



COMMERCIAL RETAIL ADVISORS, LLC

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Tucson, AZ 85711
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I - 10 & AVRA VALLEY RD



Property Description

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

Land Available: PADs Available

Sales Price: Please call broker for price

Zoning: Specific Plan (Pima County)

Demographic Highlights

2019 Estimates	3 Miles	5 Miles	7 Miles
Population:	16,899	47,254	93,647
Households:	6,321	17,943	35,362
Average HH Income:	\$99,560	\$99,523	\$95,739

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

Highlights

- ◆ High visibility and direct interchange access off I-10 heading out of Tucson towards Phoenix, AZ.
- ◆ Located in the heart of the rapidly growing Marana, AZ in the middle of several new and large master planned communities.
- ◆ Access to #1 Saguaro Bloom master planned community.
- ◆ Flexible Specific Plan allows for retail, office, and industrial uses.
- ◆ Located approximately 2.5 miles from Tucson Premium Outlets.

Traffic Count

I-10	61,851 VPD (2019)
Avra Valley Rd.	4,197 VPD (2019)
Total:	66,048 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finrock, CCIM, CRX, CLS
Designated Broker
cfinrock@cradvisorsllc.com

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.

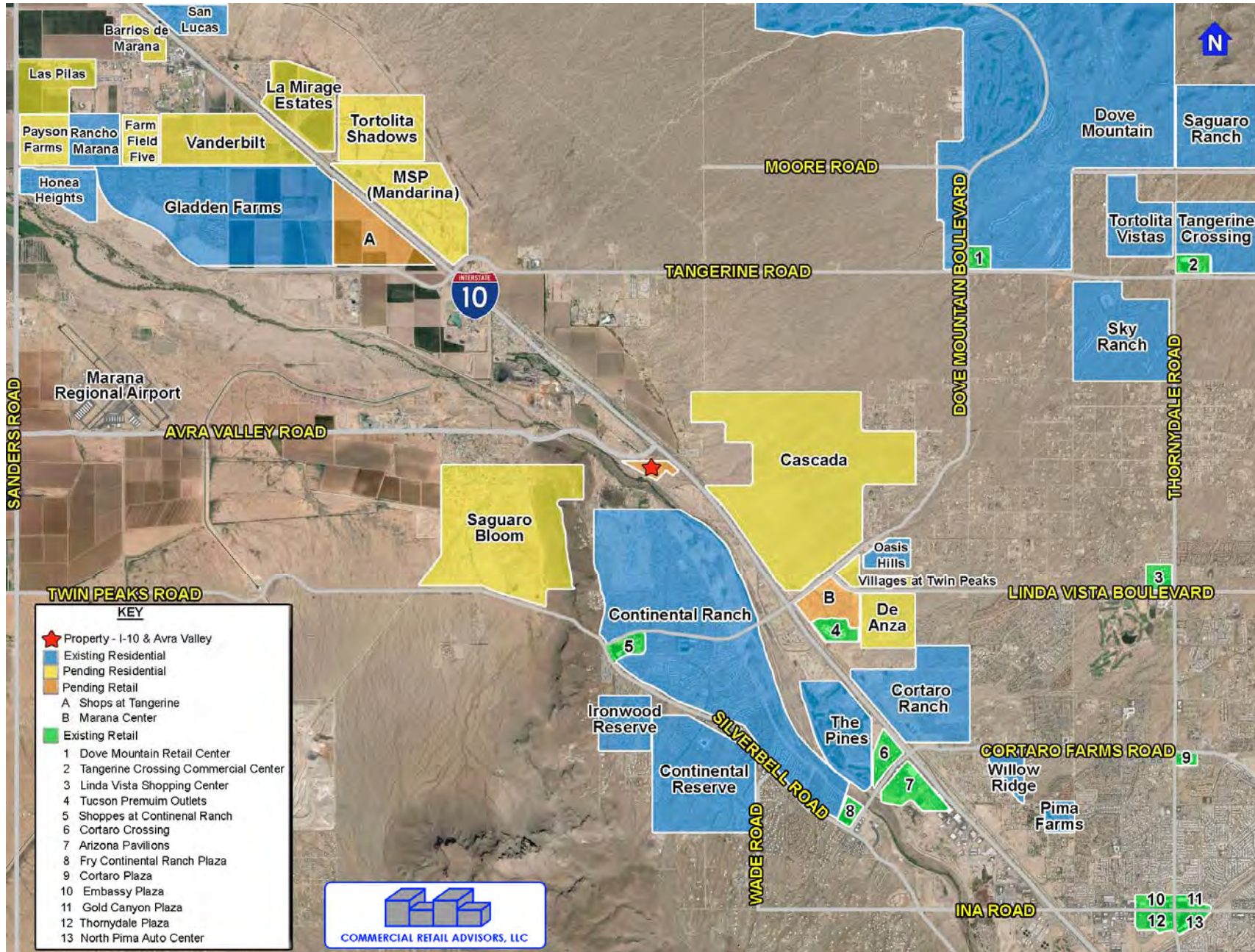
I-10 & Avra Valley RD



COMMERCIAL RETAIL ADVISORS, LLC

Marana, Arizona

AREA OWNERSHIP & SURROUNDING USE



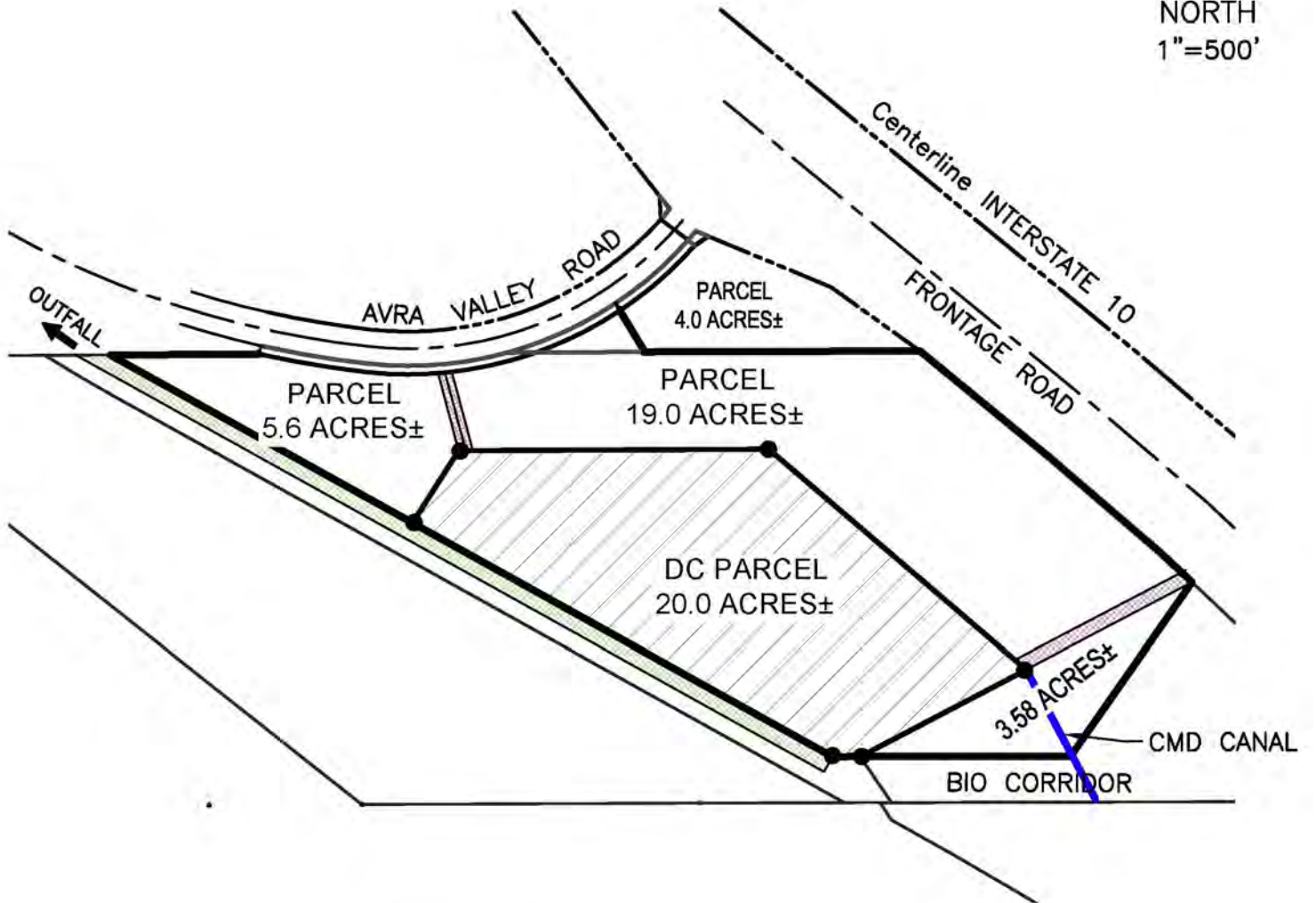
I-10 & Avra Valley Rd

Marana, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



 UNDIVIDED INTEREST IN ACCESS EASEMENT INCLUDED WITH PROPERTY

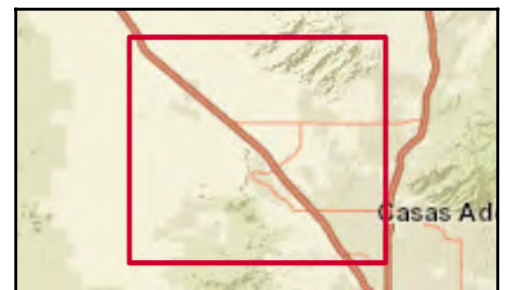
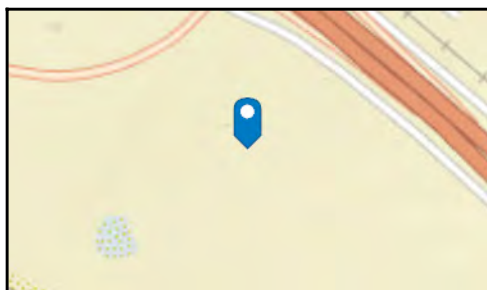
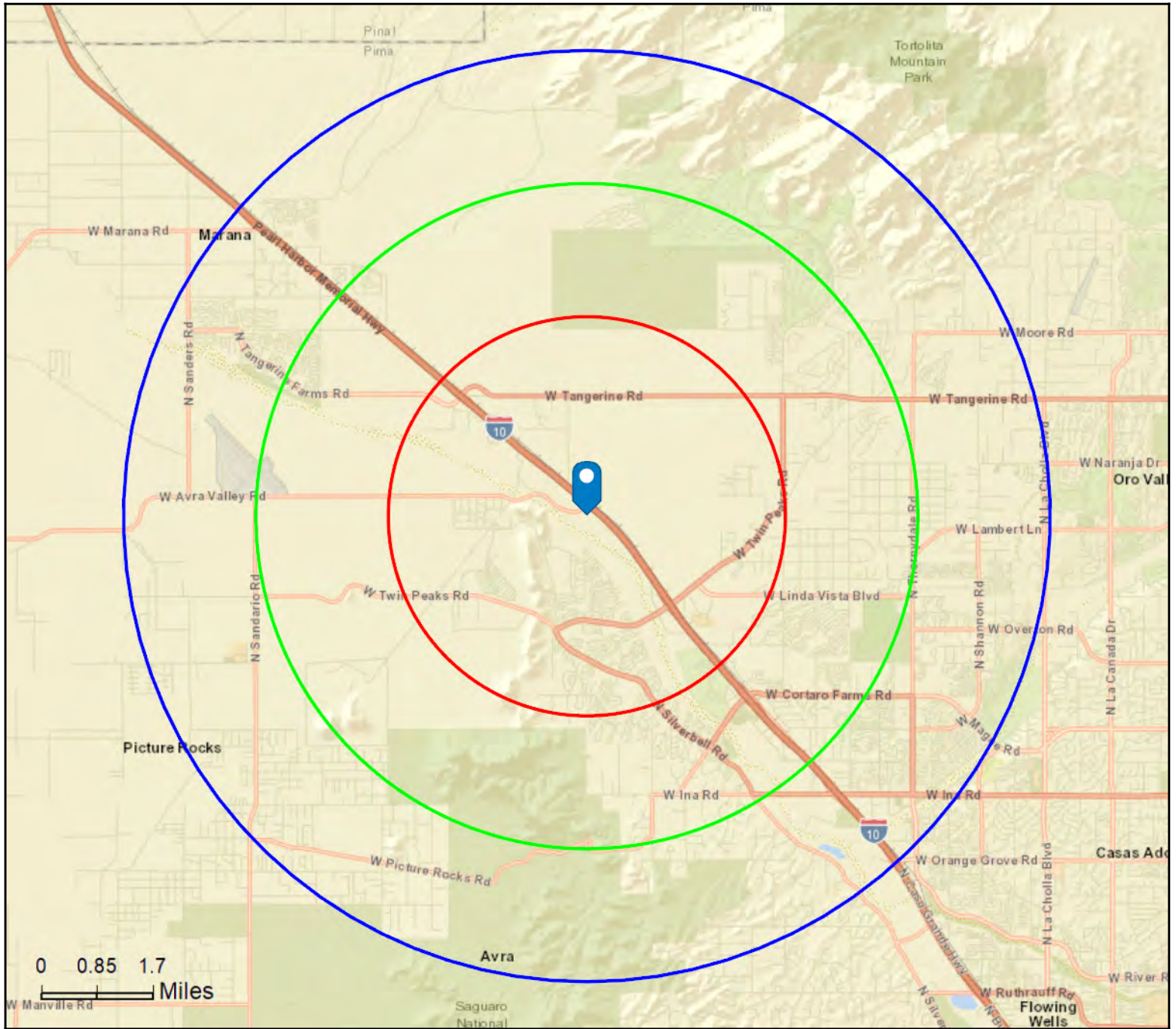
 DRAINAGE EASEMENT

 NEW PROPERTY CORNER

Site Map

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

Prepared by Esri
Latitude: 32.39811
Longitude: -111.13106





Executive Summary

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

Prepared by Esri
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	3 miles	5 miles	7 miles
Population			
2000 Population	7,272	21,909	55,699
2010 Population	14,209	38,876	78,469
2019 Population	16,899	47,254	93,647
2024 Population	19,611	52,942	102,523
2000-2010 Annual Rate	6.93%	5.90%	3.49%
2010-2019 Annual Rate	1.89%	2.13%	1.93%
2019-2024 Annual Rate	3.02%	2.30%	1.83%
2019 Male Population	48.6%	48.8%	49.2%
2019 Female Population	51.4%	51.2%	50.8%
2019 Median Age	40.4	40.4	41.0

In the identified area, the current year population is 93,647. In 2010, the Census count in the area was 78,469. The rate of change since 2010 was 1.93% annually. The five-year projection for the population in the area is 102,523 representing a change of 1.83% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	80.3%	80.5%	81.0%
2019 Black Alone	2.6%	2.6%	2.5%
2019 American Indian/Alaska Native Alone	1.0%	1.1%	1.2%
2019 Asian Alone	5.0%	4.2%	3.4%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	6.9%	7.2%	7.4%
2019 Two or More Races	4.0%	4.1%	4.3%
2019 Hispanic Origin (Any Race)	24.5%	24.9%	25.3%

Persons of Hispanic origin represent 25.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	128	128	123
2000 Households	2,643	7,715	19,593
2010 Households	5,326	14,631	29,406
2019 Total Households	6,321	17,943	35,362
2024 Total Households	7,383	20,168	38,796
2000-2010 Annual Rate	7.26%	6.61%	4.14%
2010-2019 Annual Rate	1.87%	2.23%	2.01%
2019-2024 Annual Rate	3.15%	2.37%	1.87%
2019 Average Household Size	2.67	2.63	2.63

The household count in this area has changed from 29,406 in 2010 to 35,362 in the current year, a change of 2.01% annually. The five-year projection of households is 38,796, a change of 1.87% annually from the current year total. Average household size is currently 2.63, compared to 2.65 in the year 2010. The number of families in the current year is 26,029 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

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

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	3 miles	5 miles	7 miles
Mortgage Income			
2019 Percent of Income for Mortgage	13.8%	15.2%	15.3%
Median Household Income			
2019 Median Household Income	\$83,253	\$81,035	\$77,456
2024 Median Household Income	\$95,068	\$90,856	\$85,853
2019-2024 Annual Rate	2.69%	2.31%	2.08%
Average Household Income			
2019 Average Household Income	\$99,560	\$99,523	\$95,739
2024 Average Household Income	\$115,914	\$114,743	\$110,385
2019-2024 Annual Rate	3.09%	2.89%	2.89%
Per Capita Income			
2019 Per Capita Income	\$37,720	\$37,347	\$36,243
2024 Per Capita Income	\$44,144	\$43,187	\$41,854
2019-2024 Annual Rate	3.20%	2.95%	2.92%

Households by Income

Current median household income is \$77,456 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$85,853 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$95,739 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$110,385 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,243 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$41,854 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	166	152	150
2000 Total Housing Units	2,901	8,336	20,934
2000 Owner Occupied Housing Units	2,386	6,866	17,249
2000 Renter Occupied Housing Units	257	849	2,343
2000 Vacant Housing Units	258	621	1,342
2010 Total Housing Units	5,712	16,199	32,321
2010 Owner Occupied Housing Units	4,445	11,831	23,916
2010 Renter Occupied Housing Units	881	2,800	5,490
2010 Vacant Housing Units	386	1,568	2,915
2019 Total Housing Units	6,704	19,583	38,424
2019 Owner Occupied Housing Units	5,446	14,785	28,737
2019 Renter Occupied Housing Units	876	3,159	6,625
2019 Vacant Housing Units	383	1,640	3,062
2024 Total Housing Units	7,745	21,917	42,065
2024 Owner Occupied Housing Units	6,503	16,933	32,040
2024 Renter Occupied Housing Units	880	3,235	6,756
2024 Vacant Housing Units	362	1,749	3,269

Currently, 74.8% of the 38,424 housing units in the area are owner occupied; 17.2%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 32,321 housing units in the area - 74.0% owner occupied, 17.0% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 7.99%. Median home value in the area is \$242,445, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.09% annually to \$282,230.

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

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

Prepared by Esri
 Latitude: 32.39811
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Data for all businesses in area		3 miles				5 miles				7 miles			
Total Businesses:		286				814				1,794			
Total Employees:		2,454				9,353				20,177			
Total Residential Population:		16,899				47,254				93,647			
Employee/Residential Population Ratio (per 100 Residents)		15				20				22			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	9	3.1%	41	1.7%	22	2.7%	99	1.1%	52	2.9%	341	1.7%	
Construction	28	9.8%	116	4.7%	81	10.0%	401	4.3%	183	10.2%	1,309	6.5%	
Manufacturing	8	2.8%	95	3.9%	34	4.2%	861	9.2%	59	3.3%	1,147	5.7%	
Transportation	6	2.1%	73	3.0%	13	1.6%	131	1.4%	41	2.3%	299	1.5%	
Communication	2	0.7%	58	2.4%	9	1.1%	224	2.4%	17	0.9%	260	1.3%	
Utility	0	0.0%	0	0.0%	1	0.1%	2	0.0%	5	0.3%	28	0.1%	
Wholesale Trade	6	2.1%	116	4.7%	22	2.7%	269	2.9%	45	2.5%	401	2.0%	
Retail Trade Summary	95	33.2%	1,254	51.1%	218	26.8%	3,415	36.5%	433	24.1%	6,589	32.7%	
Home Improvement	5	1.7%	26	1.1%	12	1.5%	61	0.7%	37	2.1%	531	2.6%	
General Merchandise Stores	1	0.3%	18	0.7%	7	0.9%	498	5.3%	13	0.7%	778	3.9%	
Food Stores	5	1.7%	116	4.7%	18	2.2%	371	4.0%	37	2.1%	831	4.1%	
Auto Dealers, Gas Stations, Auto Aftermarket	4	1.4%	34	1.4%	12	1.5%	144	1.5%	35	2.0%	375	1.9%	
Apparel & Accessory Stores	14	4.9%	187	7.6%	20	2.5%	249	2.7%	26	1.4%	276	1.4%	
Furniture & Home Furnishings	4	1.4%	18	0.7%	12	1.5%	76	0.8%	32	1.8%	221	1.1%	
Eating & Drinking Places	20	7.0%	439	17.9%	64	7.9%	1,381	14.8%	128	7.1%	2,508	12.4%	
Miscellaneous Retail	42	14.7%	415	16.9%	73	9.0%	635	6.8%	125	7.0%	1,068	5.3%	
Finance, Insurance, Real Estate Summary	18	6.3%	79	3.2%	56	6.9%	461	4.9%	123	6.9%	1,095	5.4%	
Banks, Savings & Lending Institutions	2	0.7%	15	0.6%	12	1.5%	276	3.0%	24	1.3%	570	2.8%	
Securities Brokers	3	1.0%	9	0.4%	9	1.1%	25	0.3%	12	0.7%	30	0.1%	
Insurance Carriers & Agents	5	1.7%	13	0.5%	11	1.4%	32	0.3%	33	1.8%	192	1.0%	
Real Estate, Holding, Other Investment Offices	7	2.4%	43	1.8%	23	2.8%	129	1.4%	54	3.0%	304	1.5%	
Services Summary	98	34.3%	597	24.3%	307	37.7%	3,148	33.7%	704	39.2%	7,007	34.7%	
Hotels & Lodging	4	1.4%	34	1.4%	12	1.5%	313	3.3%	21	1.2%	812	4.0%	
Automotive Services	6	2.1%	47	1.9%	16	2.0%	119	1.3%	57	3.2%	348	1.7%	
Motion Pictures & Amusements	12	4.2%	104	4.2%	35	4.3%	650	6.9%	74	4.1%	1,037	5.1%	
Health Services	17	5.9%	97	4.0%	50	6.1%	344	3.7%	90	5.0%	687	3.4%	
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	9	0.0%	
Education Institutions & Libraries	2	0.7%	122	5.0%	12	1.5%	646	6.9%	39	2.2%	1,946	9.6%	
Other Services	57	19.9%	192	7.8%	182	22.4%	1,077	11.5%	419	23.4%	2,170	10.8%	
Government	1	0.3%	25	1.0%	4	0.5%	302	3.2%	25	1.4%	1,649	8.2%	
Unclassified Establishments	15	5.2%	1	0.0%	47	5.8%	40	0.4%	108	6.0%	52	0.3%	
Totals	286	100.0%	2,454	100.0%	814	100.0%	9,353	100.0%	1,794	100.0%	20,177	100.0%	

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

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

Prepared by Esri
 Latitude: 32.39811
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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	0.3%	6	0.2%	2	0.2%	9	0.1%	8	0.4%	40	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.2%	15	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	1	0.0%	2	0.1%	19	0.1%
Construction	29	10.1%	121	4.9%	85	10.4%	417	4.5%	194	10.8%	1,359	6.7%
Manufacturing	9	3.1%	94	3.8%	36	4.4%	846	9.0%	64	3.6%	1,145	5.7%
Wholesale Trade	6	2.1%	116	4.7%	22	2.7%	269	2.9%	43	2.4%	397	2.0%
Retail Trade	72	25.2%	804	32.8%	147	18.1%	1,992	21.3%	292	16.3%	3,991	19.8%
Motor Vehicle & Parts Dealers	4	1.4%	34	1.4%	8	1.0%	123	1.3%	24	1.3%	295	1.5%
Furniture & Home Furnishings Stores	2	0.7%	14	0.6%	7	0.9%	59	0.6%	19	1.1%	163	0.8%
Electronics & Appliance Stores	1	0.3%	1	0.0%	2	0.2%	5	0.1%	8	0.4%	29	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	5	1.7%	26	1.1%	12	1.5%	61	0.7%	37	2.1%	530	2.6%
Food & Beverage Stores	4	1.4%	110	4.5%	13	1.6%	339	3.6%	29	1.6%	774	3.8%
Health & Personal Care Stores	8	2.8%	40	1.6%	18	2.2%	129	1.4%	29	1.6%	250	1.2%
Gasoline Stations	0	0.0%	0	0.0%	3	0.4%	21	0.2%	11	0.6%	80	0.4%
Clothing & Clothing Accessories Stores	15	5.2%	200	8.1%	24	2.9%	267	2.9%	30	1.7%	294	1.5%
Sport Goods, Hobby, Book, & Music Stores	2	0.7%	6	0.2%	7	0.9%	27	0.3%	18	1.0%	170	0.8%
General Merchandise Stores	1	0.3%	18	0.7%	7	0.9%	498	5.3%	13	0.7%	778	3.9%
Miscellaneous Store Retailers	29	10.1%	353	14.4%	39	4.8%	456	4.9%	64	3.6%	610	3.0%
Nonstore Retailers	2	0.7%	2	0.1%	6	0.7%	8	0.1%	12	0.7%	17	0.1%
Transportation & Warehousing	5	1.7%	69	2.8%	9	1.1%	112	1.2%	24	1.3%	242	1.2%
Information	7	2.4%	72	2.9%	20	2.5%	324	3.5%	37	2.1%	448	2.2%
Finance & Insurance	11	3.8%	38	1.5%	34	4.2%	335	3.6%	71	4.0%	796	3.9%
Central Bank/Credit Intermediation & Related Activities	2	0.7%	16	0.7%	13	1.6%	279	3.0%	24	1.3%	568	2.8%
Securities, Commodity Contracts & Other Financial	3	1.0%	9	0.4%	9	1.1%	25	0.3%	14	0.8%	37	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	5	1.7%	13	0.5%	11	1.4%	32	0.3%	33	1.8%	192	1.0%
Real Estate, Rental & Leasing	10	3.5%	45	1.8%	39	4.8%	180	1.9%	95	5.3%	412	2.0%
Professional, Scientific & Tech Services	20	7.0%	52	2.1%	63	7.7%	534	5.7%	139	7.7%	791	3.9%
Legal Services	0	0.0%	0	0.0%	1	0.1%	1	0.0%	6	0.3%	18	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	1	0.0%	3	0.2%	3	0.0%
Administrative & Support & Waste Management & Remediation	10	3.5%	29	1.2%	37	4.5%	168	1.8%	91	5.1%	457	2.3%
Educational Services	4	1.4%	137	5.6%	16	2.0%	676	7.2%	53	3.0%	2,005	9.9%
Health Care & Social Assistance	20	7.0%	114	4.6%	58	7.1%	398	4.3%	114	6.4%	913	4.5%
Arts, Entertainment & Recreation	9	3.1%	91	3.7%	27	3.3%	587	6.3%	49	2.7%	927	4.6%
Accommodation & Food Services	25	8.7%	479	19.5%	78	9.6%	1,712	18.3%	154	8.6%	3,361	16.7%
Accommodation	4	1.4%	34	1.4%	12	1.5%	313	3.3%	21	1.2%	812	4.0%
Food Services & Drinking Places	21	7.3%	446	18.2%	66	8.1%	1,400	15.0%	133	7.4%	2,549	12.6%
Other Services (except Public Administration)	32	11.2%	159	6.5%	91	11.2%	450	4.8%	224	12.5%	1,156	5.7%
Automotive Repair & Maintenance	5	1.7%	44	1.8%	12	1.5%	110	1.2%	41	2.3%	304	1.5%
Public Administration	1	0.3%	25	1.0%	4	0.5%	302	3.2%	25	1.4%	1,649	8.2%
Unclassified Establishments	15	5.2%	1	0.0%	47	5.8%	40	0.4%	108	6.0%	52	0.3%
Total	286	100.0%	2,454	100.0%	814	100.0%	9,353	100.0%	1,794	100.0%	20,177	100.0%

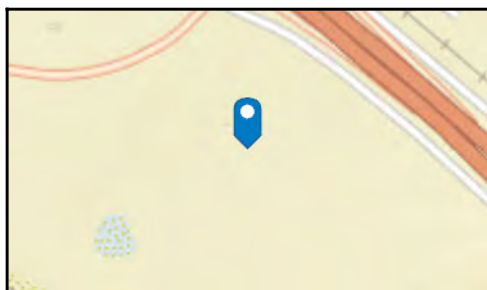
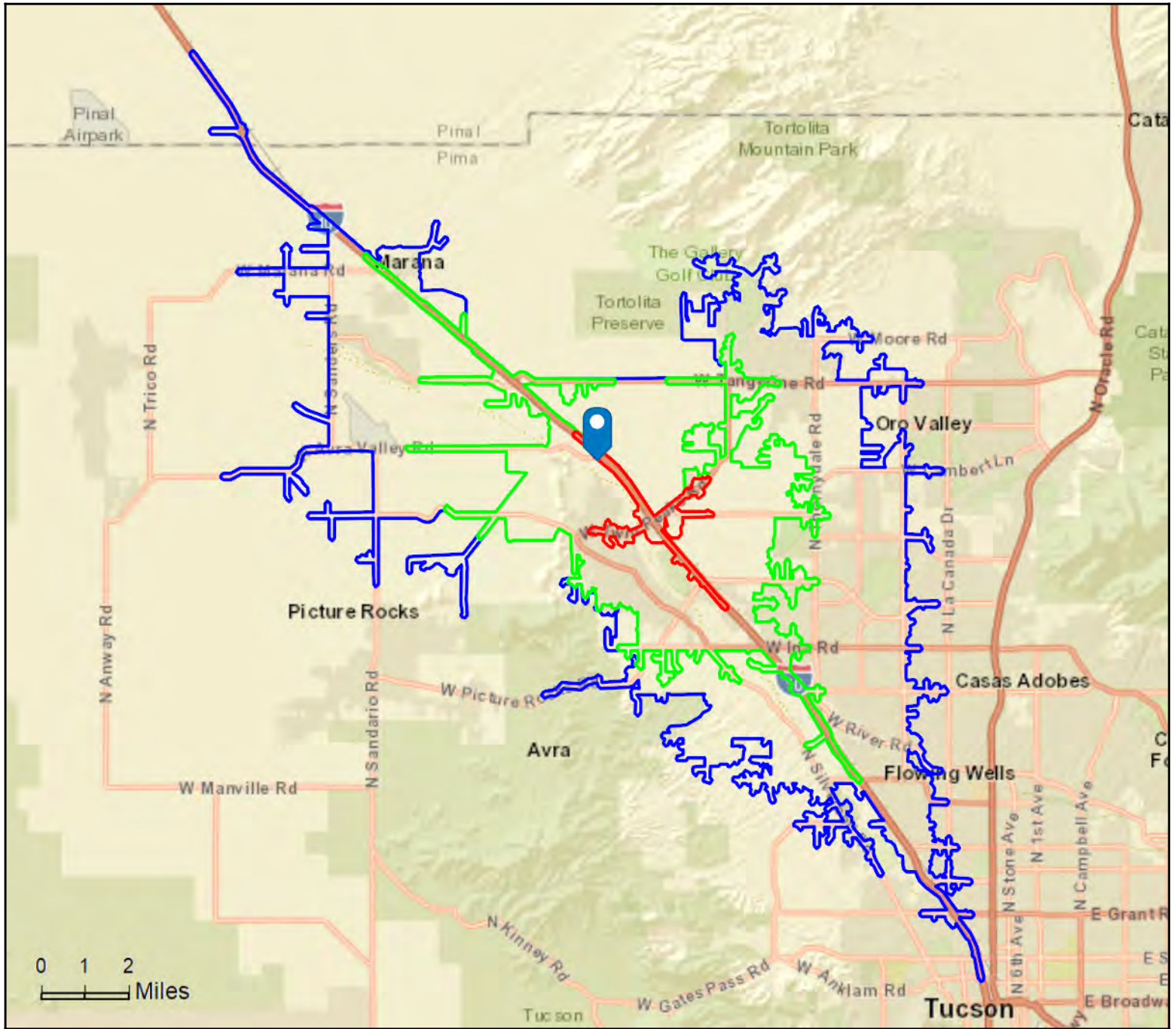
Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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Site Map

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

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 85653, Marana, Arizona
 Drive Time: 5, 10, 15 minute radii

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 Latitude: 32.39810
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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	817	18,264	80,389
2010 Population	971	28,738	101,884
2019 Population	1,580	33,111	117,527
2024 Population	1,857	36,904	126,732
2000-2010 Annual Rate	1.74%	4.64%	2.40%
2010-2019 Annual Rate	5.40%	1.54%	1.56%
2019-2024 Annual Rate	3.28%	2.19%	1.52%
2019 Male Population	49.2%	48.7%	48.7%
2019 Female Population	50.8%	51.3%	51.3%
2019 Median Age	38.9	38.7	39.3

In the identified area, the current year population is 117,527. In 2010, the Census count in the area was 101,884. The rate of change since 2010 was 1.56% annually. The five-year projection for the population in the area is 126,732 representing a change of 1.52% annually from 2019 to 2024. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	81.3%	79.6%	79.1%
2019 Black Alone	3.4%	2.7%	2.6%
2019 American Indian/Alaska Native Alone	1.0%	1.1%	1.3%
2019 Asian Alone	3.5%	4.5%	3.6%
2019 Pacific Islander Alone	0.3%	0.2%	0.2%
2019 Other Race	6.5%	7.6%	8.9%
2019 Two or More Races	4.1%	4.2%	4.3%
2019 Hispanic Origin (Any Race)	23.9%	26.2%	28.8%

Persons of Hispanic origin represent 28.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	113	107	100
2000 Households	289	6,257	29,968
2010 Households	352	10,505	39,278
2019 Total Households	587	12,117	45,366
2024 Total Households	690	13,550	48,925
2000-2010 Annual Rate	1.99%	5.32%	2.74%
2010-2019 Annual Rate	5.68%	1.56%	1.57%
2019-2024 Annual Rate	3.29%	2.26%	1.52%
2019 Average Household Size	2.69	2.73	2.58

The household count in this area has changed from 39,278 in 2010 to 45,366 in the current year, a change of 1.57% annually. The five-year projection of households is 48,925, a change of 1.52% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2010. The number of families in the current year is 31,540 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

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

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 Latitude: 32.39810
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2019 Percent of Income for Mortgage	12.3%	14.0%	16.2%
Median Household Income			
2019 Median Household Income	\$89,010	\$79,361	\$66,785
2024 Median Household Income	\$98,342	\$88,971	\$76,833
2019-2024 Annual Rate	2.01%	2.31%	2.84%
Average Household Income			
2019 Average Household Income	\$99,604	\$93,755	\$84,804
2024 Average Household Income	\$113,298	\$109,002	\$98,202
2019-2024 Annual Rate	2.61%	3.06%	2.98%
Per Capita Income			
2019 Per Capita Income	\$35,748	\$34,747	\$32,819
2024 Per Capita Income	\$40,897	\$40,506	\$38,007
2019-2024 Annual Rate	2.73%	3.11%	2.98%

Households by Income

Current median household income is \$66,785 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,833 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$84,804 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$98,202 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,819 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$38,007 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	186	165	141
2000 Total Housing Units	321	6,687	32,452
2000 Owner Occupied Housing Units	262	5,612	23,547
2000 Renter Occupied Housing Units	27	644	6,421
2000 Vacant Housing Units	32	431	2,484
2010 Total Housing Units	374	11,350	42,965
2010 Owner Occupied Housing Units	303	8,444	28,964
2010 Renter Occupied Housing Units	49	2,061	10,314
2010 Vacant Housing Units	22	845	3,687
2019 Total Housing Units	614	12,949	49,187
2019 Owner Occupied Housing Units	527	9,949	33,386
2019 Renter Occupied Housing Units	60	2,168	11,980
2019 Vacant Housing Units	27	832	3,821
2024 Total Housing Units	717	14,375	52,922
2024 Owner Occupied Housing Units	626	11,378	36,727
2024 Renter Occupied Housing Units	65	2,172	12,198
2024 Vacant Housing Units	27	825	3,997

Currently, 67.9% of the 49,187 housing units in the area are owner occupied; 24.4% are renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 42,965 housing units in the area - 67.4% owner occupied, 24.0% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 6.20%. Median home value in the area is \$221,622, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.59% annually to \$264,352.

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

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

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Data for all businesses in area	5 minutes				10 minutes				15 minutes			
Total Businesses:	46				774				3,116			
Total Employees:	473				8,922				35,781			
Total Residential Population:	1,580				33,111				117,527			
Employee/Residential Population Ratio (per 100 Residents)	30				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	4.3%	11	2.3%	21	2.7%	121	1.4%	85	2.7%	1,014	2.8%
Construction	5	10.9%	17	3.6%	73	9.4%	320	3.6%	330	10.6%	3,401	9.5%
Manufacturing	2	4.3%	32	6.8%	34	4.4%	914	10.2%	117	3.8%	2,279	6.4%
Transportation	1	2.2%	1	0.2%	12	1.6%	96	1.1%	78	2.5%	650	1.8%
Communication	1	2.2%	38	8.0%	11	1.4%	238	2.7%	32	1.0%	413	1.2%
Utility	0	0.0%	0	0.0%	0	0.0%	1	0.0%	8	0.3%	73	0.2%
Wholesale Trade	1	2.2%	6	1.3%	22	2.8%	269	3.0%	111	3.6%	1,051	2.9%
Retail Trade Summary	12	26.1%	197	41.6%	212	27.4%	3,533	39.6%	676	21.7%	10,241	28.6%
Home Improvement	1	2.2%	5	1.1%	10	1.3%	72	0.8%	61	2.0%	854	2.4%
General Merchandise Stores	0	0.0%	0	0.0%	8	1.0%	573	6.4%	18	0.6%	1,190	3.3%
Food Stores	1	2.2%	33	7.0%	19	2.5%	388	4.3%	67	2.2%	1,291	3.6%
Auto Dealers, Gas Stations, Auto Aftermarket	1	2.2%	17	3.6%	15	1.9%	207	2.3%	54	1.7%	485	1.4%
Apparel & Accessory Stores	0	0.0%	2	0.4%	16	2.1%	197	2.2%	38	1.2%	394	1.1%
Furniture & Home Furnishings	1	2.2%	1	0.2%	14	1.8%	101	1.1%	62	2.0%	903	2.5%
Eating & Drinking Places	5	10.9%	122	25.8%	62	8.0%	1,396	15.6%	182	5.8%	3,504	9.8%
Miscellaneous Retail	3	6.5%	17	3.6%	68	8.8%	600	6.7%	194	6.2%	1,621	4.5%
Finance, Insurance, Real Estate Summary	3	6.5%	17	3.6%	52	6.7%	421	4.7%	245	7.9%	1,927	5.4%
Banks, Savings & Lending Institutions	1	2.2%	6	1.3%	11	1.4%	281	3.1%	34	1.1%	655	1.8%
Securities Brokers	0	0.0%	0	0.0%	7	0.9%	20	0.2%	27	0.9%	174	0.5%
Insurance Carriers & Agents	1	2.2%	3	0.6%	12	1.6%	31	0.3%	66	2.1%	337	0.9%
Real Estate, Holding, Other Investment Offices	1	2.2%	7	1.5%	20	2.6%	90	1.0%	117	3.8%	760	2.1%
Services Summary	18	39.1%	149	31.5%	289	37.3%	2,618	29.3%	1,209	38.8%	12,117	33.9%
Hotels & Lodging	1	2.2%	17	3.6%	12	1.6%	130	1.5%	21	0.7%	663	1.9%
Automotive Services	1	2.2%	19	4.0%	21	2.7%	140	1.6%	102	3.3%	563	1.6%
Motion Pictures & Amusements	3	6.5%	45	9.5%	31	4.0%	454	5.1%	97	3.1%	1,080	3.0%
Health Services	3	6.5%	16	3.4%	51	6.6%	400	4.5%	228	7.3%	2,943	8.2%
Legal Services	0	0.0%	0	0.0%	2	0.3%	6	0.1%	10	0.3%	37	0.1%
Education Institutions & Libraries	0	0.0%	20	4.2%	10	1.3%	410	4.6%	61	2.0%	2,477	6.9%
Other Services	9	19.6%	32	6.8%	162	20.9%	1,077	12.1%	689	22.1%	4,353	12.2%
Government	0	0.0%	5	1.1%	6	0.8%	348	3.9%	39	1.3%	2,432	6.8%
Unclassified Establishments	2	4.3%	0	0.0%	41	5.3%	43	0.5%	186	6.0%	182	0.5%
Totals	46	100.0%	473	100.0%	774	100.0%	8,922	100.0%	3,116	100.0%	35,781	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

SWC I-10 & Avra Valley Road 2
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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%	1	0.1%	7	0.1%	7	0.2%	50	0.1%
Mining	0	0.0%	0	0.0%	1	0.1%	5	0.1%	4	0.1%	38	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	17	0.0%
Construction	5	10.9%	17	3.6%	75	9.7%	328	3.7%	348	11.2%	3,481	9.7%
Manufacturing	2	4.3%	31	6.6%	37	4.8%	910	10.2%	124	4.0%	2,185	6.1%
Wholesale Trade	1	2.2%	6	1.3%	22	2.8%	261	2.9%	108	3.5%	1,027	2.9%
Retail Trade	7	15.2%	74	15.6%	142	18.3%	2,094	23.5%	474	15.2%	6,604	18.5%
Motor Vehicle & Parts Dealers	1	2.2%	17	3.6%	10	1.3%	163	1.8%	42	1.3%	399	1.1%
Furniture & Home Furnishings Stores	0	0.0%	1	0.2%	7	0.9%	60	0.7%	32	1.0%	732	2.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%	4	0.5%	18	0.2%	22	0.7%	114	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	1	2.2%	5	1.1%	10	1.3%	71	0.8%	60	1.9%	850	2.4%
Food & Beverage Stores	1	2.2%	33	7.0%	13	1.7%	347	3.9%	50	1.6%	1,169	3.3%
Health & Personal Care Stores	1	2.2%	5	1.1%	19	2.5%	160	1.8%	50	1.6%	419	1.2%
Gasoline Stations	0	0.0%	0	0.0%	5	0.6%	44	0.5%	13	0.4%	86	0.2%
Clothing & Clothing Accessories Stores	0	0.0%	2	0.4%	18	2.3%	209	2.3%	45	1.4%	423	1.2%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.2%	8	1.0%	51	0.6%	32	1.0%	339	0.9%
General Merchandise Stores	0	0.0%	0	0.0%	8	1.0%	573	6.4%	18	0.6%	1,190	3.3%
Miscellaneous Store Retailers	2	4.3%	10	2.1%	35	4.5%	391	4.4%	93	3.0%	824	2.3%
Nonstore Retailers	0	0.0%	0	0.0%	5	0.6%	5	0.1%	18	0.6%	60	0.2%
Transportation & Warehousing	1	2.2%	1	0.2%	7	0.9%	76	0.9%	56	1.8%	554	1.5%
Information	2	4.3%	40	8.5%	21	2.7%	353	4.0%	73	2.3%	942	2.6%
Finance & Insurance	2	4.3%	10	2.1%	32	4.1%	335	3.8%	132	4.2%	1,373	3.8%
Central Bank/Credit Intermediation & Related Activities	1	2.2%	7	1.5%	12	1.6%	284	3.2%	34	1.1%	653	1.8%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	7	0.9%	20	0.2%	31	1.0%	383	1.1%
Insurance Carriers & Related Activities; Funds, Trusts &	1	2.2%	3	0.6%	12	1.6%	31	0.3%	66	2.1%	337	0.9%
Real Estate, Rental & Leasing	2	4.3%	10	2.1%	42	5.4%	163	1.8%	180	5.8%	737	2.1%
Professional, Scientific & Tech Services	4	8.7%	11	2.3%	60	7.8%	576	6.5%	262	8.4%	1,639	4.6%
Legal Services	0	0.0%	0	0.0%	3	0.4%	6	0.1%	15	0.5%	56	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.3%	2	0.0%	3	0.1%	3	0.0%
Administrative & Support & Waste Management & Remediation	1	2.2%	9	1.9%	32	4.1%	180	2.0%	164	5.3%	1,611	4.5%
Educational Services	1	2.2%	21	4.4%	14	1.8%	440	4.9%	78	2.5%	2,494	7.0%
Health Care & Social Assistance	4	8.7%	19	4.0%	57	7.4%	459	5.1%	286	9.2%	3,607	10.1%
Arts, Entertainment & Recreation	2	4.3%	44	9.3%	20	2.6%	383	4.3%	55	1.8%	887	2.5%
Accommodation & Food Services	6	13.0%	139	29.4%	77	9.9%	1,548	17.4%	212	6.8%	4,243	11.9%
Accommodation	1	2.2%	17	3.6%	12	1.6%	130	1.5%	21	0.7%	663	1.9%
Food Services & Drinking Places	5	10.9%	122	25.8%	65	8.4%	1,417	15.9%	191	6.1%	3,580	10.0%
Other Services (except Public Administration)	5	10.9%	35	7.4%	83	10.7%	412	4.6%	323	10.4%	1,754	4.9%
Automotive Repair & Maintenance	1	2.2%	18	3.8%	12	1.6%	118	1.3%	74	2.4%	476	1.3%
Public Administration	0	0.0%	5	1.1%	6	0.8%	348	3.9%	39	1.3%	2,432	6.8%
Unclassified Establishments	2	4.3%	0	0.0%	41	5.3%	43	0.5%	185	5.9%	102	0.3%
Total	46	100.0%	473	100.0%	774	100.0%	8,922	100.0%	3,116	100.0%	35,781	100.0%

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