	31	2.5%	159	0.6%	203	2.8%	3,355	2.9%	
Health Services	5	4.1%	77	3.1%	42	3.4%	968	3.6%	305	4.3%	6,211	5.4%	
Legal Services	1	0.8%	2	0.1%	5	0.4%	24	0.1%	138	1.9%	671	0.6%	
Education Institutions & Libraries	3	2.5%	60	2.4%	23	1.9%	1,235	4.5%	179	2.5%	8,026	7.0%	
Other Services	21	17.4%	468	18.5%	212	17.2%	4,172	15.3%	1,456	20.3%	15,838	13.8%	
Government	1	0.8%	49	1.9%	16	1.3%	1,562	5.7%	247	3.5%	14,121	12.3%	
Unclassified Establishments	13	10.7%	7	0.3%	75	6.1%	67	0.2%	428	6.0%	694	0.6%	
Totals	121	100.0%	2,523	100.0%	1,234	100.0%	27,209	100.0%	7,156	100.0%	114,387	100.0%	

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

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January 28, 2022

Business Summary

I-10 & Kolb.
8301-8443 S Kolb Rd, Tucson, Arizona, 85756
Drive Time: 5, 10, 15 minute radii

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Latitude: 32.10013
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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	1	0.8%	4	0.2%	4	0.3%	23	0.1%	12	0.2%	76	0.1%
Mining	0	0.0%	2	0.1%	3	0.2%	39	0.1%	11	0.2%	117	0.1%
Utilities	0	0.0%	22	0.9%	3	0.2%	302	1.1%	15	0.2%	979	0.9%
Construction	14	11.6%	236	9.4%	149	12.1%	2,234	8.2%	606	8.5%	7,545	6.6%
Manufacturing	7	5.8%	355	14.1%	98	7.9%	7,309	26.9%	372	5.2%	14,935	13.1%
Wholesale Trade	9	7.4%	191	7.6%	102	8.3%	1,933	7.1%	371	5.2%	5,125	4.5%
Retail Trade	13	10.7%	216	8.6%	173	14.0%	2,439	9.0%	1,011	14.1%	12,929	11.3%
Motor Vehicle & Parts Dealers	2	1.7%	17	0.7%	39	3.2%	491	1.8%	186	2.6%	2,416	2.1%
Furniture & Home Furnishings Stores	0	0.0%	2	0.1%	5	0.4%	173	0.6%	42	0.6%	1,027	0.9%
Electronics & Appliance Stores	0	0.0%	2	0.1%	4	0.3%	27	0.1%	32	0.4%	154	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	3	2.5%	118	4.7%	25	2.0%	520	1.9%	112	1.6%	1,633	1.4%
Food & Beverage Stores	2	1.7%	56	2.2%	23	1.9%	383	1.4%	155	2.2%	2,862	2.5%
Health & Personal Care Stores	1	0.8%	5	0.2%	12	1.0%	319	1.2%	80	1.1%	1,026	0.9%
Gasoline Stations	0	0.0%	3	0.1%	7	0.6%	62	0.2%	19	0.3%	131	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	1	0.0%	6	0.5%	17	0.1%	68	1.0%	289	0.3%
Sport Goods, Hobby, Book, & Music Stores	1	0.8%	4	0.2%	8	0.6%	50	0.2%	49	0.7%	399	0.3%
General Merchandise Stores	0	0.0%	0	0.0%	8	0.6%	273	1.0%	55	0.8%	1,479	1.3%
Miscellaneous Store Retailers	2	1.7%	7	0.3%	15	1.2%	91	0.3%	121	1.7%	945	0.8%
Nonstore Retailers	2	1.7%	2	0.1%	21	1.7%	31	0.1%	93	1.3%	567	0.5%
Transportation & Warehousing	7	5.8%	68	2.7%	47	3.8%	816	3.0%	159	2.2%	4,322	3.8%
Information	2	1.7%	136	5.4%	20	1.6%	554	2.0%	144	2.0%	2,763	2.4%
Finance & Insurance	4	3.3%	305	12.1%	30	2.4%	717	2.6%	280	3.9%	2,254	2.0%
Central Bank/Credit Intermediation & Related Activities	2	1.7%	301	11.9%	18	1.5%	627	2.3%	134	1.9%	1,510	1.3%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	5	0.4%	68	0.2%	44	0.6%	242	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	2	1.7%	4	0.2%	7	0.6%	22	0.1%	102	1.4%	503	0.4%
Real Estate, Rental & Leasing	5	4.1%	23	0.9%	70	5.7%	453	1.7%	409	5.7%	2,239	2.0%
Professional, Scientific & Tech Services	12	9.9%	295	11.7%	87	7.1%	1,448	5.3%	609	8.5%	4,888	4.3%
Legal Services	1	0.8%	2	0.1%	7	0.6%	30	0.1%	154	2.2%	749	0.7%
Management of Companies & Enterprises	0	0.0%	1	0.0%	1	0.1%	3	0.0%	6	0.1%	307	0.3%
Administrative & Support & Waste Management & Remediation	4	3.3%	60	2.4%	44	3.6%	1,595	5.9%	254	3.5%	3,597	3.1%
Educational Services	5	4.1%	67	2.7%	30	2.4%	1,269	4.7%	206	2.9%	8,024	7.0%
Health Care & Social Assistance	5	4.1%	81	3.2%	52	4.2%	1,160	4.3%	437	6.1%	9,116	8.0%
Arts, Entertainment & Recreation	1	0.8%	11	0.4%	20	1.6%	192	0.7%	126	1.8%	3,332	2.9%
Accommodation & Food Services	7	5.8%	289	11.5%	92	7.5%	1,777	6.5%	553	7.7%	9,303	8.1%
Accommodation	2	1.7%	110	4.4%	19	1.5%	405	1.5%	75	1.0%	1,348	1.2%
Food Services & Drinking Places	5	4.1%	179	7.1%	73	5.9%	1,373	5.0%	478	6.7%	7,954	7.0%
Other Services (except Public Administration)	10	8.3%	104	4.1%	116	9.4%	1,316	4.8%	899	12.6%	7,669	6.7%
Automotive Repair & Maintenance	4	3.3%	13	0.5%	51	4.1%	483	1.8%	292	4.1%	2,609	2.3%
Public Administration	1	0.8%	49	1.9%	16	1.3%	1,562	5.7%	248	3.5%	14,177	12.4%
Unclassified Establishments	13	10.7%	7	0.3%	75	6.1%	67	0.2%	427	6.0%	691	0.6%
Total	121	100.0%	2,523	100.0%	1,234	100.0%	27,209	100.0%	7,156	100.0%	114,387	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 28, 2022

A 5th Amazon site is coming to Tucson

GABRIELA RICO

Arizona Daily Star

The Tucson-area's fifth Amazon site is being developed on the city's southeast side. Amazon.com bought 51 acres of vacant land adjacent to its massive fulfillment center on Kolb Road, near Valencia Road, for \$7.4 million, according to documents from the Pima County Recorder's Office. The site will be used for a distribution center.

Since opening its 1.2 million- square-foot fulfillment center at the Port of Tucson in 2018, Amazon has added a delivery station on the west side, on Silverlake Road and Interstate 10, and another is under construction in Marana, at Silverbell and Ina roads. The online retailer also added a sorting station for air cargo near the airport, at Alvernon Way and Corona Road.

Distribution centers are where packages are sorted by ZIP code for delivery and are usually around 120,000 square feet in size.

'Our growth in Tucson is an example of Amazon's customer focus, while providing jobs and career opportunities in the community,' said Zoe Richmond, a spokeswoman for Amazon. 'Since 2010, Amazon has invested more than \$16 billion in Arizona with 32,000 full- and parttime employees throughout the state.'

The seller, Valencia Kolb Properties LLC, was represented by Picor broker Stephen Cohen. 'They are pleased with the transaction and further expansion of Amazon in Tucson,' he said. No timeline for the new distribution center completion or number of jobs has yet been announced but the company has job openings at its existing facilities.

Visit amazon.jobs for more information.

Contact reporter Gabriela Rico at grico@tucson.com



This Amazon fulfillment center was built in 2018 at the Port of Tucson. Amazon is planning to build a distribution center adjacent to this facility on Kolb Road.

A.E. ARAIZA, ARIZONA DAILY STAR FILE



Amazon is planning its fifth Tucson-area site — a distribution center where packages will be sorted for delivery.

ROSS D. FRANKLIN, ASSOCIATED PRESS FILE