



COMMERCIAL RETAIL ADVISORS, LLC

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www.cradvisorsllc.com

# LAND FOR SALE

## I-10 & SONOITA HWY - TUCSON, AZ



### Property Description

Location: SWC of I-10 and Sonoita Hwy  
13802 S. Sonoita Hwy  
Tucson, AZ

Land Available: ± 34.61 Acres (PAD's Available)

Sales Price: Please call broker for price.

Zoning: CB-2

Parcel No.: 305-04-0340

### Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	950	5,519	15,125
Households:	304	1,895	5,076
Average HH Income:	\$107,438	\$112,333	\$114,035

(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)

### Highlights

- ◆ Located just off the interchange of I-10 and Sonoita Hwy, which is the turn off for the popular Sonoita and Patagonia communities.
- ◆ Located in Vail, an affluent, rapidly growing bedroom community southeast of Tucson with around 15,000 residents and an above average median household income.
- ◆ Vail Unified School District is a nationally recognized school district serving almost 14,000 students across 22 schools, 3 of which are National Blue Ribbon Schools.
- ◆ Surrounded by multiple housing developments including JD Ranch Estates, Sonoita Ranch, Windmill Ridge, Rincon Estates, Mountain View Ranch, Whetstone Ranch and Sonoita Hills.
- ◆ Previously approved development plan as a travel center.

### Traffic Count

I-10:	32,590 VPD (2020)
Sonoita Hwy:	2,875 VPD (2020)
Total:	35,465 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.



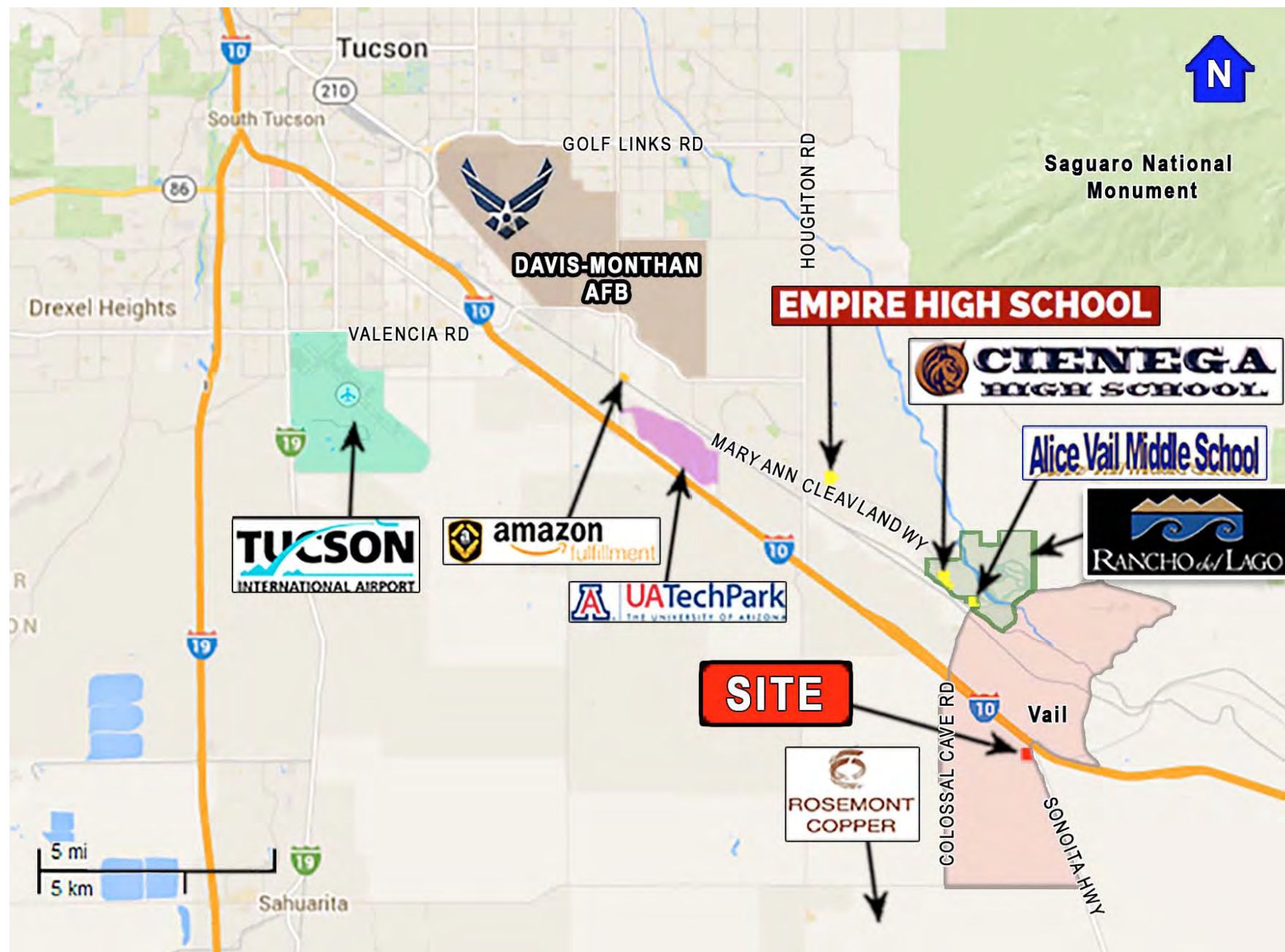
# SEC I-10 & Sonoita Hwy

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## LOCATION MAP



Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

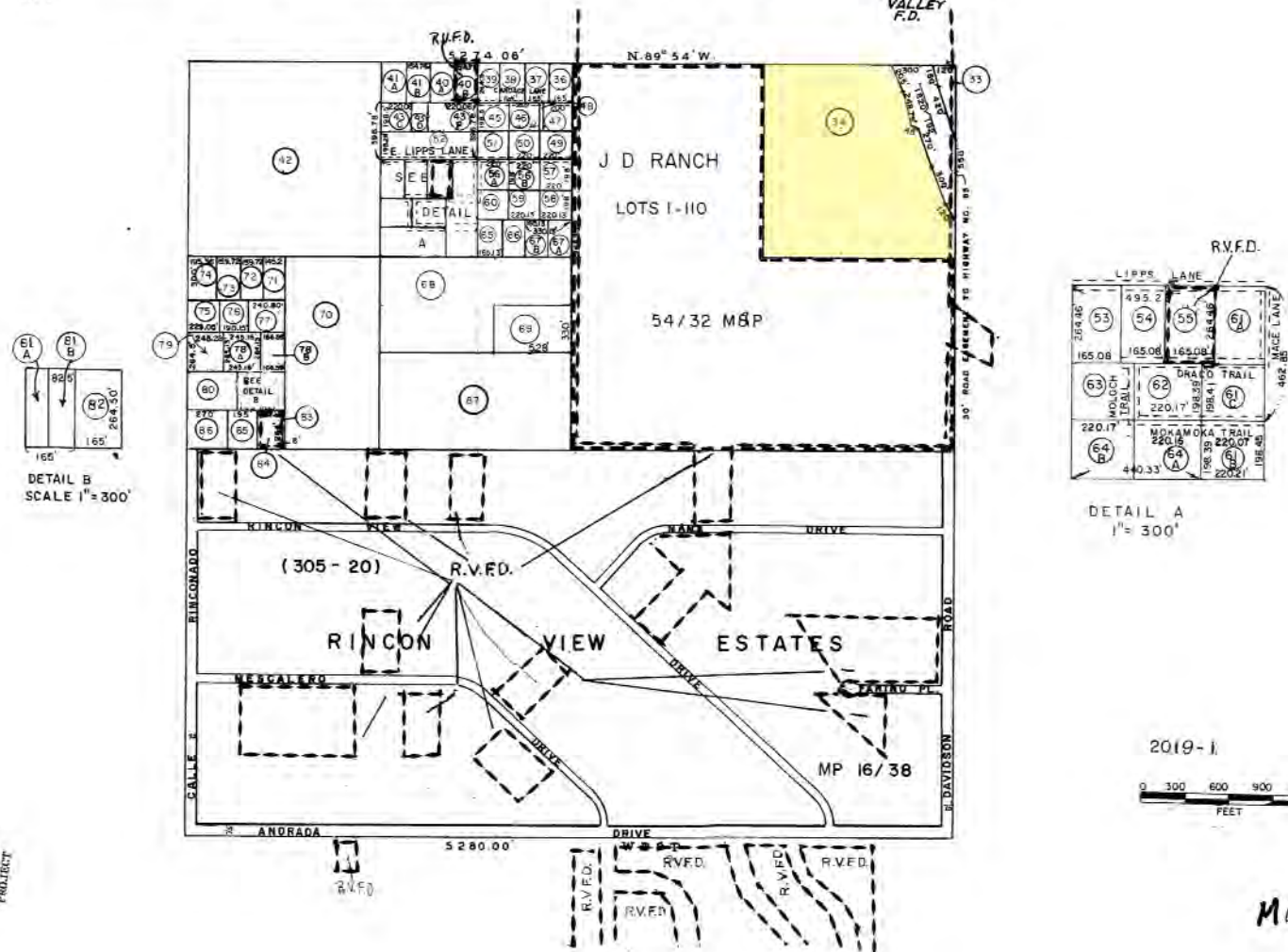
# PLAT MAP

## ASSESSOR'S RECORD MAP

305-04  
305-20

717

SECTION 34 TOWNSHIP 16 SOUTH, RANGE 16 EAST



C.O.T.  
PROJECT

SCANNED  
M161634

2449 (1)



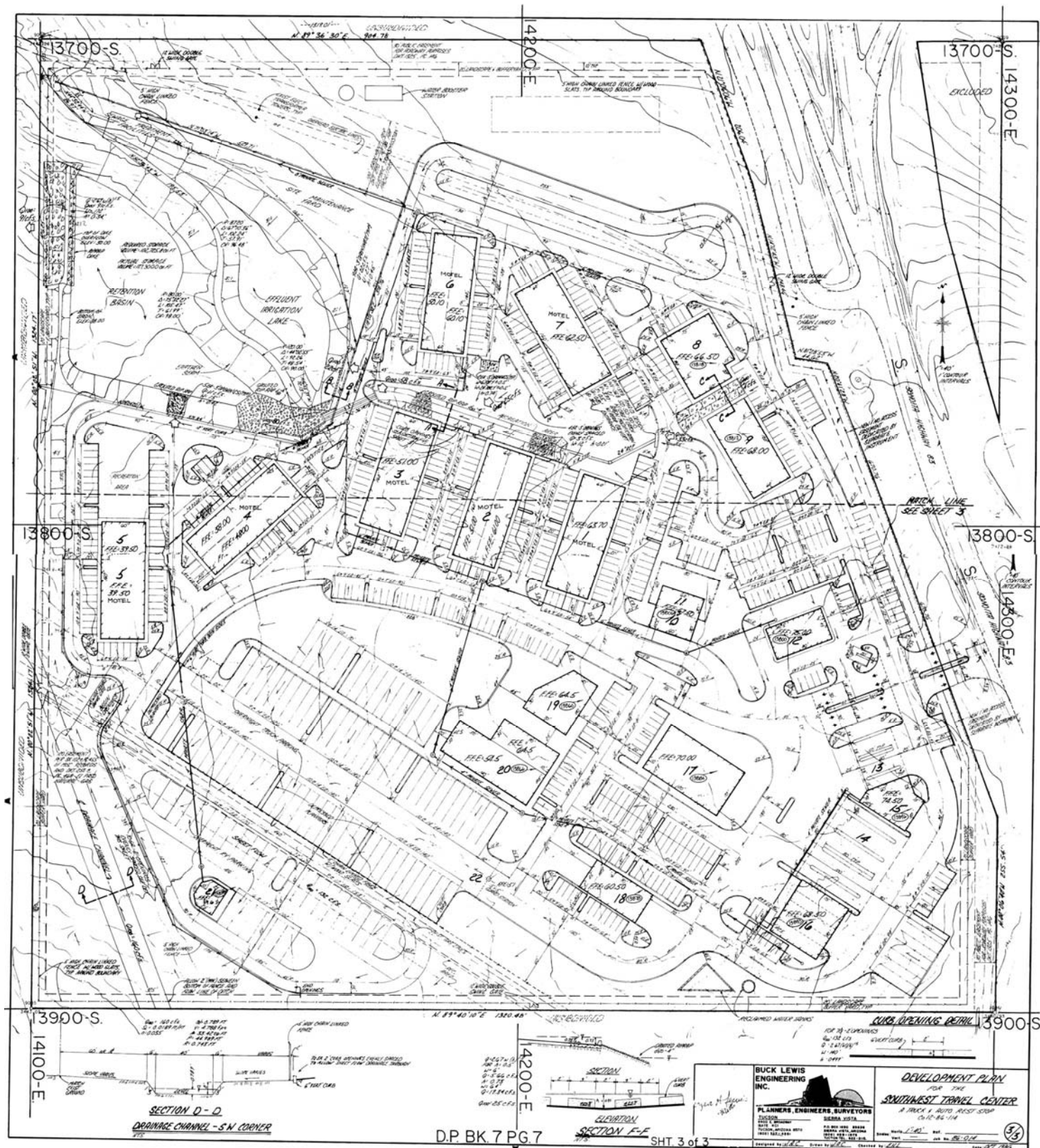
# SEC I-10 & Sonoita Hwy

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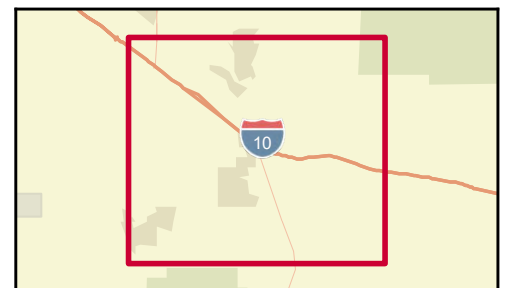
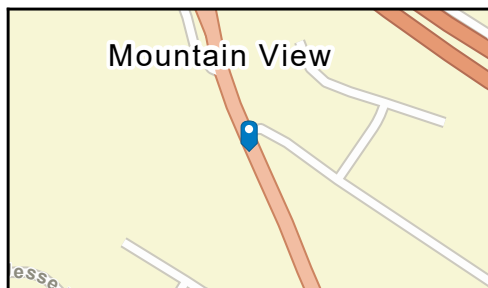
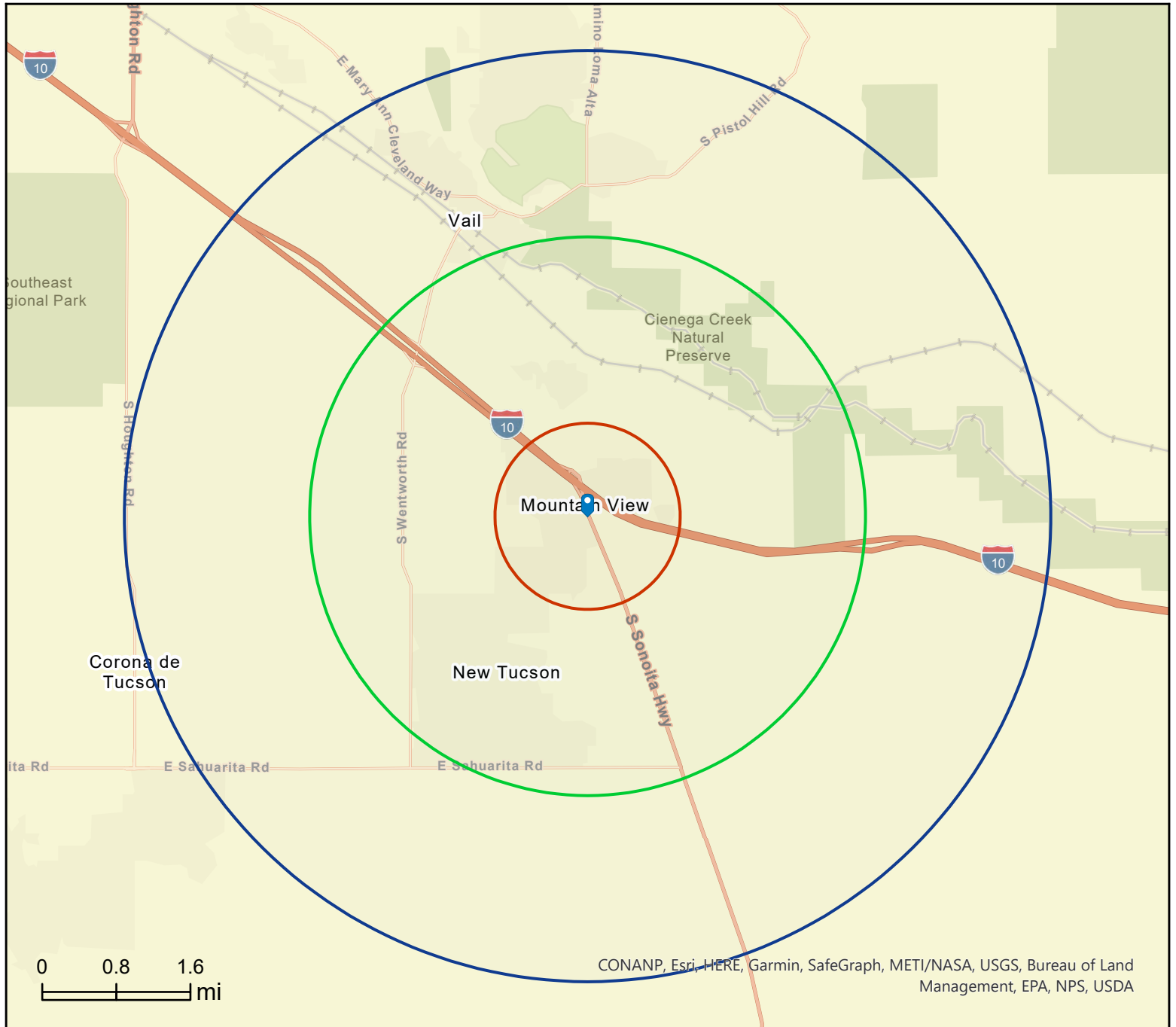
## DEVELOPMENT PLAN



# Site Map

I-10 & Sonoita Hwy  
13802 S Sonoita Hwy, Vail, Arizona, 85641  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.00236  
Longitude: -110.68915



January 28, 2022

## Executive Summary

I-10 & Sonoita Hwy  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	432	2,394	4,009
2010 Population	833	4,904	11,024
2021 Population	950	5,519	15,125
2026 Population	999	5,817	16,456
2000-2010 Annual Rate	6.79%	7.43%	10.64%
2010-2021 Annual Rate	1.18%	1.06%	2.85%
2021-2026 Annual Rate	1.01%	1.06%	1.70%
2021 Male Population	49.3%	49.7%	49.6%
2021 Female Population	50.7%	50.3%	50.4%
2021 Median Age	45.3	45.9	40.1

In the identified area, the current year population is 15,125. In 2010, the Census count in the area was 11,024. The rate of change since 2010 was 2.85% annually. The five-year projection for the population in the area is 16,456 representing a change of 1.70% annually from 2021 to 2026. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 45.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	85.8%	85.4%	82.4%
2021 Black Alone	1.7%	1.9%	3.3%
2021 American Indian/Alaska Native Alone	1.4%	1.2%	0.9%
2021 Asian Alone	1.3%	1.6%	3.0%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	5.5%	5.5%	5.7%
2021 Two or More Races	4.3%	4.2%	4.7%
2021 Hispanic Origin (Any Race)	24.1%	22.1%	23.6%

Persons of Hispanic origin represent 23.6% 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 56.5 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	144	154	145
2000 Households	133	802	1,367
2010 Households	259	1,670	3,732
2021 Total Households	304	1,895	5,076
2026 Total Households	320	1,998	5,507
2000-2010 Annual Rate	6.89%	7.61%	10.56%
2010-2021 Annual Rate	1.43%	1.13%	2.77%
2021-2026 Annual Rate	1.03%	1.06%	1.64%
2021 Average Household Size	3.12	2.91	2.98

The household count in this area has changed from 3,732 in 2010 to 5,076 in the current year, a change of 2.77% annually. The five-year projection of households is 5,507, a change of 1.64% annually from the current year total. Average household size is currently 2.98, compared to 2.95 in the year 2010. The number of families in the current year is 4,031 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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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	16.5%	17.2%	15.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$84,603	\$87,991	\$94,801
2026 Median Household Income	\$91,256	\$96,964	\$104,694
2021-2026 Annual Rate	1.53%	1.96%	2.01%
<b>Average Household Income</b>			
2021 Average Household Income	\$107,438	\$112,333	\$114,035
2026 Average Household Income	\$123,180	\$129,452	\$131,307
2021-2026 Annual Rate	2.77%	2.88%	2.86%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$37,903	\$40,456	\$39,789
2026 Per Capita Income	\$43,471	\$46,670	\$45,691
2021-2026 Annual Rate	2.78%	2.90%	2.80%
<b>Households by Income</b>			

Current median household income is \$94,801 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$104,694 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$114,035 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$131,307 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$39,789 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,691 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	139	132	150
2000 Total Housing Units	145	846	1,459
2000 Owner Occupied Housing Units	127	753	1,271
2000 Renter Occupied Housing Units	6	49	96
2000 Vacant Housing Units	12	44	92
2010 Total Housing Units	287	1,799	4,068
2010 Owner Occupied Housing Units	235	1,516	3,278
2010 Renter Occupied Housing Units	24	154	455
2010 Vacant Housing Units	28	129	336
2021 Total Housing Units	329	1,989	5,331
2021 Owner Occupied Housing Units	273	1,710	4,568
2021 Renter Occupied Housing Units	31	185	508
2021 Vacant Housing Units	25	94	255
2026 Total Housing Units	344	2,086	5,762
2026 Owner Occupied Housing Units	289	1,813	4,988
2026 Renter Occupied Housing Units	31	185	518
2026 Vacant Housing Units	24	88	255

Currently, 85.7% of the 5,331 housing units in the area are owner occupied; 9.5%, renter occupied; and 4.8% 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 4,068 housing units in the area - 80.6% owner occupied, 11.2% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 12.77%. Median home value in the area is \$339,463, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.14% annually to \$396,170.

**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 & Sonoita Hwy  
13802 S Sonoita Hwy, Vail, Arizona, 85641  
Rings: 1, 3, 5 mile radii

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Data for all businesses in area			1 mile		3 miles				5 miles			
Total Businesses:			5		59				129			
Total Employees:			16		283				883			
Total Residential Population:			950		5,519				15,125			
Employee/Residential Population Ratio (per 100 Residents)			2		5				6			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	20.0%	3	18.8%	8	13.6%	29	10.2%	10	7.8%	39	4.4%
Construction	1	20.0%	2	12.5%	10	16.9%	22	7.8%	17	13.2%	62	7.0%
Manufacturing	0	0.0%	0	0.0%	0	0.0%	1	0.4%	3	2.3%	19	2.2%
Transportation	0	0.0%	1	6.2%	3	5.1%	5	1.8%	4	3.1%	9	1.0%
Communication	0	0.0%	0	0.0%	0	0.0%	1	0.4%	0	0.0%	1	0.1%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	4	0.5%
Wholesale Trade	0	0.0%	0	0.0%	2	3.4%	2	0.7%	3	2.3%	7	0.8%
Retail Trade Summary	0	0.0%	2	12.5%	6	10.2%	46	16.3%	17	13.2%	154	17.4%
Home Improvement	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	10	1.1%
General Merchandise Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%
Food Stores	0	0.0%	0	0.0%	0	0.0%	5	1.8%	2	1.6%	44	5.0%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	3	1.1%	0	0.0%	3	0.3%
Furniture & Home Furnishings	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%
Eating & Drinking Places	0	0.0%	1	6.2%	2	3.4%	32	11.3%	6	4.7%	75	8.5%
Miscellaneous Retail	0	0.0%	1	6.2%	3	5.1%	6	2.1%	7	5.4%	19	2.2%
Finance, Insurance, Real Estate Summary	0	0.0%	0	0.0%	2	3.4%	4	1.4%	6	4.7%	30	3.4%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	8	0.9%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%
Insurance Carriers & Agents	0	0.0%	0	0.0%	0	0.0%	1	0.4%	2	1.6%	6	0.7%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%	1	1.7%	3	1.1%	2	1.6%	15	1.7%
Services Summary	2	40.0%	7	43.8%	22	37.3%	123	43.5%	55	42.6%	481	54.5%
Hotels & Lodging	0	0.0%	1	6.2%	1	1.7%	11	3.9%	2	1.6%	15	1.7%
Automotive Services	0	0.0%	0	0.0%	1	1.7%	1	0.4%	3	2.3%	13	1.5%
Motion Pictures & Amusements	0	0.0%	0	0.0%	2	3.4%	14	4.9%	6	4.7%	64	7.2%
Health Services	0	0.0%	0	0.0%	0	0.0%	4	1.4%	5	3.9%	39	4.4%
Legal Services	0	0.0%	0	0.0%	1	1.7%	3	1.1%	1	0.8%	3	0.3%
Education Institutions & Libraries	0	0.0%	1	6.2%	0	0.0%	34	12.0%	4	3.1%	217	24.6%
Other Services	1	20.0%	4	25.0%	15	25.4%	56	19.8%	35	27.1%	130	14.7%
Government	0	0.0%	1	6.2%	1	1.7%	50	17.7%	1	0.8%	74	8.4%
Unclassified Establishments	0	0.0%	0	0.0%	6	10.2%	1	0.4%	11	8.5%	5	0.6%
Totals	5	100.0%	16	100.0%	59	100.0%	283	100.0%	129	100.0%	883	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



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13802 S Sonoita Hwy, Vail, Arizona, 85641  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.00236  
Longitude: -110.68915

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	6.2%	2	3.4%	9	3.2%	3	2.3%	12	1.4%
Mining	0	0.0%	0	0.0%	0	0.0%	5	1.8%	0	0.0%	6	0.7%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	1	20.0%	2	12.5%	10	16.9%	22	7.8%	18	14.0%	64	7.2%
Manufacturing	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	1.6%	18	2.0%
Wholesale Trade	0	0.0%	0	0.0%	2	3.4%	2	0.7%	3	2.3%	7	0.8%
Retail Trade	0	0.0%	1	6.2%	4	6.8%	14	4.9%	11	8.5%	79	8.9%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	10	1.1%
Food & Beverage Stores	0	0.0%	0	0.0%	0	0.0%	5	1.8%	2	1.6%	44	5.0%
Health & Personal Care Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	8	0.9%
Gasoline Stations	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	3	1.1%	0	0.0%	3	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	0	0.0%	2	0.7%	1	0.8%	3	0.3%
General Merchandise Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%
Miscellaneous Store Retailers	0	0.0%	1	6.2%	2	3.4%	4	1.4%	4	3.1%	8	0.9%
Nonstore Retailers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	1.6%	1	0.1%
Transportation & Warehousing	0	0.0%	0	0.0%	1	1.7%	1	0.4%	3	2.3%	5	0.6%
Information	0	0.0%	1	6.2%	2	3.4%	7	2.5%	3	2.3%	11	1.2%
Finance & Insurance	0	0.0%	0	0.0%	0	0.0%	1	0.4%	3	2.3%	15	1.7%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	8	0.9%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	0	0.0%	1	0.4%	2	1.6%	6	0.7%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%	3	5.1%	6	2.1%	4	3.1%	17	1.9%
Professional, Scientific & Tech Services	1	20.0%	2	12.5%	7	11.9%	20	7.1%	14	10.9%	38	4.3%
Legal Services	0	0.0%	1	6.2%	2	3.4%	6	2.1%	2	1.6%	6	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	1	6.2%	2	3.4%	6	2.1%	7	5.4%	24	2.7%
Educational Services	0	0.0%	1	6.2%	0	0.0%	34	12.0%	5	3.9%	219	24.8%
Health Care & Social Assistance	0	0.0%	1	6.2%	3	5.1%	19	6.7%	8	6.2%	63	7.1%
Arts, Entertainment & Recreation	0	0.0%	1	6.2%	3	5.1%	49	17.3%	6	4.7%	103	11.7%
Accommodation & Food Services	0	0.0%	2	12.5%	3	5.1%	43	15.2%	7	5.4%	89	10.1%
Accommodation	0	0.0%	1	6.2%	1	1.7%	11	3.9%	2	1.6%	15	1.7%
Food Services & Drinking Places	0	0.0%	1	6.2%	2	3.4%	32	11.3%	6	4.7%	75	8.5%
Other Services (except Public Administration)	1	20.0%	2	12.5%	9	15.3%	28	9.9%	18	14.0%	74	8.4%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	1	1.7%	1	0.4%	2	1.6%	12	1.4%
Public Administration	0	0.0%	0	0.0%	0	0.0%	17	6.0%	1	0.8%	35	4.0%
Unclassified Establishments	0	0.0%	0	0.0%	6	10.2%	1	0.4%	11	8.5%	5	0.6%
Total	5	100.0%	16	100.0%	59	100.0%	283	100.0%	129	100.0%	883	100.0%

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

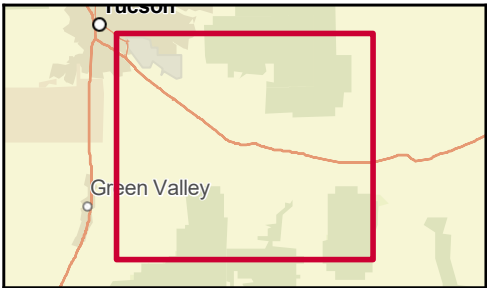
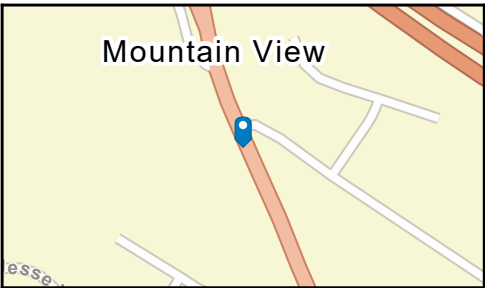
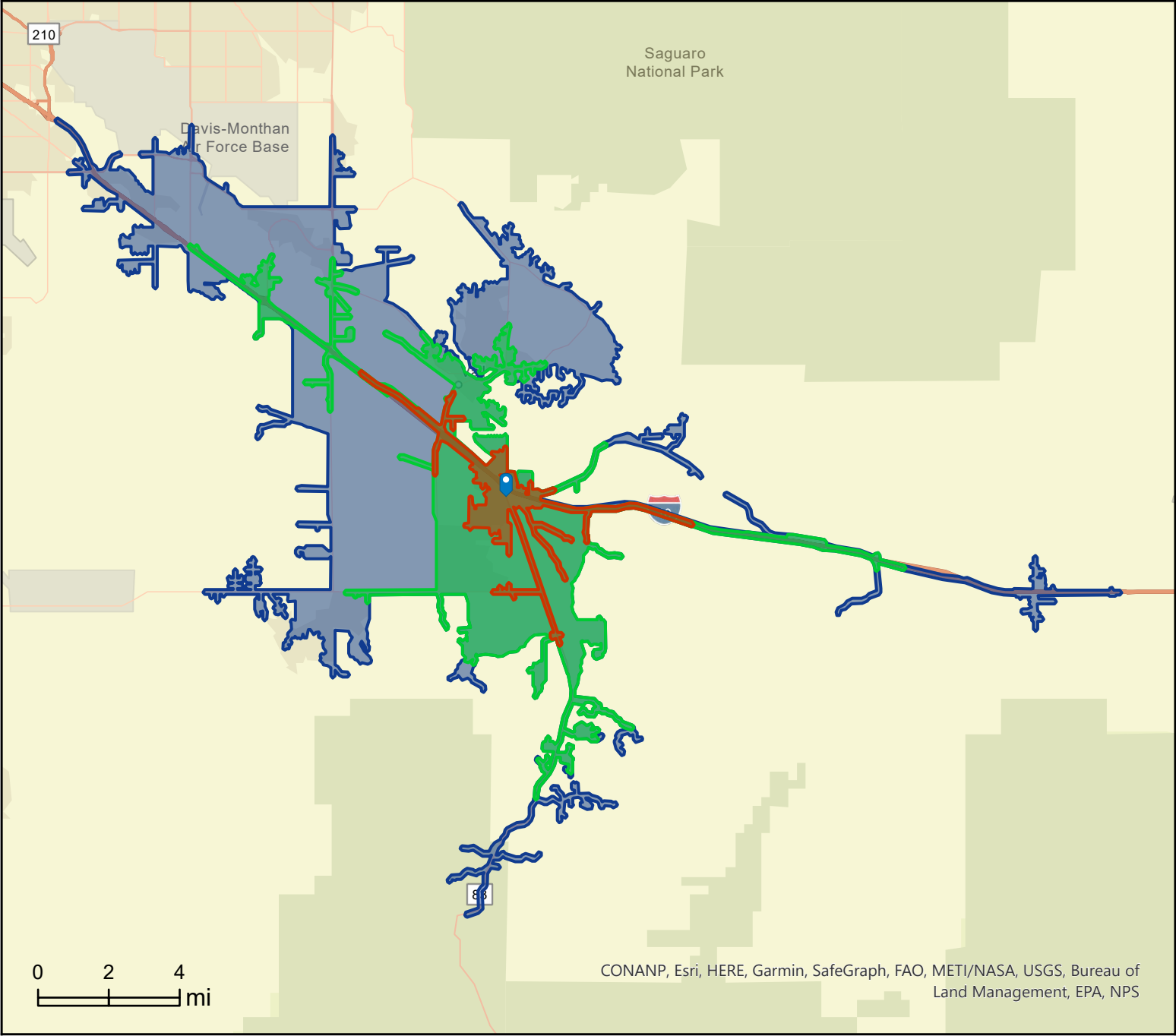
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January 28, 2022

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Drive Time: 5, 10, 15 minute radii

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Drive Time: 5, 10, 15 minute radii

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Longitude: -110.68915

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	396	2,610	20,781
2010 Population	772	6,992	42,381
2021 Population	867	7,935	53,965
2026 Population	911	8,575	58,917
2000-2010 Annual Rate	6.90%	10.36%	7.39%
2010-2021 Annual Rate	1.04%	1.13%	2.17%
2021-2026 Annual Rate	0.99%	1.56%	1.77%
2021 Male Population	49.4%	49.4%	49.3%
2021 Female Population	50.6%	50.6%	50.7%
2021 Median Age	45.2	40.3	37.0

In the identified area, the current year population is 53,965. In 2010, the Census count in the area was 42,381. The rate of change since 2010 was 2.17% annually. The five-year projection for the population in the area is 58,917 representing a change of 1.77% annually from 2021 to 2026. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 45.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	85.6%	82.5%	77.2%
2021 Black Alone	1.7%	2.9%	5.0%
2021 American Indian/Alaska Native Alone	1.4%	1.0%	1.1%
2021 Asian Alone	1.4%	2.7%	3.6%
2021 Pacific Islander Alone	0.1%	0.1%	0.3%
2021 Other Race	5.5%	6.0%	7.6%
2021 Two or More Races	4.3%	4.7%	5.2%
2021 Hispanic Origin (Any Race)	23.9%	25.0%	28.4%

Persons of Hispanic origin represent 28.4% 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 64.4 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	149	135	106
2000 Households	119	885	7,171
2010 Households	235	2,309	14,784
2021 Total Households	264	2,569	18,482
2026 Total Households	278	2,764	20,090
2000-2010 Annual Rate	7.04%	10.06%	7.50%
2010-2021 Annual Rate	1.04%	0.95%	2.00%
2021-2026 Annual Rate	1.04%	1.47%	1.68%
2021 Average Household Size	3.28	3.09	2.89

The household count in this area has changed from 14,784 in 2010 to 18,482 in the current year, a change of 2.00% annually. The five-year projection of households is 20,090, a change of 1.68% annually from the current year total. Average household size is currently 2.89, compared to 2.82 in the year 2010. The number of families in the current year is 14,393 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 & Sonoita Hwy.  
13802 S Sonoita Hwy, Vail, Arizona, 85641  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.00236  
Longitude: -110.68915

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	16.6%	15.0%	11.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$85,593	\$89,748	\$85,434
2026 Median Household Income	\$93,291	\$100,000	\$94,882
2021-2026 Annual Rate	1.74%	2.19%	2.12%
<b>Average Household Income</b>			
2021 Average Household Income	\$109,896	\$108,962	\$99,116
2026 Average Household Income	\$126,011	\$124,833	\$113,151
2021-2026 Annual Rate	2.77%	2.76%	2.68%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$38,434	\$37,497	\$34,053
2026 Per Capita Income	\$44,163	\$42,819	\$38,713
2021-2026 Annual Rate	2.82%	2.69%	2.60%

### Households by Income

Current median household income is \$85,434 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$94,882 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$99,116 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$113,151 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,053 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,713 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	138	151	191
2000 Total Housing Units	129	937	8,146
2000 Owner Occupied Housing Units	113	831	6,656
2000 Renter Occupied Housing Units	6	54	514
2000 Vacant Housing Units	10	52	976
2010 Total Housing Units	259	2,483	16,427
2010 Owner Occupied Housing Units	213	2,013	12,712
2010 Renter Occupied Housing Units	22	296	2,072
2010 Vacant Housing Units	24	174	1,643
2021 Total Housing Units	284	2,685	19,936
2021 Owner Occupied Housing Units	238	2,291	16,273
2021 Renter Occupied Housing Units	26	278	2,209
2021 Vacant Housing Units	20	116	1,454
2026 Total Housing Units	297	2,877	21,573
2026 Owner Occupied Housing Units	252	2,481	17,596
2026 Renter Occupied Housing Units	26	283	2,494
2026 Vacant Housing Units	19	113	1,483

Currently, 81.6% of the 19,936 housing units in the area are owner occupied; 11.1%, renter occupied; and 7.3% 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 16,427 housing units in the area - 77.4% owner occupied, 12.6% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 8.99%. Median home value in the area is \$240,837, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.09% annually to \$294,247.

**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 & Sonoita Hwy.  
13802 S Sonoita Hwy, Vail, Arizona, 85641  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
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Data for all businesses in area			5 minutes		10 minutes				15 minutes			
Total Businesses:			5		112				652			
Total Employees:			16		1,088				9,301			
Total Residential Population:			867		7,935				53,965			
Employee/Residential Population Ratio (per 100 Residents)			2		14				17			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	20.0%	3	18.8%	9	8.0%	34	3.1%	25	3.8%	124	1.3%
Construction	1	20.0%	2	12.5%	13	11.6%	84	7.7%	58	8.9%	565	6.1%
Manufacturing	0	0.0%	0	0.0%	2	1.8%	39	3.6%	21	3.2%	1,033	11.1%
Transportation	0	0.0%	1	6.2%	6	5.4%	25	2.3%	27	4.1%	188	2.0%
Communication	0	0.0%	0	0.0%	1	0.9%	36	3.3%	8	1.2%	207	2.2%
Utility	0	0.0%	0	0.0%	0	0.0%	4	0.4%	2	0.3%	63	0.7%
Wholesale Trade	0	0.0%	0	0.0%	4	3.6%	59	5.4%	29	4.4%	743	8.0%
Retail Trade Summary	0	0.0%	2	12.5%	16	14.3%	204	18.8%	138	21.2%	2,126	22.9%
Home Improvement	0	0.0%	0	0.0%	1	0.9%	50	4.6%	12	1.8%	300	3.2%
General Merchandise Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.6%	185	2.0%
Food Stores	0	0.0%	0	0.0%	2	1.8%	57	5.2%	15	2.3%	470	5.1%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%	1	0.9%	3	0.3%	11	1.7%	91	1.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	2	0.2%	3	0.5%	8	0.1%
Furniture & Home Furnishings	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.8%	22	0.2%
Eating & Drinking Places	0	0.0%	1	6.2%	5	4.5%	75	6.9%	49	7.5%	908	9.8%
Miscellaneous Retail	0	0.0%	1	6.2%	7	6.2%	17	1.6%	38	5.8%	142	1.5%
Finance, Insurance, Real Estate Summary	0	0.0%	0	0.0%	6	5.4%	59	5.4%	37	5.7%	618	6.6%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	2	1.8%	47	4.3%	12	1.8%	462	5.0%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	1	0.1%	3	0.5%	7	0.1%
Insurance Carriers & Agents	0	0.0%	0	0.0%	2	1.8%	6	0.6%	7	1.1%	22	0.2%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%	2	1.8%	6	0.6%	15	2.3%	128	1.4%
Services Summary	2	40.0%	7	43.8%	45	40.2%	494	45.4%	249	38.2%	3,362	36.1%
Hotels & Lodging	0	0.0%	1	6.2%	2	1.8%	13	1.2%	6	0.9%	168	1.8%
Automotive Services	0	0.0%	0	0.0%	3	2.7%	9	0.8%	24	3.7%	155	1.7%
Motion Pictures & Amusements	0	0.0%	0	0.0%	4	3.6%	35	3.2%	28	4.3%	181	1.9%
Health Services	0	0.0%	0	0.0%	5	4.5%	40	3.7%	38	5.8%	359	3.9%
Legal Services	0	0.0%	0	0.0%	1	0.9%	3	0.3%	2	0.3%	8	0.1%
Education Institutions & Libraries	0	0.0%	1	6.2%	3	2.7%	158	14.5%	21	3.2%	968	10.4%
Other Services	1	20.0%	4	25.0%	27	24.1%	235	21.6%	131	20.1%	1,523	16.4%
Government	0	0.0%	1	6.2%	1	0.9%	45	4.1%	5	0.8%	245	2.6%
Unclassified Establishments	0	0.0%	0	0.0%	10	8.9%	5	0.5%	52	8.0%	27	0.3%
Totals	5	100.0%	16	100.0%	112	100.0%	1,088	100.0%	652	100.0%	9,301	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

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	6.2%	3	2.7%	11	1.0%	8	1.2%	35	0.4%
Mining	0	0.0%	0	0.0%	0	0.0%	4	0.4%	1	0.2%	12	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	35	0.4%
Construction	1	20.0%	2	12.5%	13	11.6%	85	7.8%	63	9.7%	589	6.3%
Manufacturing	0	0.0%	0	0.0%	2	1.8%	38	3.5%	23	3.5%	1,036	11.1%
Wholesale Trade	0	0.0%	0	0.0%	4	3.6%	59	5.4%	29	4.4%	743	8.0%
Retail Trade	0	0.0%	1	6.2%	11	9.8%	129	11.9%	84	12.9%	1,177	12.7%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	1	0.9%	3	0.3%	9	1.4%	81	0.9%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.5%	10	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	5	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	1	0.9%	50	4.6%	12	1.8%	300	3.2%
Food & Beverage Stores	0	0.0%	0	0.0%	2	1.8%	56	5.1%	11	1.7%	434	4.7%
Health & Personal Care Stores	0	0.0%	0	0.0%	1	0.9%	8	0.7%	11	1.7%	80	0.9%
Gasoline Stations	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	11	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	2	0.2%	3	0.5%	8	0.1%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	1	0.9%	2	0.2%	5	0.8%	14	0.2%
General Merchandise Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.6%	185	2.0%
Miscellaneous Store Retailers	0	0.0%	1	6.2%	3	2.7%	7	0.6%	11	1.7%	45	0.5%
Nonstore Retailers	0	0.0%	0	0.0%	2	1.8%	0	0.0%	13	2.0%	6	0.1%
Transportation & Warehousing	0	0.0%	0	0.0%	4	3.6%	20	1.8%	22	3.4%	174	1.9%
Information	0	0.0%	1	6.2%	3	2.7%	58	5.3%	14	2.1%	325	3.5%
Finance & Insurance	0	0.0%	0	0.0%	4	3.6%	53	4.9%	22	3.4%	491	5.3%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	2	1.8%	47	4.3%	12	1.8%	462	5.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	1	0.1%	3	0.5%	7	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	2	1.8%	6	0.6%	7	1.1%	22	0.2%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%	4	3.6%	10	0.9%	29	4.4%	148	1.6%
Professional, Scientific & Tech Services	1	20.0%	2	12.5%	13	11.6%	135	12.4%	58	8.9%	699	7.5%
Legal Services	0	0.0%	1	6.2%	2	1.8%	7	0.6%	5	0.8%	16	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	1	0.1%	1	0.2%	3	0.0%
Administrative & Support & Waste Management & Remediation	0	0.0%	1	6.2%	4	3.6%	20	1.8%	26	4.0%	450	4.8%
Educational Services	0	0.0%	1	6.2%	4	3.6%	160	14.7%	29	4.4%	1,001	10.8%
Health Care & Social Assistance	0	0.0%	1	6.2%	7	6.2%	55	5.1%	41	6.3%	398	4.3%
Arts, Entertainment & Recreation	0	0.0%	1	6.2%	4	3.6%	61	5.6%	16	2.5%	196	2.1%
Accommodation & Food Services	0	0.0%	2	12.5%	7	6.2%	88	8.1%	57	8.7%	1,101	11.8%
Accommodation	0	0.0%	1	6.2%	2	1.8%	13	1.2%	6	0.9%	168	1.8%
Food Services & Drinking Places	0	0.0%	1	6.2%	5	4.5%	75	6.9%	52	8.0%	933	10.0%
Other Services (except Public Administration)	1	20.0%	2	12.5%	15	13.4%	76	7.0%	73	11.2%	457	4.9%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	2	1.8%	8	0.7%	18	2.8%	127	1.4%
Public Administration	0	0.0%	0	0.0%	1	0.9%	19	1.7%	5	0.8%	206	2.2%
Unclassified Establishments	0	0.0%	0	0.0%	10	8.9%	5	0.5%	52	8.0%	27	0.3%
Total	5	100.0%	16	100.0%	112	100.0%	1,088	100.0%	652	100.0%	9,301	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