



COMMERCIAL LAND AVAILABLE FOR SALE I-10 & KOLB RD-TUCSON, AZ



Property Description

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

Land Available: ± 16.42 Acres
± 2.02 Acres (Available by Separate Owner)

Sale Price: Please Contact Broker

Zoning: PAD - Freeway Commercial
(generally all CB-2 uses allowed)

Parcel No.: 141-36-6970

Highlights

- ◆ Corner Parcel 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 residential 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.
- ◆ Tucson named #1 Inbound City of 2022 — Allied Van Lines US Migration Report.

Demographic Highlights

2024 Estimates	1 Mile	3 Miles	5 Miles
Population:	3,707	29,906	55,539
Households:	1,885	8,457	17,317
Average HH Income:	\$89,387	\$101,531	\$105,310

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

For information, contact:

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

Traffic Counts

I-10:	60,638 VPD (2023)
Kolb Road:	8,628 VPD (2023)
Total:	69,266 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.

NWC I-10 & Kolb Rd.



Tucson, Arizona

TRADE AERIAL

COMMERCIAL RETAIL ADVISORS, LLC



NWC I-10 & Kolb Rd.



COMMERCIAL RETAIL ADVISORS, LLC



Legend

Parcels

- SITE A
Size: ±16.42 Acres
Zoning: PAD - Freeway Commercial
- SITE B
(Available by Separate Owner)
Size: ±2.02 Acres
Zoning: I-2

Total Size: ± 18.62 Acres



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

NWC I-10 & Kolb Rd.

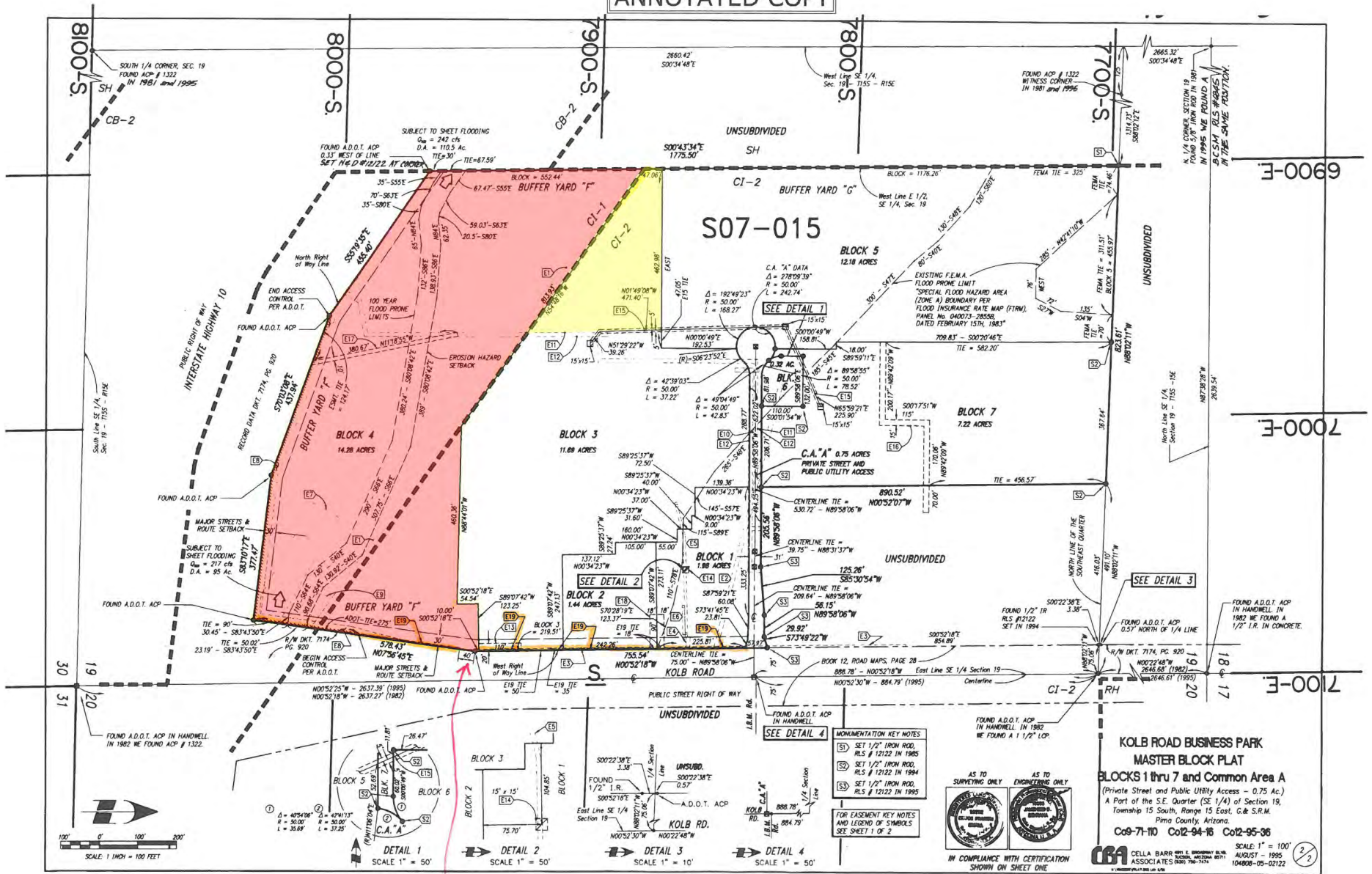
Tucson, Arizona

MASTER BLOCK PLAT MAP

COMMERCIAL RETAIL ADVISORS, LLC



ANNOTATED COPY



EXISTING BREAK IN THE NO ACCESS EASEMENT

12.20.2024

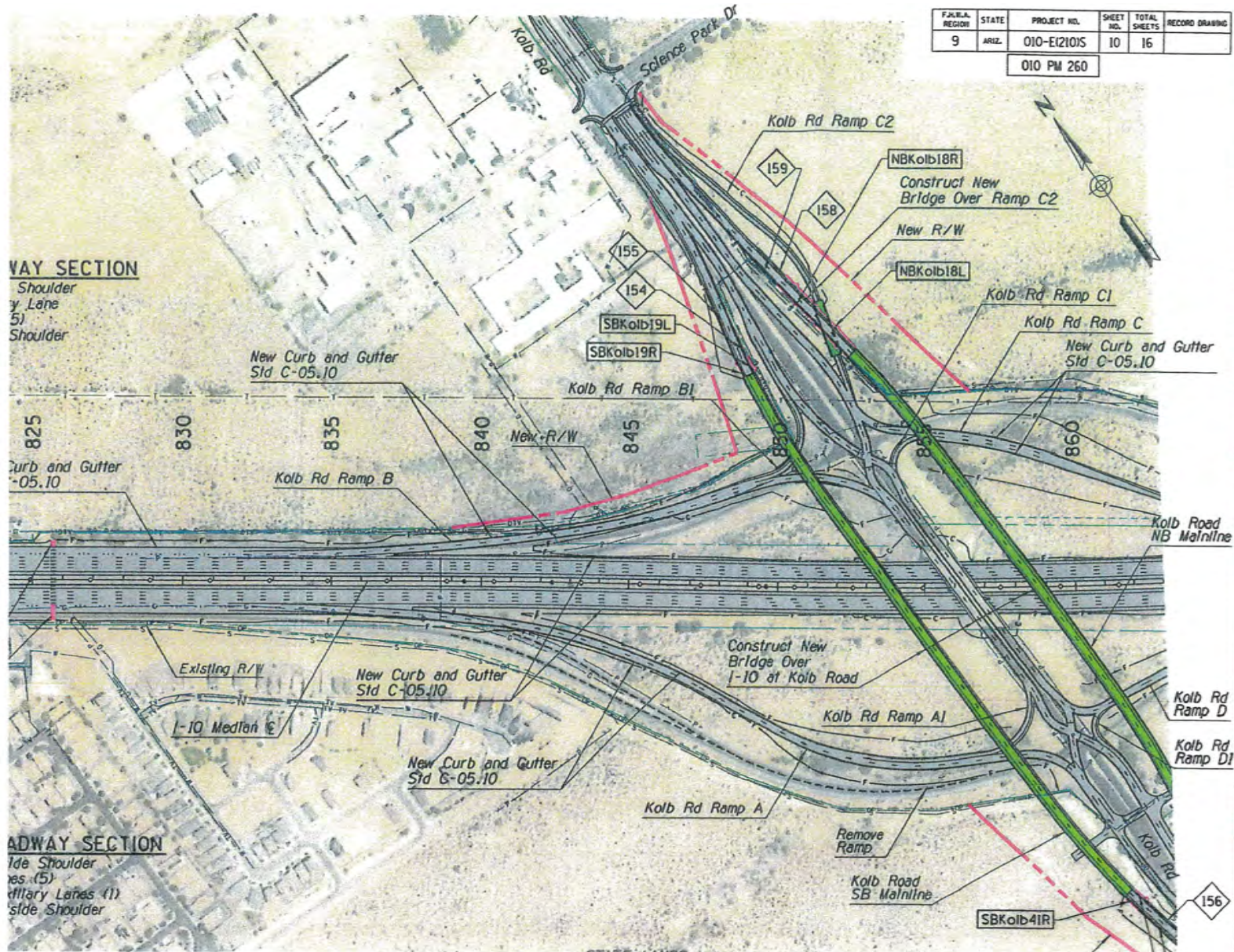
NWC I-10 & Kolb Rd.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

PROPOSED ADOT EXPANSION PLANS (DATE UNDERTERMINED)



NWC I-10 & Kolb Rd.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC



NWC I-10 & Kolb Rd.

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

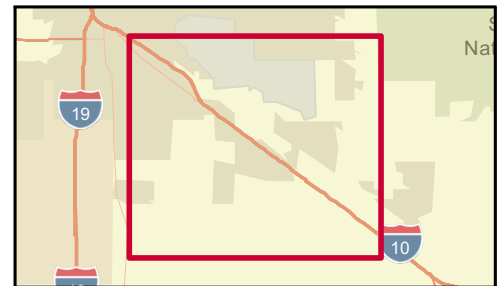
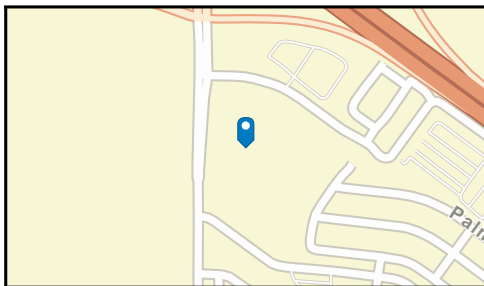
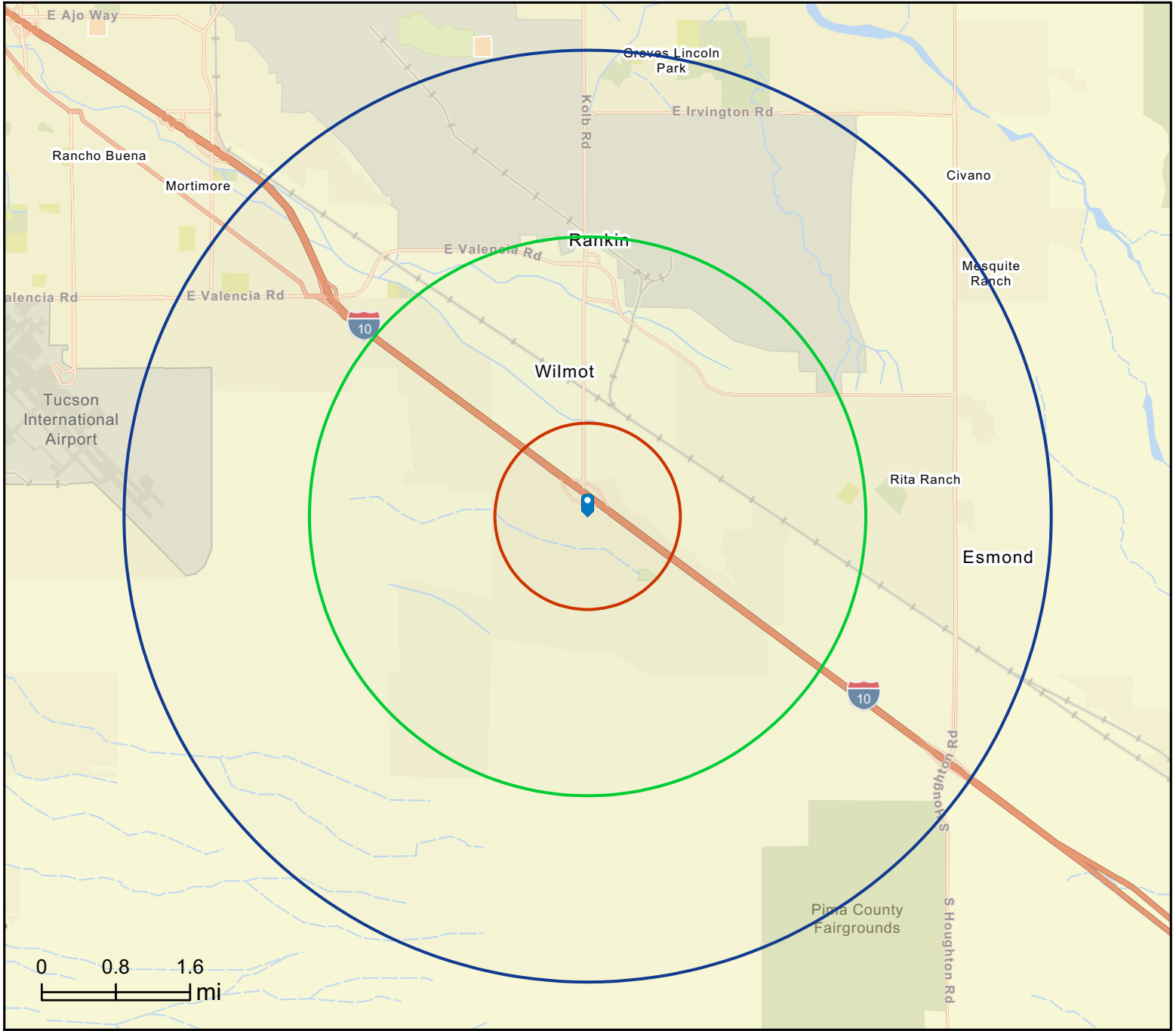
AERIAL - SOUTHEAST



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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	1 mile	3 miles	5 miles
Population			
2010 Population	2,748	23,006	46,393
2020 Population	3,782	28,466	52,949
2024 Population	3,707	29,906	55,539
2029 Population	3,662	30,542	56,380
2010-2020 Annual Rate	3.25%	2.15%	1.33%
2020-2024 Annual Rate	-0.47%	1.17%	1.13%
2024-2029 Annual Rate	-0.24%	0.42%	0.30%
2020 Male Population	46.1%	60.7%	55.6%
2020 Female Population	53.9%	39.3%	44.4%
2020 Median Age	66.2	37.1	35.8
2024 Male Population	46.1%	60.4%	55.7%
2024 Female Population	53.9%	39.6%	44.3%
2024 Median Age	67.8	37.3	36.5

In the identified area, the current year population is 55,539. In 2020, the Census count in the area was 52,949. The rate of change since 2020 was 1.13% annually. The five-year projection for the population in the area is 56,380 representing a change of 0.30% annually from 2024 to 2029. Currently, the population is 55.7% male and 44.3% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	78.3%	55.9%	54.4%
2024 Black Alone	3.8%	9.3%	7.7%
2024 American Indian/Alaska Native Alone	0.8%	2.4%	2.2%
2024 Asian Alone	1.9%	3.3%	3.3%
2024 Pacific Islander Alone	0.3%	0.3%	0.3%
2024 Other Race	4.9%	14.5%	15.0%
2024 Two or More Races	9.9%	14.3%	17.2%
2024 Hispanic Origin (Any Race)	17.5%	37.4%	41.1%

Persons of Hispanic origin represent 41.1% of the population in the identified area compared to 19.6% 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 81.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	124	89	88
2010 Households	1,389	6,186	13,876
2020 Households	1,878	7,752	15,998
2024 Households	1,885	8,457	17,317
2029 Households	1,901	8,870	18,048
2010-2020 Annual Rate	3.06%	2.28%	1.43%
2020-2024 Annual Rate	0.09%	2.07%	1.88%
2024-2029 Annual Rate	0.17%	0.96%	0.83%
2024 Average Household Size	1.97	2.75	2.82

The household count in this area has changed from 15,998 in 2020 to 17,317 in the current year, a change of 1.88% annually. The five-year projection of households is 18,048, a change of 0.83% annually from the current year total. Average household size is currently 2.82, compared to 2.88 in the year 2020. The number of families in the current year is 12,861 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	18.7%	23.6%	21.9%
Median Household Income			
2024 Median Household Income	\$60,240	\$80,267	\$83,734
2029 Median Household Income	\$72,972	\$95,439	\$100,356
2024-2029 Annual Rate	3.91%	3.52%	3.69%
Average Household Income			
2024 Average Household Income	\$89,387	\$101,531	\$105,310
2029 Average Household Income	\$109,661	\$121,999	\$126,103
2024-2029 Annual Rate	4.17%	3.74%	3.67%
Per Capita Income			
2024 Per Capita Income	\$45,471	\$29,775	\$33,463
2029 Per Capita Income	\$56,972	\$36,455	\$40,980
2024-2029 Annual Rate	4.61%	4.13%	4.14%
GINI Index			
2024 Gini Index	41.0	34.7	35.2

Households by Income

Current median household income is \$83,734 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$100,356 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$105,310 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,103 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,463 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,980 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	133	106	113
2010 Total Housing Units	2,104	7,223	15,397
2010 Owner Occupied Housing Units	1,306	5,343	11,269
2010 Renter Occupied Housing Units	83	843	2,607
2010 Vacant Housing Units	715	1,037	1,521
2020 Total Housing Units	2,416	8,479	17,136
2020 Owner Occupied Housing Units	1,712	6,422	12,622
2020 Renter Occupied Housing Units	166	1,330	3,376
2020 Vacant Housing Units	535	740	1,158
2024 Total Housing Units	2,408	9,131	18,332
2024 Owner Occupied Housing Units	1,757	7,335	14,104
2024 Renter Occupied Housing Units	128	1,122	3,213
2024 Vacant Housing Units	523	674	1,015
2029 Total Housing Units	2,419	9,504	18,992
2029 Owner Occupied Housing Units	1,793	7,891	15,198
2029 Renter Occupied Housing Units	108	979	2,850
2029 Vacant Housing Units	518	634	944

Socioeconomic Status Index

2024 Socioeconomic Status Index	57.6	50.4	48.1
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Currently, 76.9% of the 18,332 housing units in the area are owner occupied; 17.5%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 17,136 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.60%. Median home value in the area is \$293,453, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.34% annually to \$380,657.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Business Summary

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

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	17		283		743							
Total Employees:	296		5,571		13,794							
Total Population:	3,707		29,906		55,539							
Employee/Population Ratio (per 100 Residents)	8		19		25							
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%	3	1.1%	15	0.3%	6	0.8%	31	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	1	0.0%	2	0.3%	28	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	3	0.1%	2	0.3%	59	0.4%
Construction	1	5.9%	15	5.1%	24	8.5%	519	9.3%	63	8.5%	1,037	7.5%
Building Construction	0	0.0%	1	0.3%	11	3.9%	160	2.9%	24	3.2%	386	2.8%
Heavy/Civil Eng Construction	1	5.9%	11	3.7%	3	1.1%	29	0.5%	5	0.7%	45	0.3%
Specialty Trade Contractor	0	0.0%	4	1.4%	10	3.5%	330	5.9%	34	4.6%	605	4.4%
Manufacturing	0	0.0%	3	1.0%	23	8.1%	297	5.3%	45	6.1%	788	5.7%
Wholesale Trade	0	0.0%	2	0.7%	14	5.0%	241	4.3%	36	4.8%	556	4.0%
Durable Goods	0	0.0%	2	0.7%	12	4.2%	193	3.5%	30	4.0%	415	3.0%
Nondurable Goods	0	0.0%	0	0.0%	2	0.7%	35	0.6%	6	0.8%	126	0.9%
Trade Broker	0	0.0%	0	0.0%	1	0.3%	13	0.2%	1	0.1%	15	0.1%
Retail Trade	1	5.9%	6	2.0%	32	11.3%	507	9.1%	85	11.4%	1,228	8.9%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	5	1.8%	29	0.5%	16	2.1%	104	0.8%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	2	0.0%	2	0.3%	8	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.3%	7	0.1%
Building Material & Garden Equipment & Supplies Dealers	0	0.0%	3	1.0%	3	1.1%	190	3.4%	9	1.2%	274	2.0%
Food & Beverage Stores	0	0.0%	1	0.3%	3	1.1%	105	1.9%	11	1.5%	381	2.8%
Health & Personal Care Stores	0	0.0%	0	0.0%	4	1.4%	14	0.3%	11	1.5%	71	0.5%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	4	1.4%	74	1.3%	8	1.1%	90	0.7%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	0	0.0%	1	0.3%	2	0.0%	2	0.3%	5	0.0%
Sporting Goods, Hobby, Book, & Music Stores	1	5.9%	2	0.7%	7	2.5%	23	0.4%	13	1.8%	77	0.6%
General Merchandise Stores	0	0.0%	0	0.0%	4	1.4%	68	1.2%	11	1.5%	209	1.5%
Transportation & Warehousing	1	5.9%	2	0.7%	18	6.4%	139	2.5%	40	5.4%	574	4.2%
Truck Transportation	0	0.0%	1	0.3%	7	2.5%	61	1.1%	10	1.4%	102	0.7%
Information	0	0.0%	1	0.3%	5	1.8%	59	1.1%	14	1.9%	119	0.9%
Finance & Insurance	0	0.0%	3	1.0%	6	2.1%	269	4.8%	20	2.7%	542	3.9%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	3	1.0%	4	1.4%	259	4.7%	11	1.5%	459	3.3%
Securities & Commodity Contracts	0	0.0%	0	0.0%	1	0.3%	6	0.1%	5	0.7%	70	0.5%
Funds, Trusts & Other Financial Vehicles	0	0.0%	0	0.0%	1	0.3%	4	0.1%	4	0.5%	13	0.1%
Real Estate, Rental & Leasing	2	11.8%	4	1.4%	12	4.2%	36	0.7%	35	4.7%	251	1.8%
Professional, Scientific & Tech Services	2	11.8%	8	2.7%	30	10.6%	351	6.3%	68	9.2%	628	4.5%
Legal Services	0	0.0%	0	0.0%	2	0.7%	5	0.1%	7	0.9%	19	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.3%	3	0.1%	2	0.3%	5	0.0%
Administrative, Support & Waste Management Services	1	5.9%	2	0.7%	9	3.2%	54	1.0%	20	2.7%	483	3.5%
Educational Services	1	5.9%	4	1.4%	13	4.6%	251	4.5%	31	4.2%	1,098	8.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

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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
Health Care & Social Assistance	2	11.8%	5	1.7%	15	5.3%	127	2.3%	60	8.1%	697	5.0%
Ambulatory Health Care	2	11.8%	5	1.7%	13	4.6%	77	1.4%	50	6.7%	428	3.1%
Hospital	0	0.0%	0	0.0%	1	0.3%	47	0.8%	5	0.7%	211	1.5%
Nursing/Residential Care	0	0.0%	0	0.0%	0	0.0%	2	0.0%	0	0.0%	19	0.1%
Social Assistance	0	0.0%	0	0.0%	0	0.0%	2	0.0%	5	0.7%	39	0.3%
Arts, Entertainment & Recreation	1	5.9%	30	10.1%	7	2.5%	87	1.6%	17	2.3%	175	1.3%
Accommodation & Food Services	2	11.8%	201	67.9%	23	8.1%	548	9.8%	80	10.8%	1,517	11.0%
Accommodation	1	5.9%	100	33.8%	3	1.1%	119	2.1%	17	2.3%	378	2.7%
Food Services & Drinking Places	1	5.9%	101	34.1%	20	7.1%	429	7.7%	64	8.6%	1,139	8.3%
Other Services (except Public Administration)	3	17.6%	8	2.7%	30	10.6%	182	3.3%	77	10.4%	411	3.0%
Repair & Maintenance	0	0.0%	1	0.3%	12	4.2%	43	0.8%	27	3.6%	120	0.9%
Automotive Repair & Maintenance	0	0.0%	1	0.3%	10	3.5%	38	0.7%	20	2.7%	107	0.8%
Personal & Laundry Service	0	0.0%	0	0.0%	6	2.1%	20	0.4%	23	3.1%	92	0.7%
Civic and Other Orgs	2	11.8%	7	2.4%	12	4.2%	118	2.1%	26	3.5%	199	1.4%
Public Administration	0	0.0%	0	0.0%	6	2.1%	1,879	33.7%	15	2.0%	3,564	25.8%
Unclassified Establishments	1	5.9%	0	0.0%	11	3.9%	3	0.1%	25	3.4%	4	0.0%
Total	17	100.0%	296	100.0%	283	100.0%	5,571	100.0%	743	100.0%	13,794	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	0	0.0%	1	0.3%	7	2.5%	42	0.8%	18	2.4%	134	1.0%
Construction	0	0.0%	4	1.4%	20	7.1%	492	8.8%	57	7.7%	990	7.2%
Manufacturing	0	0.0%	3	1.0%	20	7.1%	282	5.1%	40	5.4%	759	5.5%
Transportation	2	11.8%	3	1.0%	23	8.1%	157	2.8%	45	6.1%	594	4.3%
Communication	0	0.0%	0	0.0%	2	0.7%	14	0.3%	10	1.4%	55	0.4%
Utility	0	0.0%	0	0.0%	1	0.3%	23	0.4%	4	0.5%	84	0.6%
Wholesale Trade	0	0.0%	2	0.7%	14	5.0%	241	4.3%	36	4.8%	556	4.0%
Retail Trade Summary	2	11.8%	108	36.5%	54	19.1%	951	17.1%	152	20.5%	2,395	17.4%
Home Improvement	0	0.0%	3	1.0%	3	1.1%	190	3.4%	10	1.4%	275	2.0%
General Merchandise Stores	0	0.0%	0	0.0%	2	0.7%	64	1.1%	5	0.7%	181	1.3%
Food Stores	0	0.0%	2	0.7%	6	2.1%	133	2.4%	18	2.4%	507	3.7%
Auto Dealers & Gas Stations	0	0.0%	0	0.0%	9	3.2%	101	1.8%	22	3.0%	185	1.3%
Apparel & Accessory Stores	0	0.0%	0	0.0%	1	0.3%	2	0.0%	1	0.1%	4	0.0%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.3%	7	0.1%	5	0.7%	24	0.2%
Eating & Drinking Places	1	5.9%	101	34.1%	19	6.7%	414	7.4%	59	7.9%	1,037	7.5%
Miscellaneous Retail	1	5.9%	2	0.7%	12	4.2%	40	0.7%	32	4.3%	182	1.3%
Finance, Insurance, Real Estate Summary	2	11.8%	16	5.4%	15	5.3%	302	5.4%	42	5.7%	683	5.0%
Banks, Savings & Lending Institutions	0	0.0%	3	1.0%	4	1.4%	259	4.7%	11	1.5%	459	3.3%
Securities Brokers	0	0.0%	0	0.0%	1	0.3%	6	0.1%	4	0.5%	23	0.2%
Insurance Carriers & Agents	0	0.0%	0	0.0%	1	0.3%	4	0.1%	4	0.5%	13	0.1%
Real Estate, Holding, Other Investment Offices	2	11.8%	13	4.4%	8	2.8%	33	0.6%	23	3.1%	188	1.4%
Services Summary	10	58.8%	157	53.0%	109	38.5%	1,186	21.3%	300	40.4%	3,977	28.8%
Hotels & Lodging	1	5.9%	100	33.8%	3	1.1%	119	2.1%	17	2.3%	378	2.7%
Automotive Services	1	5.9%	1	0.3%	14	5.0%	50	0.9%	32	4.3%	219	1.6%
Movies & Amusements	2	11.8%	32	10.8%	9	3.2%	57	1.0%	20	2.7%	109	0.8%
Health Services	2	11.8%	5	1.7%	15	5.3%	126	2.3%	56	7.5%	659	4.8%
Legal Services	0	0.0%	0	0.0%	2	0.7%	5	0.1%	6	0.8%	14	0.1%
Education Institutions & Libraries	0	0.0%	2	0.7%	10	3.5%	237	4.3%	25	3.4%	1,071	7.8%
Other Services	5	29.4%	17	5.7%	57	20.1%	591	10.6%	144	19.4%	1,526	11.1%
Government	0	0.0%	0	0.0%	6	2.1%	1,879	33.7%	15	2.0%	3,564	25.8%
Unclassified Establishments	1	5.9%	0	0.0%	11	3.9%	3	33.7%	25	3.4%	4	25.8%
Totals	17	100.0%	296	100.0%	283	100.0%	5,571	100.0%	743	100.0%	13,794	100.0%

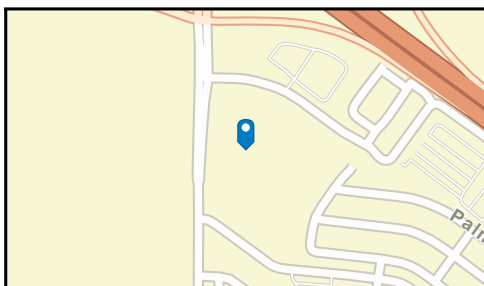
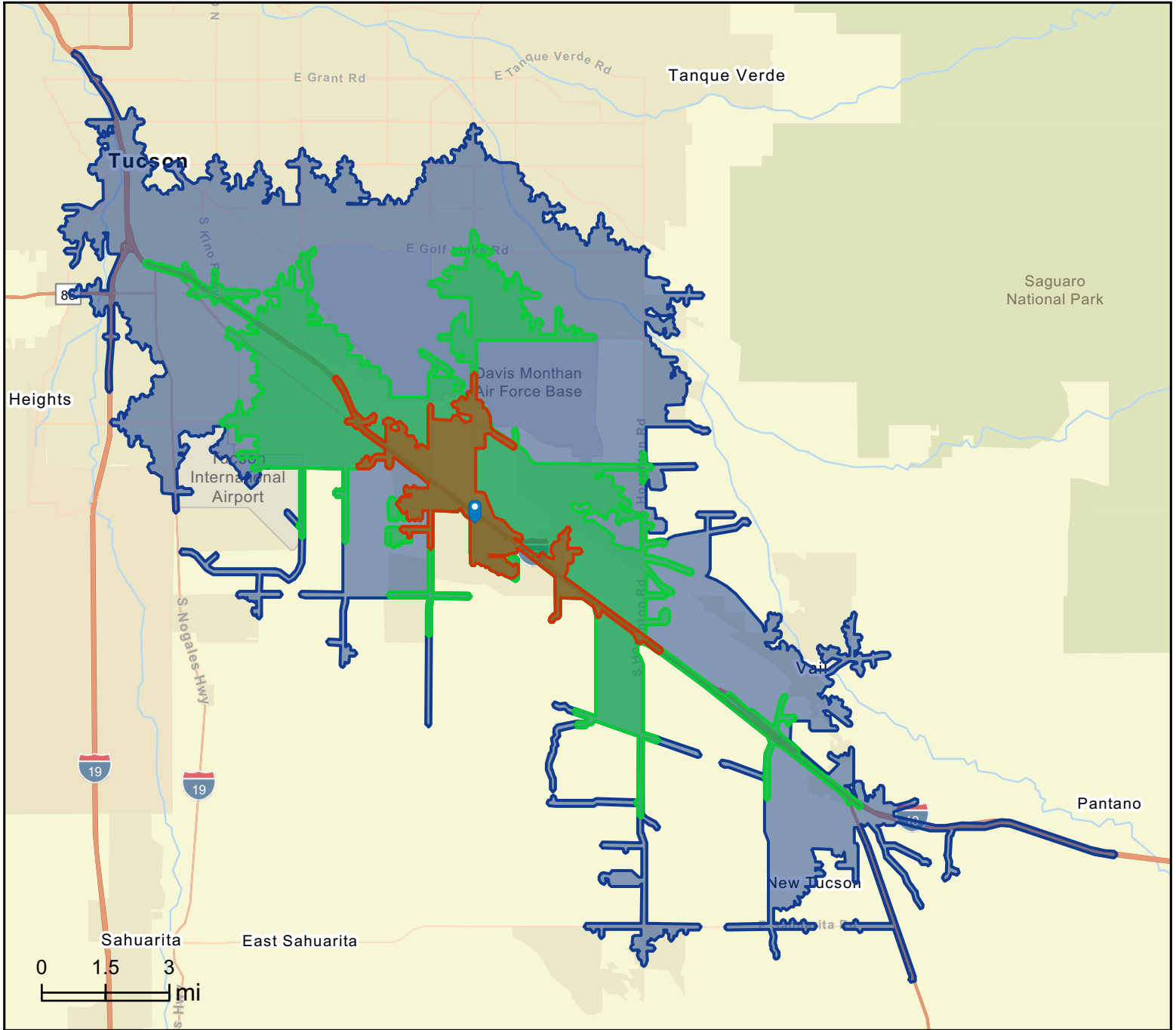
Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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.

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



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			
2010 Population	10,431	50,381	240,863
2020 Population	13,972	55,827	251,063
2024 Population	15,757	58,123	257,393
2029 Population	16,164	58,826	259,128
2010-2020 Annual Rate	2.97%	1.03%	0.42%
2020-2024 Annual Rate	2.87%	0.95%	0.59%
2024-2029 Annual Rate	0.51%	0.24%	0.13%
2020 Male Population	48.5%	49.2%	49.6%
2020 Female Population	51.5%	50.8%	50.4%
2020 Median Age	37.0	34.7	35.9
2024 Male Population	49.1%	49.9%	50.3%
2024 Female Population	50.9%	50.1%	49.7%
2024 Median Age	37.3	35.5	36.6

In the identified area, the current year population is 257,393. In 2020, the Census count in the area was 251,063. The rate of change since 2020 was 0.59% annually. The five-year projection for the population in the area is 259,128 representing a change of 0.13% annually from 2024 to 2029. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	57.1%	49.8%	47.7%
2024 Black Alone	7.2%	6.6%	6.0%
2024 American Indian/Alaska Native Alone	1.6%	2.2%	3.1%
2024 Asian Alone	3.8%	3.3%	2.6%
2024 Pacific Islander Alone	0.4%	0.3%	0.3%
2024 Other Race	12.1%	18.2%	19.5%
2024 Two or More Races	17.7%	19.7%	20.8%
2024 Hispanic Origin (Any Race)	38.2%	48.2%	50.9%

Persons of Hispanic origin represent 50.9% of the population in the identified area compared to 19.6% 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 84.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	93	69	59
2010 Households	3,959	17,184	84,324
2020 Households	5,167	19,542	92,790
2024 Households	5,795	20,762	97,087
2029 Households	6,050	21,526	100,392
2010-2020 Annual Rate	2.70%	1.29%	0.96%
2020-2024 Annual Rate	2.74%	1.44%	1.07%
2024-2029 Annual Rate	0.86%	0.73%	0.67%
2024 Average Household Size	2.71	2.78	2.60

The household count in this area has changed from 92,790 in 2020 to 97,087 in the current year, a change of 1.07% annually. The five-year projection of households is 100,392, a change of 0.67% annually from the current year total. Average household size is currently 2.60, compared to 2.65 in the year 2020. The number of families in the current year is 62,751 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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
Mortgage Income			
2024 Percent of Income for Mortgage	22.9%	24.7%	27.4%
Median Household Income			
2024 Median Household Income	\$75,962	\$68,380	\$59,544
2029 Median Household Income	\$88,728	\$82,828	\$75,414
2024-2029 Annual Rate	3.16%	3.91%	4.84%
Average Household Income			
2024 Average Household Income	\$99,412	\$87,041	\$79,409
2029 Average Household Income	\$119,829	\$105,499	\$97,030
2024-2029 Annual Rate	3.81%	3.92%	4.09%
Per Capita Income			
2024 Per Capita Income	\$36,642	\$31,362	\$30,118
2029 Per Capita Income	\$45,001	\$38,938	\$37,761
2024-2029 Annual Rate	4.20%	4.42%	4.63%
GINI Index			
2024 Gini Index	35.8	37.3	41.0

Households by Income
 Current median household income is \$59,544 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$75,414 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$79,409 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$97,030 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$30,118 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,761 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	109	101	91
2010 Total Housing Units	4,879	19,376	94,053
2010 Owner Occupied Housing Units	3,485	12,527	52,618
2010 Renter Occupied Housing Units	474	4,657	31,706
2010 Vacant Housing Units	920	2,192	9,729
2020 Total Housing Units	5,799	21,159	99,955
2020 Owner Occupied Housing Units	4,319	13,833	55,665
2020 Renter Occupied Housing Units	848	5,709	37,125
2020 Vacant Housing Units	648	1,590	7,203
2024 Total Housing Units	6,399	22,159	103,552
2024 Owner Occupied Housing Units	5,058	15,704	62,791
2024 Renter Occupied Housing Units	737	5,058	34,296
2024 Vacant Housing Units	604	1,397	6,465
2029 Total Housing Units	6,624	22,846	106,519
2029 Owner Occupied Housing Units	5,408	17,013	67,806
2029 Renter Occupied Housing Units	642	4,513	32,586
2029 Vacant Housing Units	574	1,320	6,127

Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.0	43.4	42.0

Currently, 60.6% of the 103,552 housing units in the area are owner occupied; 33.1%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 99,955 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.84%. Median home value in the area is \$260,569, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.78% annually to \$379,022.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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:		100		1,334		7,524						
Total Employees:		1,260		21,547		111,326						
Total Population:		15,757		58,123		257,393						
Employee/Population Ratio (per 100 Residents)		8		37		43						
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	1.0%	4	0.3%	6	0.5%	33	0.1%	19	0.3%	92	0.1%
Mining	0	0.0%	1	0.1%	4	0.3%	102	0.5%	15	0.2%	234	0.2%
Utilities	0	0.0%	3	0.2%	4	0.3%	234	1.1%	19	0.3%	882	0.8%
Construction	9	9.0%	189	15.0%	162	12.1%	2,197	10.2%	684	9.1%	8,556	7.7%
Building Construction	3	3.0%	61	4.8%	49	3.7%	766	3.6%	213	2.8%	2,464	2.2%
Heavy/Civil Eng Construction	2	2.0%	20	1.6%	10	0.8%	96	0.5%	43	0.6%	1,262	1.1%
Specialty Trade Contractor	5	5.0%	108	8.6%	102	7.7%	1,335	6.2%	428	5.7%	4,830	4.3%
Manufacturing	7	7.0%	69	5.5%	118	8.8%	2,348	10.9%	447	5.9%	7,203	6.5%
Wholesale Trade	3	3.0%	70	5.6%	104	7.8%	1,694	7.9%	378	5.0%	5,180	4.7%
Durable Goods	3	3.0%	58	4.6%	85	6.4%	1,215	5.6%	307	4.1%	3,673	3.3%
Nondurable Goods	0	0.0%	8	0.6%	17	1.3%	461	2.1%	62	0.8%	1,125	1.0%
Trade Broker	0	0.0%	3	0.2%	2	0.1%	18	0.1%	8	0.1%	382	0.3%
Retail Trade	13	13.0%	170	13.5%	165	12.4%	2,387	11.1%	936	12.4%	12,338	11.1%
Motor Vehicle & Parts Dealers	2	2.0%	13	1.0%	44	3.3%	455	2.1%	204	2.7%	2,667	2.4%
Furniture & Home Furnishings Stores	0	0.0%	1	0.1%	3	0.2%	133	0.6%	37	0.5%	906	0.8%
Electronics & Appliance Stores	0	0.0%	0	0.0%	4	0.3%	24	0.1%	27	0.4%	120	0.1%
Building Material & Garden Equipment & Supplies Dealers	1	1.0%	44	3.5%	19	1.4%	416	1.9%	104	1.4%	1,602	1.4%
Food & Beverage Stores	1	1.0%	23	1.8%	28	2.1%	550	2.5%	164	2.2%	2,940	2.6%
Health & Personal Care Stores	0	0.0%	2	0.2%	14	1.1%	103	0.5%	86	1.1%	809	0.7%
Gasoline Stations & Fuel Dealers	3	3.0%	69	5.5%	13	1.0%	119	0.6%	31	0.4%	219	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	0	0.0%	5	0.4%	19	0.1%	60	0.8%	258	0.2%
Sporting Goods, Hobby, Book, & Music Stores	3	3.0%	7	0.6%	20	1.5%	85	0.4%	133	1.8%	1,043	0.9%
General Merchandise Stores	1	1.0%	9	0.7%	16	1.2%	483	2.2%	91	1.2%	1,775	1.6%
Transportation & Warehousing	9	9.0%	66	5.2%	64	4.8%	978	4.5%	188	2.5%	4,822	4.3%
Truck Transportation	3	3.0%	19	1.5%	22	1.6%	344	1.6%	69	0.9%	956	0.9%
Information	1	1.0%	11	0.9%	22	1.6%	230	1.1%	156	2.1%	1,509	1.4%
Finance & Insurance	3	3.0%	52	4.1%	27	2.0%	678	3.1%	256	3.4%	2,966	2.7%
Central Bank/Credit Intermediation & Related Activities	2	2.0%	45	3.6%	18	1.4%	468	2.2%	114	1.5%	1,231	1.1%
Securities & Commodity Contracts	1	1.0%	6	0.5%	5	0.4%	192	0.9%	45	0.6%	1,201	1.1%
Funds, Trusts & Other Financial Vehicles	0	0.0%	1	0.1%	4	0.3%	17	0.1%	97	1.3%	534	0.5%
Real Estate, Rental & Leasing	5	5.0%	13	1.0%	66	5.0%	363	1.7%	389	5.2%	2,443	2.2%
Professional, Scientific & Tech Services	10	10.0%	87	6.9%	96	7.2%	999	4.6%	635	8.4%	5,248	4.7%
Legal Services	1	1.0%	1	0.1%	9	0.7%	30	0.1%	162	2.1%	744	0.7%
Management of Companies & Enterprises	0	0.0%	1	0.1%	2	0.1%	5	0.0%	7	0.1%	318	0.3%
Administrative, Support & Waste Management Services	5	5.0%	22	1.8%	39	2.9%	1,010	4.7%	254	3.4%	3,389	3.0%
Educational Services	5	5.0%	87	6.9%	39	2.9%	1,556	7.2%	241	3.2%	8,616	7.7%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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Business Summary

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 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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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	4	4.0%	33	2.6%	76	5.7%	1,566	7.3%	570	7.6%	9,975	9.0%
Ambulatory Health Care	3	3.0%	24	1.9%	54	4.0%	551	2.6%	348	4.6%	4,518	4.1%
Hospital	0	0.0%	6	0.5%	6	0.5%	616	2.9%	35	0.5%	1,866	1.7%
Nursing/Residential Care	0	0.0%	1	0.1%	3	0.2%	136	0.6%	47	0.6%	883	0.8%
Social Assistance	0	0.0%	1	0.1%	13	1.0%	262	1.2%	139	1.9%	2,707	2.4%
Arts, Entertainment & Recreation	2	2.0%	56	4.4%	23	1.7%	224	1.0%	149	2.0%	2,787	2.5%
Accommodation & Food Services	8	8.0%	269	21.4%	124	9.3%	2,110	9.8%	648	8.6%	10,281	9.2%
Accommodation	2	2.0%	104	8.3%	23	1.7%	446	2.1%	81	1.1%	1,457	1.3%
Food Services & Drinking Places	6	6.0%	165	13.1%	101	7.6%	1,665	7.7%	567	7.5%	8,825	7.9%
Other Services (except Public Administration)	10	10.0%	48	3.8%	131	9.8%	811	3.8%	991	13.2%	5,774	5.2%
Repair & Maintenance	4	4.0%	12	0.9%	59	4.4%	379	1.8%	335	4.5%	2,121	1.9%
Automotive Repair & Maintenance	4	4.0%	11	0.9%	51	3.8%	335	1.6%	267	3.5%	1,431	1.3%
Personal & Laundry Service	1	1.0%	4	0.3%	28	2.1%	151	0.7%	256	3.4%	1,432	1.3%
Civic and Other Orgs	5	5.0%	31	2.5%	44	3.3%	280	1.3%	400	5.3%	2,220	2.0%
Public Administration	1	1.0%	8	0.6%	17	1.3%	1,994	9.3%	289	3.8%	18,503	16.6%
Unclassified Establishments	5	5.0%	0	0.0%	44	3.3%	27	0.1%	255	3.4%	211	0.2%
Total	100	100.0%	1,260	100.0%	1,334	100.0%	21,547	100.0%	7,524	100.0%	111,326	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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Business Summary

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 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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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	3.0%	13	1.0%	26	1.9%	324	1.5%	131	1.7%	1,119	1.0%
Construction	6	6.0%	163	12.9%	150	11.2%	2,132	9.9%	640	8.5%	8,230	7.4%
Manufacturing	5	5.0%	60	4.8%	107	8.0%	2,268	10.5%	408	5.4%	7,023	6.3%
Transportation	11	11.0%	73	5.8%	74	5.5%	1,001	4.7%	233	3.1%	4,506	4.0%
Communication	0	0.0%	1	0.1%	16	1.2%	134	0.6%	81	1.1%	685	0.6%
Utility	0	0.0%	7	0.6%	7	0.5%	261	1.2%	32	0.4%	966	0.9%
Wholesale Trade	3	3.0%	70	5.6%	104	7.8%	1,692	7.8%	380	5.0%	5,190	4.7%
Retail Trade Summary	20	20.0%	344	27.3%	277	20.8%	4,135	19.2%	1,558	20.7%	21,545	19.4%
Home Improvement	1	1.0%	44	3.5%	20	1.5%	422	2.0%	106	1.4%	1,611	1.4%
General Merchandise Stores	1	1.0%	8	0.6%	8	0.6%	445	2.1%	51	0.7%	1,530	1.4%
Food Stores	2	2.0%	32	2.5%	34	2.5%	630	2.9%	182	2.4%	3,193	2.9%
Auto Dealers & Gas Stations	6	6.0%	82	6.5%	52	3.9%	546	2.5%	225	3.0%	2,816	2.5%
Apparel & Accessory Stores	0	0.0%	0	0.0%	3	0.2%	14	0.1%	45	0.6%	208	0.2%
Furniture & Home Furnishings	0	0.0%	3	0.2%	12	0.9%	206	1.0%	89	1.2%	1,250	1.1%
Eating & Drinking Places	6	6.0%	165	13.1%	98	7.3%	1,611	7.5%	544	7.2%	8,603	7.7%
Miscellaneous Retail	4	4.0%	10	0.8%	49	3.7%	261	1.2%	317	4.2%	2,334	2.1%
Finance, Insurance, Real Estate Summary	6	6.0%	73	5.8%	62	4.7%	818	3.8%	548	7.3%	5,064	4.5%
Banks, Savings & Lending Institutions	2	2.0%	45	3.6%	18	1.4%	465	2.2%	105	1.4%	1,186	1.1%
Securities Brokers	1	1.0%	6	0.5%	4	0.3%	144	0.7%	42	0.6%	1,109	1.0%
Insurance Carriers & Agents	0	0.0%	1	0.1%	4	0.3%	17	0.1%	97	1.3%	534	0.5%
Real Estate, Holding, Other Investment Offices	3	3.0%	20	1.6%	36	2.7%	191	0.9%	304	4.0%	2,235	2.0%
Services Summary	40	40.0%	449	35.6%	449	33.7%	6,760	31.4%	2,969	39.5%	38,366	34.5%
Hotels & Lodging	2	2.0%	104	8.3%	23	1.7%	446	2.1%	81	1.1%	1,457	1.3%
Automotive Services	5	5.0%	15	1.2%	71	5.3%	507	2.4%	332	4.4%	2,431	2.2%
Movies & Amusements	4	4.0%	38	3.0%	23	1.7%	157	0.7%	161	2.1%	2,733	2.5%
Health Services	4	4.0%	32	2.5%	62	4.7%	1,285	6.0%	404	5.4%	7,005	6.3%
Legal Services	1	1.0%	1	0.1%	8	0.6%	28	0.1%	147	1.9%	656	0.6%
Education Institutions & Libraries	3	3.0%	80	6.3%	34	2.5%	1,540	7.2%	220	2.9%	8,726	7.8%
Other Services	22	22.0%	178	14.1%	228	17.1%	2,797	13.0%	1,625	21.6%	15,358	13.8%
Government	1	1.0%	8	0.6%	17	1.3%	1,994	9.3%	288	3.8%	18,415	16.5%
Unclassified Establishments	5	5.0%	0	0.6%	45	3.4%	28	9.3%	257	3.4%	216	16.5%
Totals	100	100.0%	1,260	100.0%	1,334	100.0%	21,547	100.0%	7,524	100.0%	111,326	100.0%

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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.