



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711  
Phone: 520-290-3200  
Fax: 520-751-7465  
www.cradvisorsllc.com

# PADS AVAILABLE FOR SALE I-10 & WILMOT RD - TUCSON, AZ



## Property Description

**Location:** NEC of I-10 and Wilmot Road  
6301-6363 E. Benson Hwy  
Tucson, AZ

**PADS Available:** Block 1: ± 1.63 AC    Block 4: ± 2.11 AC  
Block 2: ± 0.95 AC    Block 5: ± 0.56 AC  
Block 3: ± 1.75 AC    Block 6: ± 2.41 AC

**Sales Price:** Please Call Broker for Prices.

**Zoning:** C-2

## Demographic Highlights

2022 Estimates	1 Mile	3 Miles	5 Miles
Population:	7,427	25,439	75,615
Households:	2,391	8,199	23,964
Average HH Income:	\$102,275	\$91,589	\$81,395

(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

- ◆ Corner PADS with I-10 frontage and interchange.
- ◆ Wilmot Road is one of the main entrances 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 approximately 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 approximately 2.5 miles from the 1.2 million SF Amazon fulfillment center on Kolb, currently being expanded on a 51-acre site across the street.
- ◆ Close proximity to 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 Count

I-10:	56,895 VPD (2021)
Wilmot Road:	6,645 VPD (2022)
<b>Total:</b>	<b>63,540 VPD</b>

(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.

# NEC I-10 & Wilmot Road



Tucson, Arizona

TRADE AERIAL

COMMERCIAL RETAIL ADVISORS, LLC



# NEC I-10 & Wilmot Road

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



# NEC I-10 & Wilmot Road

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - NORTH



AERIAL - NORTHWEST



# NEC I-10 & Wilmot Road

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

AERIAL - EAST



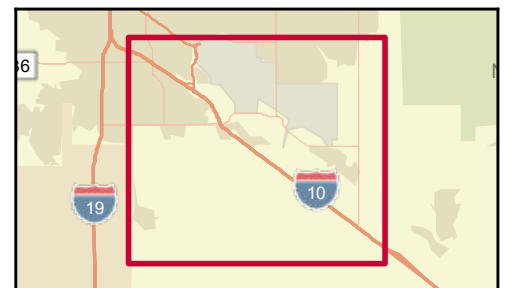
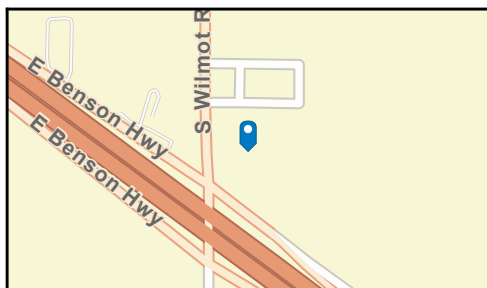
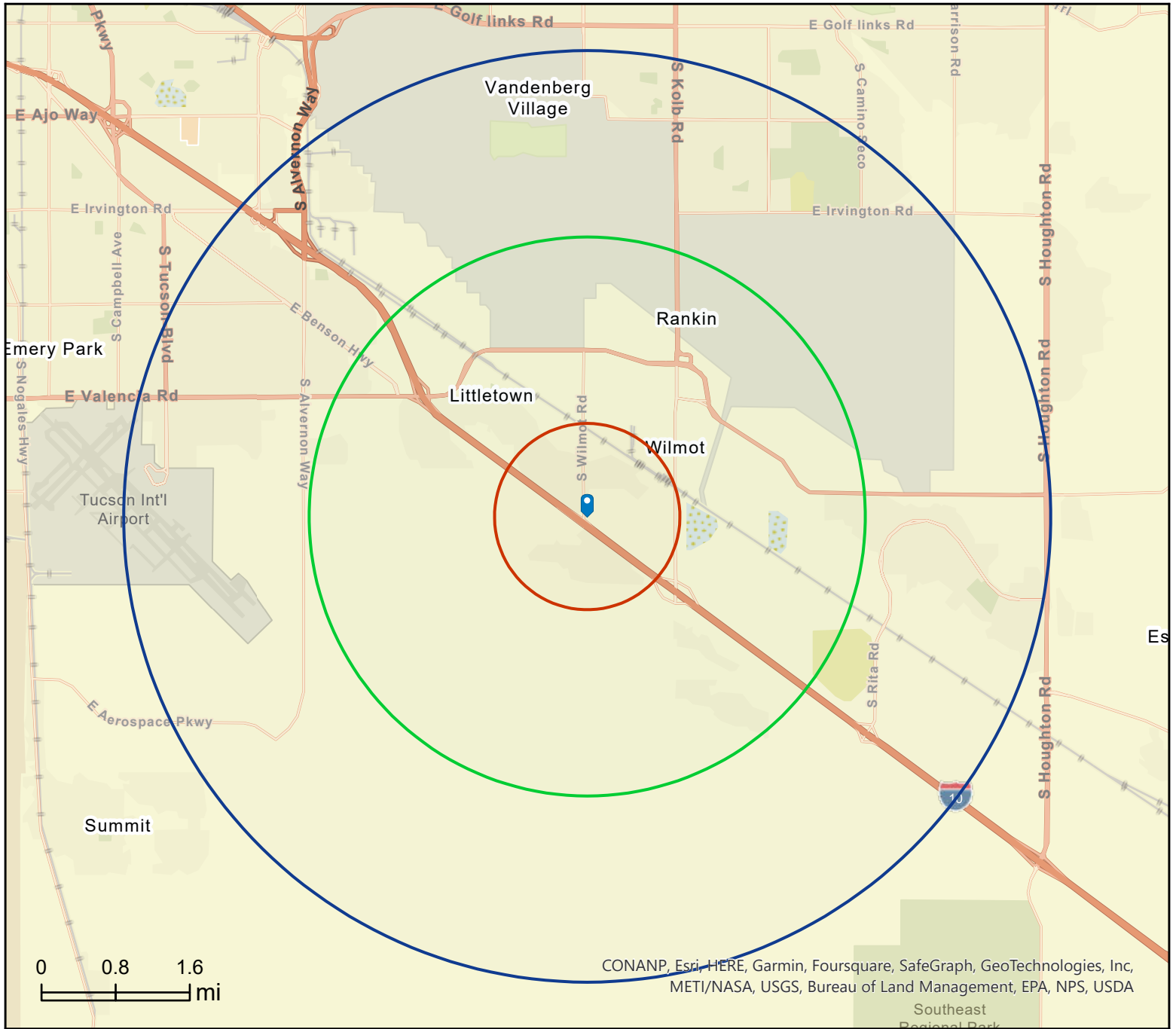
AERIAL - SOUTHEAST



# Site Map

I-10 & Wilmot.  
6301 E Benson Hwy, Tucson, Arizona, 85756  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.11559  
Longitude: -110.85726



# Executive Summary

I-10 & Wilmot.  
6301 E Benson Hwy, Tucson, Arizona, 85756  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,774	18,649	65,752
2020 Population	6,620	24,213	73,094
2022 Population	7,427	25,439	75,615
2027 Population	7,521	25,876	76,756
2010-2020 Annual Rate	3.32%	2.65%	1.06%
2020-2022 Annual Rate	5.25%	2.22%	1.52%
2022-2027 Annual Rate	0.25%	0.34%	0.30%
2022 Male Population	48.9%	52.3%	53.4%
2022 Female Population	51.1%	47.7%	46.6%
2022 Median Age	32.6	35.4	33.2

In the identified area, the current year population is 75,615. In 2020, the Census count in the area was 73,094. The rate of change since 2020 was 1.52% annually. The five-year projection for the population in the area is 76,756 representing a change of 0.30% annually from 2022 to 2027. Currently, the population is 53.4% male and 46.6% female.

## Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	51.2%	54.1%	52.4%
2022 Black Alone	8.8%	7.6%	7.6%
2022 American Indian/Alaska Native Alone	1.9%	2.3%	2.3%
2022 Asian Alone	3.4%	3.7%	3.0%
2022 Pacific Islander Alone	0.5%	0.3%	0.3%
2022 Other Race	13.9%	13.6%	16.7%
2022 Two or More Races	20.4%	18.4%	17.7%
2022 Hispanic Origin (Any Race)	43.1%	42.9%	43.8%

Persons of Hispanic origin represent 43.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.7 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	76	77	62
2010 Households	1,581	6,020	20,102
2020 Households	2,104	7,725	22,786
2022 Households	2,391	8,199	23,964
2027 Households	2,429	8,370	24,505
2010-2020 Annual Rate	2.90%	2.53%	1.26%
2020-2022 Annual Rate	5.85%	2.68%	2.27%
2022-2027 Annual Rate	0.32%	0.41%	0.45%
2022 Average Household Size	3.10	2.85	2.83

The household count in this area has changed from 22,786 in 2020 to 23,964 in the current year, a change of 2.27% annually. The five-year projection of households is 24,505, a change of 0.45% annually from the current year total. Average household size is currently 2.83, compared to 2.87 in the year 2020. The number of families in the current year is 17,459 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	14.2%	15.1%	16.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$86,200	\$74,648	\$63,826
2027 Median Household Income	\$103,460	\$86,912	\$75,775
2022-2027 Annual Rate	3.72%	3.09%	3.49%
<b>Average Household Income</b>			
2022 Average Household Income	\$102,275	\$91,589	\$81,395
2027 Average Household Income	\$119,460	\$109,898	\$96,883
2022-2027 Annual Rate	3.16%	3.71%	3.55%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$32,638	\$31,310	\$27,257
2027 Per Capita Income	\$38,237	\$37,337	\$32,432
2022-2027 Annual Rate	3.22%	3.58%	3.54%

### Households by Income

Current median household income is \$63,826 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$75,775 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$81,395 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$96,883 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,257 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,432 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	167	156	135
2010 Total Housing Units	1,714	7,095	22,412
2010 Owner Occupied Housing Units	1,320	5,065	14,378
2010 Renter Occupied Housing Units	259	955	5,724
2010 Vacant Housing Units	133	1,075	2,310
2020 Total Housing Units	2,165	8,486	24,527
2020 Vacant Housing Units	61	761	1,741
2022 Total Housing Units	2,455	8,947	25,740
2022 Owner Occupied Housing Units	1,888	6,531	16,487
2022 Renter Occupied Housing Units	502	1,668	7,478
2022 Vacant Housing Units	64	748	1,776
2027 Total Housing Units	2,475	9,066	26,232
2027 Owner Occupied Housing Units	1,950	6,766	17,188
2027 Renter Occupied Housing Units	479	1,605	7,317
2027 Vacant Housing Units	46	696	1,727

Currently, 64.1% of the 25,740 housing units in the area are owner occupied; 29.1%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 24,527 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.17%. Median home value in the area is \$200,538, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.98% annually to \$255,691.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.





# Business Summary

I-10 & Wilmot.  
 6301 E Benson Hwy, Tucson, Arizona, 85756  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	42		301		1,379							
Total Employees:	645		4,942		35,513							
Total Residential Population:	7,427		25,439		75,615							
Employee/Residential Population Ratio (per 100 Residents)	9		19		47							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	4.8%	14	2.2%	7	2.3%	58	1.2%	21	1.5%	252	0.7%
Construction	4	9.5%	59	9.1%	33	11.0%	581	11.8%	134	9.7%	1,810	5.1%
Manufacturing	2	4.8%	46	7.1%	16	5.3%	352	7.1%	93	6.7%	12,109	34.1%
Transportation	4	9.5%	38	5.9%	22	7.3%	193	3.9%	73	5.3%	1,183	3.3%
Communication	0	0.0%	0	0.0%	0	0.0%	8	0.2%	13	0.9%	111	0.3%
Utility	0	0.0%	4	0.6%	1	0.3%	45	0.9%	7	0.5%	291	0.8%
Wholesale Trade	2	4.8%	52	8.1%	20	6.6%	389	7.9%	96	7.0%	1,990	5.6%
Retail Trade Summary	9	21.4%	149	23.1%	51	16.9%	788	15.9%	285	20.7%	4,297	12.1%
Home Improvement	1	2.4%	42	6.5%	5	1.7%	209	4.2%	22	1.6%	441	1.2%
General Merchandise Stores	0	0.0%	3	0.5%	1	0.3%	7	0.1%	9	0.7%	207	0.6%
Food Stores	1	2.4%	26	4.0%	7	2.3%	120	2.4%	39	2.8%	747	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	2	4.8%	31	4.8%	10	3.3%	119	2.4%	41	3.0%	607	1.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	1	0.0%	3	0.2%	10	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.3%	10	0.2%	13	0.9%	83	0.2%
Eating & Drinking Places	3	7.1%	44	6.8%	12	4.0%	291	5.9%	89	6.5%	1,611	4.5%
Miscellaneous Retail	2	4.8%	3	0.5%	14	4.7%	31	0.6%	68	4.9%	589	1.7%
Finance, Insurance, Real Estate Summary	3	7.1%	47	7.3%	19	6.3%	441	8.9%	67	4.9%	906	2.6%
Banks, Savings & Lending Institutions	1	2.4%	43	6.7%	7	2.3%	389	7.9%	26	1.9%	691	1.9%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.3%	58	0.2%
Insurance Carriers & Agents	1	2.4%	3	0.5%	2	0.7%	13	0.3%	5	0.4%	25	0.1%
Real Estate, Holding, Other Investment Offices	1	2.4%	1	0.2%	9	3.0%	38	0.8%	32	2.3%	133	0.4%
Services Summary	13	31.0%	232	36.0%	96	31.9%	1,647	33.3%	463	33.6%	7,949	22.4%
Hotels & Lodging	0	0.0%	2	0.3%	4	1.3%	131	2.7%	32	2.3%	720	2.0%
Automotive Services	1	2.4%	6	0.9%	13	4.3%	62	1.3%	66	4.8%	644	1.8%
Motion Pictures & Amusements	1	2.4%	3	0.5%	6	2.0%	28	0.6%	31	2.2%	220	0.6%
Health Services	1	2.4%	9	1.4%	9	3.0%	134	2.7%	50	3.6%	927	2.6%
Legal Services	0	0.0%	1	0.2%	3	1.0%	7	0.1%	9	0.7%	25	0.1%
Education Institutions & Libraries	1	2.4%	56	8.7%	8	2.7%	396	8.0%	36	2.6%	1,819	5.1%
Other Services	7	16.7%	156	24.2%	53	17.6%	896	18.0%	240	17.4%	3,593	10.1%
Government	0	0.0%	3	0.5%	5	1.7%	416	8.4%	31	2.2%	4,557	12.8%
Unclassified Establishments	4	9.5%	2	0.3%	30	10.0%	23	0.5%	95	6.9%	58	0.2%
Totals	42	100.0%	645	100.0%	301	100.0%	4,942	100.0%	1,379	100.0%	35,513	100.0%

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

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



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Prepared by Esri  
 Latitude: 32.11559  
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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%	2	0.3%	2	0.7%	8	0.2%	6	0.4%	39	0.1%
Mining	0	0.0%	0	0.0%	1	0.3%	11	0.2%	3	0.2%	38	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	27	0.5%	4	0.3%	252	0.7%
Construction	4	9.5%	59	9.1%	38	12.6%	629	12.7%	145	10.5%	1,889	5.3%
Manufacturing	3	7.1%	51	7.9%	20	6.6%	370	7.5%	103	7.5%	12,163	34.2%
Wholesale Trade	2	4.8%	52	8.1%	20	6.6%	389	7.9%	95	6.9%	1,985	5.6%
Retail Trade	6	14.3%	100	15.5%	36	12.0%	479	9.7%	182	13.2%	2,586	7.3%
Motor Vehicle & Parts Dealers	0	0.0%	1	0.2%	6	2.0%	42	0.8%	33	2.4%	509	1.4%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	1	0.3%	6	0.1%	5	0.4%	40	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	2	0.0%	4	0.3%	25	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	1	2.4%	42	6.5%	5	1.7%	209	4.2%	22	1.6%	441	1.2%
Food & Beverage Stores	1	2.4%	20	3.1%	4	1.3%	100	2.0%	27	2.0%	653	1.8%
Health & Personal Care Stores	0	0.0%	2	0.3%	2	0.7%	9	0.2%	19	1.4%	371	1.0%
Gasoline Stations	1	2.4%	30	4.7%	4	1.3%	76	1.5%	8	0.6%	98	0.3%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	1	0.0%	6	0.4%	14	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.2%	1	0.3%	7	0.1%	10	0.7%	55	0.2%
General Merchandise Stores	0	0.0%	3	0.5%	1	0.3%	7	0.1%	9	0.7%	207	0.6%
Miscellaneous Store Retailers	0	0.0%	1	0.2%	5	1.7%	14	0.3%	18	1.3%	149	0.4%
Nonstore Retailers	2	4.8%	0	0.0%	7	2.3%	4	0.1%	22	1.6%	23	0.1%
Transportation & Warehousing	3	7.1%	36	5.6%	17	5.6%	178	3.6%	61	4.4%	1,071	3.0%
Information	1	2.4%	7	1.1%	4	1.3%	45	0.9%	23	1.7%	223	0.6%
Finance & Insurance	2	4.8%	46	7.1%	10	3.3%	402	8.1%	35	2.5%	774	2.2%
Central Bank/Credit Intermediation & Related Activities	1	2.4%	43	6.7%	7	2.3%	389	7.9%	26	1.9%	691	1.9%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.3%	59	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	1	2.4%	3	0.5%	2	0.7%	13	0.3%	5	0.4%	25	0.1%
Real Estate, Rental & Leasing	1	2.4%	3	0.5%	17	5.6%	56	1.1%	79	5.7%	416	1.2%
Professional, Scientific & Tech Services	4	9.5%	107	16.6%	27	9.0%	540	10.9%	108	7.8%	1,412	4.0%
Legal Services	0	0.0%	1	0.2%	3	1.0%	7	0.1%	10	0.7%	30	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.3%	0	0.0%	1	0.1%	0	0.0%
Administrative & Support & Waste Management & Remediation	2	4.8%	22	3.4%	9	3.0%	115	2.3%	48	3.5%	1,430	4.0%
Educational Services	2	4.8%	57	8.8%	10	3.3%	403	8.2%	41	3.0%	1,852	5.2%
Health Care & Social Assistance	1	2.4%	9	1.4%	9	3.0%	145	2.9%	60	4.4%	1,119	3.2%
Arts, Entertainment & Recreation	1	2.4%	16	2.5%	5	1.7%	93	1.9%	20	1.5%	260	0.7%
Accommodation & Food Services	3	7.1%	45	7.0%	17	5.6%	423	8.6%	126	9.1%	2,379	6.7%
Accommodation	0	0.0%	2	0.3%	4	1.3%	131	2.7%	32	2.3%	720	2.0%
Food Services & Drinking Places	3	7.1%	44	6.8%	13	4.3%	293	5.9%	94	6.8%	1,659	4.7%
Other Services (except Public Administration)	2	4.8%	27	4.2%	24	8.0%	189	3.8%	114	8.3%	1,008	2.8%
Automotive Repair & Maintenance	1	2.4%	4	0.6%	10	3.3%	38	0.8%	43	3.1%	388	1.1%
Public Administration	0	0.0%	3	0.5%	5	1.7%	416	8.4%	31	2.2%	4,557	12.8%
Unclassified Establishments	4	9.5%	2	0.3%	30	10.0%	23	0.5%	95	6.9%	58	0.2%
<b>Total</b>	<b>42</b>	<b>100.0%</b>	<b>645</b>	<b>100.0%</b>	<b>301</b>	<b>100.0%</b>	<b>4,942</b>	<b>100.0%</b>	<b>1,379</b>	<b>100.0%</b>	<b>35,513</b>	<b>100.0%</b>

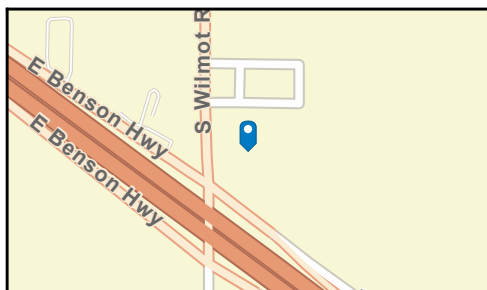
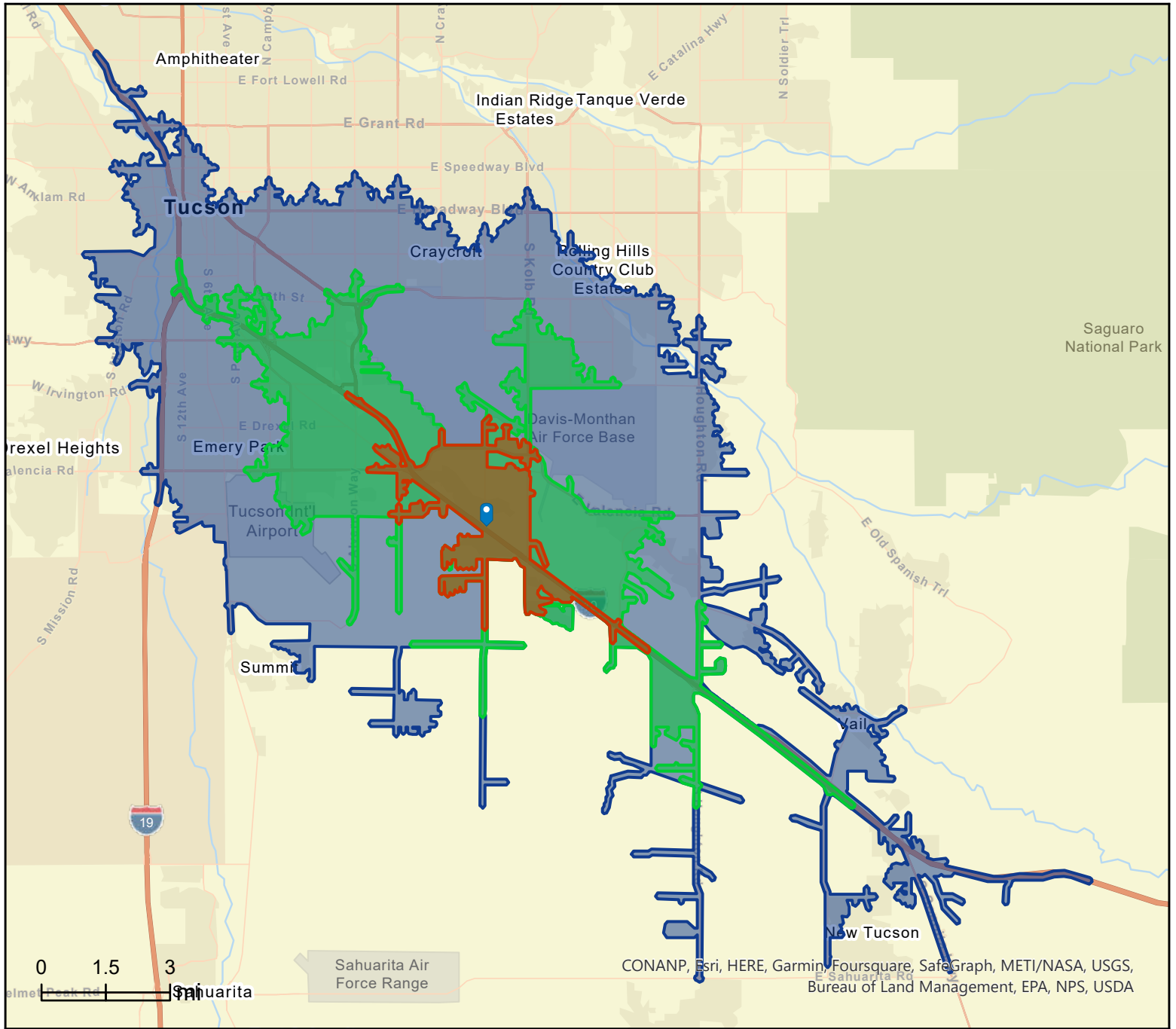
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 Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	10,394	51,915	271,521
2020 Population	13,106	56,892	276,575
2022 Population	14,100	58,523	280,245
2027 Population	14,386	59,415	283,222
2010-2020 Annual Rate	2.35%	0.92%	0.18%
2020-2022 Annual Rate	3.30%	1.26%	0.59%
2022-2027 Annual Rate	0.40%	0.30%	0.21%
2022 Male Population	48.5%	49.2%	49.7%
2022 Female Population	51.5%	50.8%	50.3%
2022 Median Age	37.1	32.7	33.4

In the identified area, the current year population is 280,245. In 2020, the Census count in the area was 276,575. The rate of change since 2020 was 0.59% annually. The five-year projection for the population in the area is 283,222 representing a change of 0.21% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	55.0%	45.5%	46.2%
2022 Black Alone	6.8%	5.8%	5.4%
2022 American Indian/Alaska Native Alone	2.0%	2.7%	3.5%
2022 Asian Alone	3.3%	2.8%	2.5%
2022 Pacific Islander Alone	0.3%	0.2%	0.2%
2022 Other Race	14.3%	21.5%	20.3%
2022 Two or More Races	18.3%	21.5%	21.8%
2022 Hispanic Origin (Any Race)	42.1%	55.0%	53.4%

Persons of Hispanic origin represent 53.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	79	56	49
2010 Households	3,778	17,179	95,262
2020 Households	4,710	19,509	103,365
2022 Households	5,085	20,263	105,386
2027 Households	5,200	20,682	107,278
2010-2020 Annual Rate	2.23%	1.28%	0.82%
2020-2022 Annual Rate	3.46%	1.70%	0.86%
2022-2027 Annual Rate	0.45%	0.41%	0.36%
2022 Average Household Size	2.75	2.87	2.60

The household count in this area has changed from 103,365 in 2020 to 105,386 in the current year, a change of 0.86% annually. The five-year projection of households is 107,278, a change of 0.36% annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2020. The number of families in the current year is 67,614 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

# Executive Summary

I-10 & Wilmot  
 6301 E Benson Hwy, Tucson, Arizona, 85756  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.11559  
 Longitude: -110.85726

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	15.6%	16.7%	19.3%
<b>Median Household Income</b>			
2022 Median Household Income	\$71,701	\$57,602	\$50,487
2027 Median Household Income	\$86,062	\$67,804	\$60,620
2022-2027 Annual Rate	3.72%	3.32%	3.73%
<b>Average Household Income</b>			
2022 Average Household Income	\$89,967	\$75,144	\$68,188
2027 Average Household Income	\$107,964	\$89,729	\$83,201
2022-2027 Annual Rate	3.71%	3.61%	4.06%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$32,468	\$26,177	\$25,901
2027 Per Capita Income	\$39,051	\$31,419	\$31,771
2022-2027 Annual Rate	3.76%	3.72%	4.17%

### Households by Income

Current median household income is \$50,487 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$60,620 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$68,188 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$83,201 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$25,901 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$31,771 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	153	132	121
2010 Total Housing Units	4,499	19,458	106,674
2010 Owner Occupied Housing Units	3,253	12,117	56,972
2010 Renter Occupied Housing Units	523	5,061	38,288
2010 Vacant Housing Units	721	2,279	11,412
2020 Total Housing Units	5,187	21,218	112,041
2020 Vacant Housing Units	477	1,709	8,676
2022 Total Housing Units	5,553	21,901	114,033
2022 Owner Occupied Housing Units	4,165	14,201	61,936
2022 Renter Occupied Housing Units	920	6,061	43,450
2022 Vacant Housing Units	468	1,638	8,647
2027 Total Housing Units	5,630	22,247	115,834
2027 Owner Occupied Housing Units	4,310	14,768	64,346
2027 Renter Occupied Housing Units	890	5,914	42,933
2027 Vacant Housing Units	430	1,565	8,556

Currently, 54.3% of the 114,033 housing units in the area are owner occupied; 38.1%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 112,041 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.79%. Median home value in the area is \$184,998, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.79% annually to \$256,888.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Business Summary

I-10 & Wilmot  
 6301 E Benson Hwy, Tucson, Arizona, 85756  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.11559  
 Longitude: -110.85726

Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	135		2,077		9,092							
Total Employees:	2,335		37,022		138,388							
Total Residential Population:	14,100		58,523		280,245							
Employee/Residential Population Ratio (per 100 Residents)	17		63		49							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	3.0%	28	1.2%	25	1.2%	363	1.0%	142	1.6%	1,221	0.9%
Construction	15	11.1%	197	8.4%	230	11.1%	3,397	9.2%	654	7.2%	7,639	5.5%
Manufacturing	5	3.7%	121	5.2%	165	7.9%	3,423	9.2%	385	4.2%	20,966	15.2%
Transportation	12	8.9%	96	4.1%	99	4.8%	1,923	5.2%	232	2.6%	4,912	3.5%
Communication	0	0.0%	4	0.2%	22	1.1%	238	0.6%	103	1.1%	1,000	0.7%
Utility	0	0.0%	19	0.8%	12	0.6%	461	1.2%	33	0.4%	1,025	0.7%
Wholesale Trade	7	5.2%	145	6.2%	195	9.4%	3,348	9.0%	429	4.7%	5,715	4.1%
Retail Trade Summary	28	20.7%	439	18.8%	408	19.6%	6,392	17.3%	1,939	21.3%	26,775	19.3%
Home Improvement	2	1.5%	74	3.2%	37	1.8%	647	1.7%	126	1.4%	1,765	1.3%
General Merchandise Stores	1	0.7%	8	0.3%	10	0.5%	514	1.4%	65	0.7%	1,949	1.4%
Food Stores	4	3.0%	52	2.2%	47	2.3%	785	2.1%	211	2.3%	3,797	2.7%
Auto Dealers, Gas Stations, Auto Aftermarket	6	4.4%	85	3.6%	75	3.6%	973	2.6%	233	2.6%	2,746	2.0%
Apparel & Accessory Stores	0	0.0%	0	0.0%	10	0.5%	32	0.1%	70	0.8%	330	0.2%
Furniture & Home Furnishings	0	0.0%	4	0.2%	29	1.4%	682	1.8%	126	1.4%	1,708	1.2%
Eating & Drinking Places	7	5.2%	204	8.7%	108	5.2%	1,968	5.3%	628	6.9%	10,616	7.7%
Miscellaneous Retail	8	5.9%	12	0.5%	92	4.4%	791	2.1%	481	5.3%	3,865	2.8%
Finance, Insurance, Real Estate Summary	9	6.7%	295	12.6%	104	5.0%	1,033	2.8%	731	8.0%	5,491	4.0%
Banks, Savings & Lending Institutions	4	3.0%	269	11.5%	29	1.4%	586	1.6%	153	1.7%	1,624	1.2%
Securities Brokers	0	0.0%	0	0.0%	11	0.5%	104	0.3%	65	0.7%	470	0.3%
Insurance Carriers & Agents	1	0.7%	5	0.2%	17	0.8%	149	0.4%	144	1.6%	856	0.6%
Real Estate, Holding, Other Investment Offices	3	2.2%	21	0.9%	47	2.3%	193	0.5%	369	4.1%	2,541	1.8%
Services Summary	41	30.4%	826	35.4%	644	31.0%	11,220	30.3%	3,501	38.5%	45,704	33.0%
Hotels & Lodging	2	1.5%	106	4.5%	36	1.7%	752	2.0%	105	1.2%	2,218	1.6%
Automotive Services	5	3.7%	19	0.8%	117	5.6%	1,007	2.7%	398	4.4%	3,111	2.2%
Motion Pictures & Amusements	2	1.5%	11	0.5%	31	1.5%	406	1.1%	243	2.7%	3,966	2.9%
Health Services	5	3.7%	63	2.7%	68	3.3%	1,603	4.3%	370	4.1%	6,382	4.6%
Legal Services	1	0.7%	2	0.1%	11	0.5%	31	0.1%	235	2.6%	1,122	0.8%
Education Institutions & Libraries	5	3.7%	259	11.1%	38	1.8%	2,074	5.6%	235	2.6%	10,060	7.3%
Other Services	22	16.3%	365	15.6%	343	16.5%	5,347	14.4%	1,915	21.1%	18,846	13.6%
Government	2	1.5%	157	6.7%	48	2.3%	5,094	13.8%	334	3.7%	17,093	12.4%
Unclassified Establishments	12	8.9%	9	0.4%	124	6.0%	131	0.4%	609	6.7%	846	0.6%
Totals	135	100.0%	2,335	100.0%	2,077	100.0%	37,022	100.0%	9,092	100.0%	138,388	100.0%

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

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



# Business Summary

I-10 & Wilmot  
 6301 E Benson Hwy, Tucson, Arizona, 85756  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.11559  
 Longitude: -110.85726

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	0.7%	3	0.1%	6	0.3%	38	0.1%	17	0.2%	117	0.1%
Mining	0	0.0%	4	0.2%	5	0.2%	57	0.2%	15	0.2%	150	0.1%
Utilities	0	0.0%	13	0.6%	6	0.3%	402	1.1%	22	0.2%	910	0.7%
Construction	17	12.6%	226	9.7%	245	11.8%	3,510	9.5%	703	7.7%	8,057	5.8%
Manufacturing	8	5.9%	137	5.9%	186	9.0%	3,568	9.6%	432	4.8%	21,214	15.3%
Wholesale Trade	7	5.2%	144	6.2%	193	9.3%	3,345	9.0%	421	4.6%	5,682	4.1%
Retail Trade	18	13.3%	220	9.4%	278	13.4%	4,262	11.5%	1,242	13.7%	15,657	11.3%
Motor Vehicle & Parts Dealers	2	1.5%	13	0.6%	65	3.1%	864	2.3%	208	2.3%	2,572	1.9%
Furniture & Home Furnishings Stores	0	0.0%	2	0.1%	9	0.4%	530	1.4%	54	0.6%	1,098	0.8%
Electronics & Appliance Stores	0	0.0%	1	0.0%	9	0.4%	62	0.2%	36	0.4%	366	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.5%	74	3.2%	37	1.8%	647	1.7%	125	1.4%	1,763	1.3%
Food & Beverage Stores	2	1.5%	36	1.5%	35	1.7%	707	1.9%	186	2.0%	3,543	2.6%
Health & Personal Care Stores	1	0.7%	3	0.1%	18	0.9%	408	1.1%	96	1.1%	1,172	0.8%
Gasoline Stations	3	2.2%	72	3.1%	10	0.5%	108	0.3%	24	0.3%	173	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	13	0.6%	41	0.1%	94	1.0%	403	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	3	0.1%	13	0.6%	89	0.2%	76	0.8%	627	0.5%
General Merchandise Stores	1	0.7%	8	0.3%	10	0.5%	514	1.4%	65	0.7%	1,949	1.4%
Miscellaneous Store Retailers	2	1.5%	6	0.3%	31	1.5%	209	0.6%	177	1.9%	1,404	1.0%
Nonstore Retailers	5	3.7%	2	0.1%	29	1.4%	83	0.2%	102	1.1%	586	0.4%
Transportation & Warehousing	9	6.7%	89	3.8%	91	4.4%	1,944	5.3%	192	2.1%	5,182	3.7%
Information	1	0.7%	16	0.7%	36	1.7%	438	1.2%	186	2.0%	2,078	1.5%
Finance & Insurance	5	3.7%	274	11.7%	58	2.8%	841	2.3%	373	4.1%	3,009	2.2%
Central Bank/Credit Intermediation & Related Activities	4	3.0%	269	11.5%	29	1.4%	586	1.6%	159	1.7%	1,669	1.2%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	12	0.6%	106	0.3%	70	0.8%	484	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.7%	5	0.2%	17	0.8%	149	0.4%	144	1.6%	856	0.6%
Real Estate, Rental & Leasing	6	4.4%	19	0.8%	103	5.0%	617	1.7%	509	5.6%	2,660	1.9%
Professional, Scientific & Tech Services	10	7.4%	186	8.0%	145	7.0%	1,742	4.7%	875	9.6%	6,243	4.5%
Legal Services	1	0.7%	2	0.1%	13	0.6%	36	0.1%	258	2.8%	1,255	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.1%	4	0.0%	11	0.1%	495	0.4%
Administrative & Support & Waste Management & Remediation	4	3.0%	49	2.1%	67	3.2%	1,759	4.8%	301	3.3%	3,843	2.8%
Educational Services	6	4.4%	262	11.2%	42	2.0%	2,095	5.7%	264	2.9%	10,015	7.2%
Health Care & Social Assistance	5	3.7%	67	2.9%	88	4.2%	2,148	5.8%	557	6.1%	10,080	7.3%
Arts, Entertainment & Recreation	4	3.0%	83	3.6%	18	0.9%	413	1.1%	171	1.9%	3,981	2.9%
Accommodation & Food Services	10	7.4%	310	13.3%	149	7.2%	2,761	7.5%	751	8.3%	12,932	9.3%
Accommodation	2	1.5%	106	4.5%	36	1.7%	752	2.0%	105	1.2%	2,218	1.6%
Food Services & Drinking Places	7	5.2%	204	8.7%	113	5.4%	2,009	5.4%	646	7.1%	10,714	7.7%
Other Services (except Public Administration)	9	6.7%	68	2.9%	185	8.9%	1,853	5.0%	1,107	12.2%	8,055	5.8%
Automotive Repair & Maintenance	4	3.0%	13	0.6%	80	3.9%	590	1.6%	322	3.5%	1,992	1.4%
Public Administration	2	1.5%	157	6.7%	48	2.3%	5,094	13.8%	335	3.7%	17,183	12.4%
Unclassified Establishments	12	8.9%	9	0.4%	123	5.9%	131	0.4%	607	6.7%	842	0.6%
<b>Total</b>	<b>135</b>	<b>100.0%</b>	<b>2,335</b>	<b>100.0%</b>	<b>2,077</b>	<b>100.0%</b>	<b>37,022</b>	<b>100.0%</b>	<b>9,092</b>	<b>100.0%</b>	<b>138,388</b>	<b>100.0%</b>

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

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