



COMMERCIAL RETAIL ADVISORS, LLC

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MONTESA PLAZA PAD



Property Highlights

Location:	170 S. Houghton Road (PAD #1) SWC of Broadway Blvd. & Houghton Rd. Tucson, AZ
Tax Parcel Number:	133-48-128E
Vacant PAD #1 Available:	4,000 SF Buildable Freestanding Building PAD on 24,024 SF of Land
Sales Price:	\$650,000.00
Zoning:	C-1
Terms:	Cash

Demographic Highlights

2018 Estimates	1 MI	3 MI	5 MI	Polygon
Population:	8,957	62,147	144,514	74,099
Households:	3,654	26,599	61,992	30,054
Average HH Income:	\$93,314	\$75,815	\$73,229	\$93,760

(Source: ESRI, CCIM Site To Do Business 2016, US Census Bureau 2010)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
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Description

- ◆ The 55,000 square foot anchor, Galaxy Theatres, is now open.
- ◆ PAD #1 is located within Montesa Plaza and has Houghton Road frontage.
- ◆ Located in the heart of the upper middle class northeast Tucson sub-market.
- ◆ Houghton is being expanded to six lanes from I-10 to the south and to Tanque Verde Road to the north, making it the major north/south arterial in the far east section of Tucson.
- ◆ Montesa Plaza retailers include: Galaxy Theatres and Hops Sports Grill coming soon! Starbucks, Mama's Pizza, Robeks Juice, GNC, Sally Beauty Supply, UPS Store, Cost Cutters, Scream Ice Cream and more.

Traffic Counts

Broadway Blvd.:	13,865 VPD (2017)
Houghton Rd:	<u>15,685 VPD</u> (2017)
Total:	29,550 VPD

(Source: Pima Association of Governments And ADOT)

**GALAXY
THEATRES**



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.

Montesa Plaza PAD

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



Site Plan Not to Scale

#	Tenant	Address	SF
1	Hops Sports Grill	120 S. Houghton Rd. # 174	2,540
2	UPS Store	120 S. Houghton Rd. # 138	1,215
3	Nail Pros	120 S. Houghton Rd. # 114	1,500
4	Cost Cutters	120 S. Houghton Rd. # 102	1,200
5	Galaxy Theatres	100 S. Houghton Rd.	55,000
6	Sally Beauty Supply	50 S. Houghton Rd. # 100	1,300
7	GNC	50 S. Houghton Rd. # 110	1,200
8	Scream Ice Cream	50 S. Houghton Rd. # 120	1,560
9	Starbucks	50 S. Houghton Rd. # 126	1,200
10	Vacant	50 S. Houghton Rd. # 130	540
11	Glenn Royce Salon	50 S. Houghton Rd. # 140	1,200

#	Tenant	Address	SF
12	Fire Ball Tech	50 S. Houghton Rd. # 150	900
13	Robeks Juice	50 S. Houghton Rd. # 160	1,200
14	Liberty Tax	50 S. Houghton Rd. # 170	878
15	Mama's Famous Pizza	50 S. Houghton Rd. # 190	1,957
16	Vacant	130 S. Houghton Rd.	2,040
17	AVAILABLE (PAD #1)*	170 S. Houghton Rd.	4,000
18	State Farm	150 S. Houghton Rd. # 140	1,200
19	Karate For Kids	150 S. Houghton Rd. # 120	1,450
20	Dentist	150 S. Houghton Rd. # 100	1,550
21	McDonald's	30 S. Houghton Rd.	2,464
TOTAL GLA:			86,094

* PAD #1 is owned Separately

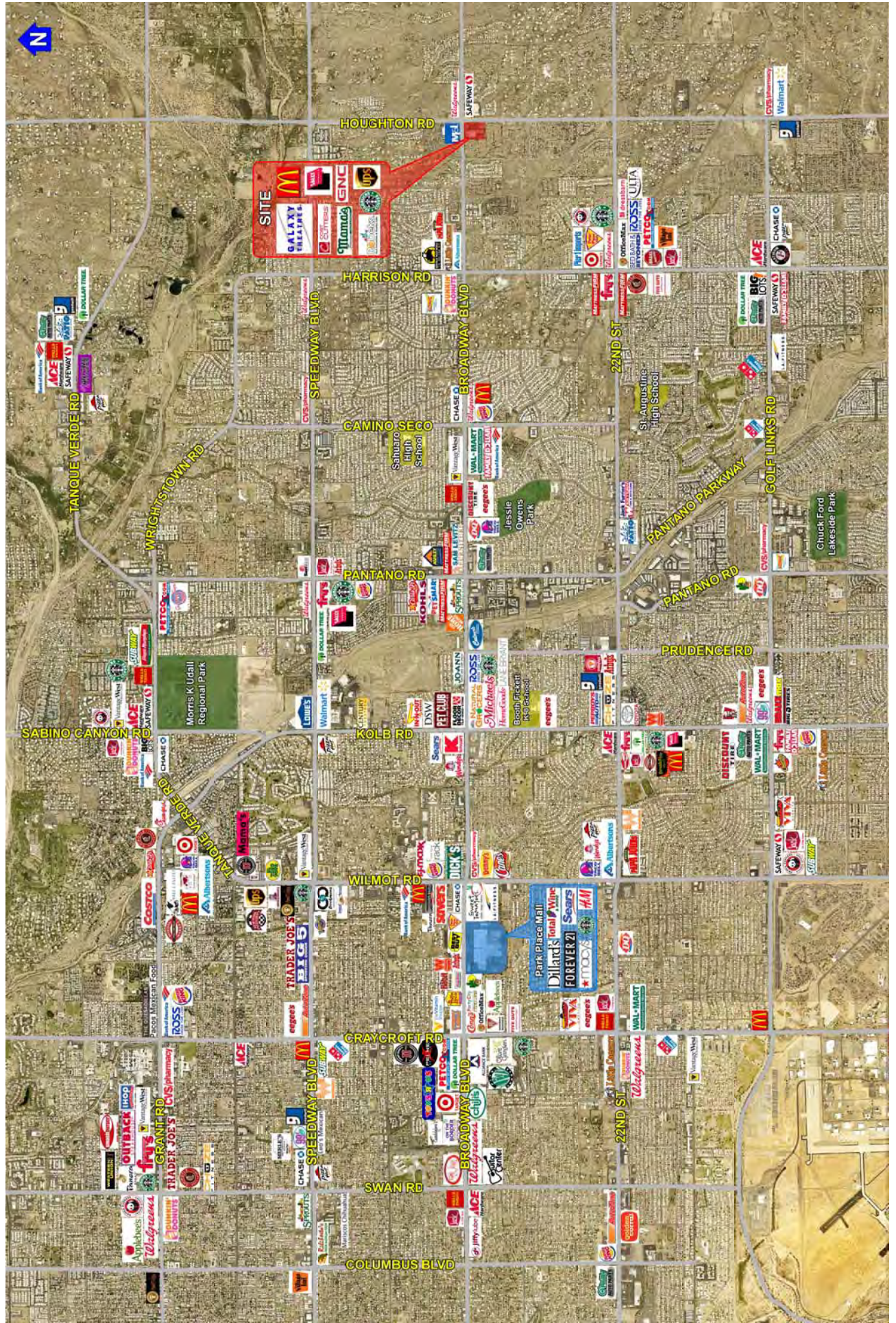
Montesa Plaza PAD

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

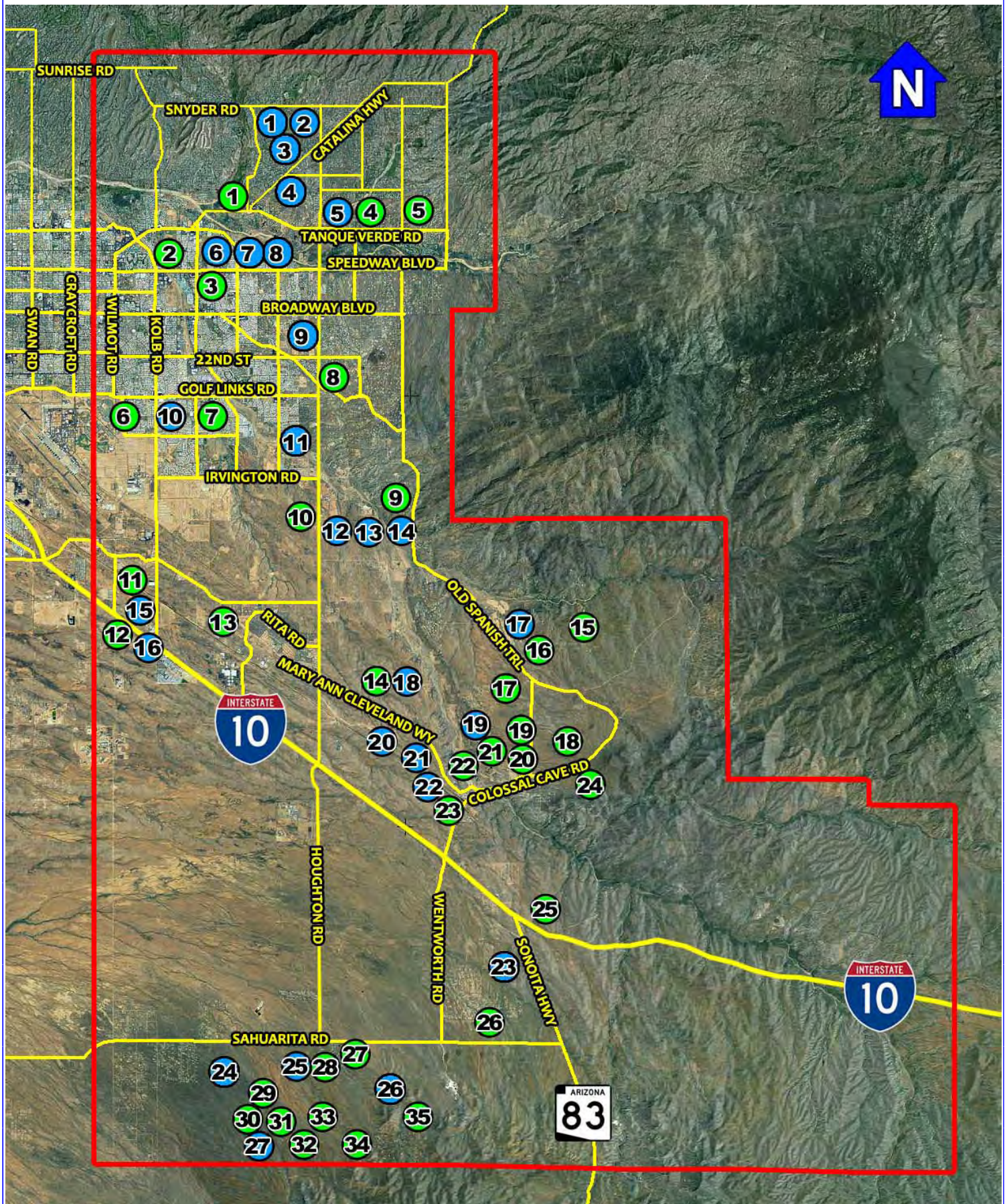
TRADE AREA



New Housing Study - East Tucson



COMMERCIAL RETAIL ADVISORS, LLC



New Housing Study - East Tucson



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ACTIVE SUBDIVISIONS

#	Subdivision	Builder	Location	Total Lots	Vacant Lots	Specs
1	BEAR CANYON OVERLOOK	A F STERLING	SE SNYDER RD & BEAR CANYON RD	15	1	1
2	SANTA CATALINA - TERRITORY	MARACAY HOMES	SE SNYDER RD & BONANZA RD	10	7	0
3	SANTA CATALINA - RANCHES	MARACAY HOMES	SW SNYDER RD & HARRISON RD	24	11	3
4	MOLINO CANYON ESTATES	PULTE HOMES	SE CATALINA HWY & PRINCE RD	11	10	1
5	DESERT WILLOW RANCH	PULTE HOMES	NE TANQUE VERDE RD & HOUGHTON RD	49	27	1
6	RANCHO MERLITA	MIRAMONTE HOMES	NW WRIGHTSTOWN & CAMINO SECO	11	9	1
7	THE SCHOOLYARD	PEPPER VINER HOMES	NWC WRIGHTSTOWN & AVE RICARDO SMALL	56	30	1
8	THE MESQUITES AT WRIGHTSTOWN	MESQUITE HOMES	SW HARRISON RD & WRIGHTSTOWN RD	12	4	0
9	RED COLT RANCH	A F STERLING	NE OLD SPANISH TR & 22ND ST	21	6	2
10	VILLAS ESCALANTE	KB HOME	NEC ESCALANTE RD & PRUDENCE RD	46	33	1
11	LA CIMA ESPLENDORA	KB HOME	SW HOUGHTON RD & ESCALANTE RD	57	0	1
12	CIVANO PRESIDIO	PEPPER VINER HOMES	NE HOUGHTON RD & DREXEL RD	11	0	2
13	SIERRA MORADO - CACTUS & CANYON SERIES	PULTE HOMES	SE DREXEL RD & MELPOMENE WY	173	20	8
14	SIERRA MORADO - COURTYARD & SKYLINE SERIES	PULTE HOMES	HOUGHTON RD & DREXEL RD	991	19	2
15	LA ESTANCIA - ARTISTRY SERIES	MERITAGE HOMES	NE I-10 & WILMOT RD	115	71	8
15	LA ESTANCIA - MASTERY SERIES	MERITAGE HOMES	NE I-10 & WILMOT RD	80	53	8
16	SYCAMORE POINT	RICHMOND AMERICAN	SW I-10 & KOLB RD	86	13	0
17	MIRAMONTE AT ALTURA (ACADEMY VILLAGE)	MIRAMONTE HOMES	OLD SPANISH TRAIL & GALILEO LANE	134	129	2
18	DISCOVERY AT MOUNTAIN VAIL	LENNAR HOMES	N OF MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	135	37	5
19	DEL WEBB AT RANCHO DEL LAGO	PULTE HOMES	VIA RANCHO DEL LAGO WEST OF VAIL RD	613	133	4
20	MOUNTAIN VAIL RESERVE	KB HOME	S OF MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	107	13	2
21	MOUNTAIN VAIL RANCH	RICHMOND AMERICAN	S OF MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	87	3	3
22	PALO VERDE RIDGE (VISTA DEL LAGO NORTE)	D R HORTON	SE OLD VAIL RD & FREEMAN RD	79	68	4
23	ANDRADA RANCH	CORNERSTONE HOMES	SE CALLE RINCONADO & ANDRADA RD	74	72	1
24	SYCAMORE CANYON	RICHMOND AMERICAN	NW CAMINO DEL TORO & HARRISON RD	49	0	2
24	SYCAMORE CANYON	SOMBRA HOMES	SYCAMORE LEAK RD & RUSTLING LEAF TR	47	13	1
25	SYCAMORE VISTA II	D R HORTON	NW HOUGHTON RD & CAMINO DEL TORO	67	19	2
26	SANTA RITA VISTAS	KB HOME	SE HOUGHTON RD & CAMINO DEL TORO	68	64	0
27	SYCAMORE CANYON	PEPPER VINER HOMES	HARRISON RD, S OF SAHUARITA RD	86	5	0
Totals (29)				3314	870	66

New Housing Study - East Tucson



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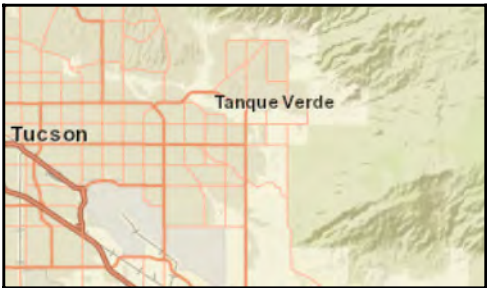
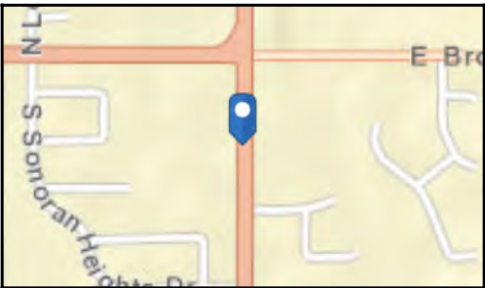
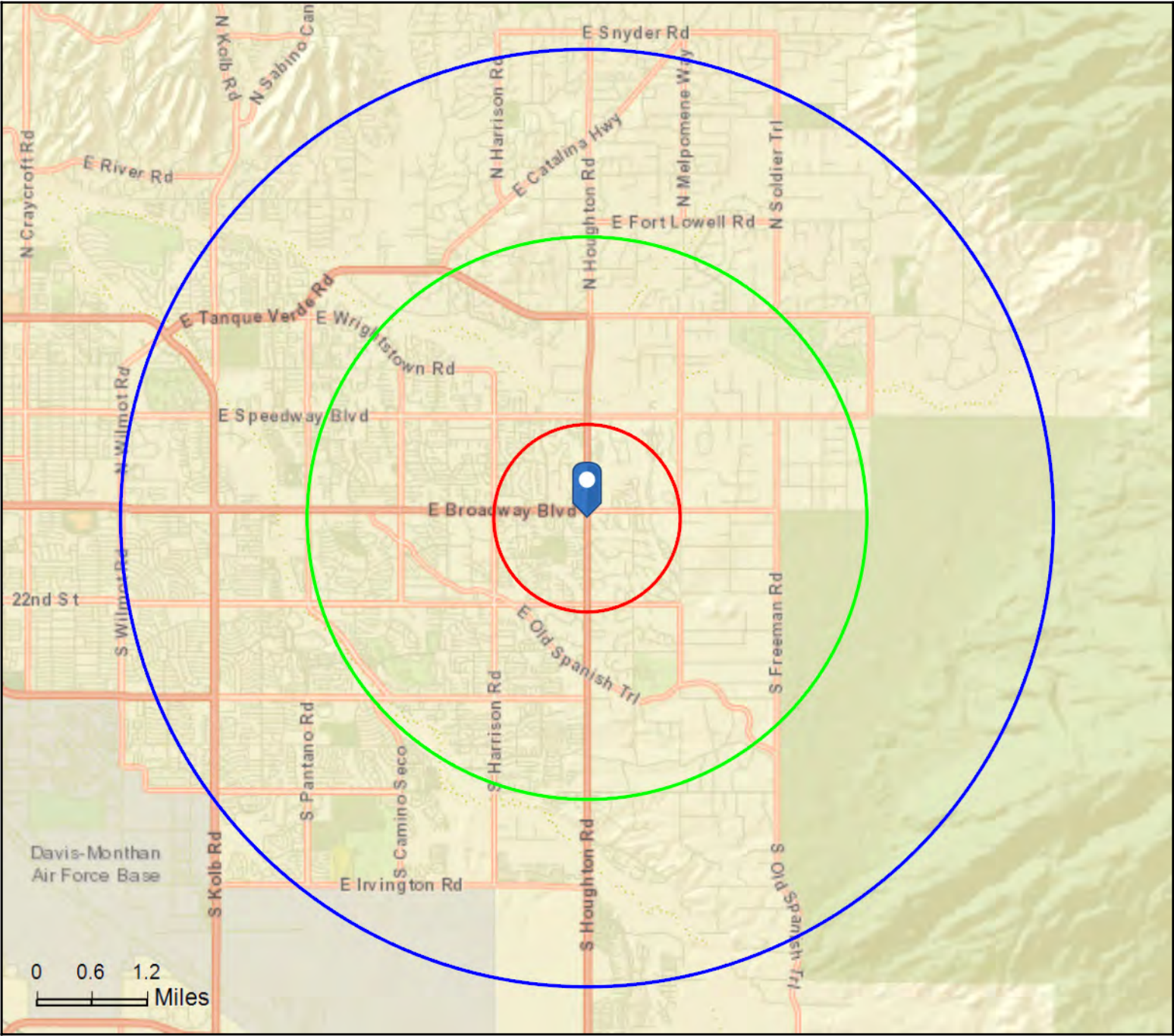
FUTURE SUBDIVISIONS

#	Subdivision	Owner	Location	Plat Number	Total Lots
1	GHOST RIVER RANCH	TRUBEE, QUINN	NW BEAR CANYON RD & CATALINA HWY	B62P97	16
2	ELEMENTARY PLACE (FORMER VAN HORNE SCHOOL)	PEPPER VINER HOMES	SWC PIMA ST & FREMMING ST	20163230723	54
3	ROBB HILL ESTATES	LENNAR HOMES	SE SPEEDWAY BLVD & PANTANO RD	20153410487	53
4	TANQUE VERDE TERRACE	THE STOCKYARD LLC	SW TANQUE VERDE & TANQUE VERDE LOOP RDS	20072200162	14
5	RANCHO SOLDADOS	RANCHO SOLDADOS DEVELOPMENT CO	NE TANQUE VERDE RD & SOLDIER TR	B62P86	100
6	MOSAIC COURT	4D PROPERTIES	WILMOT RD, S OF GOLF LINKS RD	20110700442	48
7	MANITOBA DEVELOPMENT	ACM VENTURES LLC	NE PANTANO RD & ESCALANTE RD	20163280709	12
8	RANCHO REINA	RICHMOND AMERICAN	NE OLD SPANISH TRAIL & HOUGHTON RD	20163200543	25
9	RINCON FOOTHILLS ESTATES CONSERVATION	THE LAND HOLDINGS GROUP	NE OLD SPANISH TR & DREXEL RD ALIGN	B60P29	14
10	CIVANO WEST	MATTAMY HOMES	W SIDE OF HOUGHTON ACROSS FROM CIVANO	TBD	600
11	LA ESTANCIA FUTURE PHASES	SUNBELT HOLDINGS	NE I-10 & WILMOT RD	TBD	1836
11	LA ESTANCIA FUTURE PHASES	SUNBELT HOLDINGS	NE I-10 & WILMOT RD	B61P90	63
11	LA ESTANCIA PHASE II	SUNBELT HOLDINGS	NE I-10 & WILMOT RD	B61P90	406
12	VISTA MONTANA ESTATES PH TWO	D R HORTON	SE I-10 & WILMOT RD	20051310771	60
12	VISTA MONTANA ESTATES	SOUTHERN ARIZONA LAND TRUST	SE I-10 & WILMOT RD	20051310771	42
13	RITA RANCH #28	RR 28 LLC	SW OLD VAIL RD & VALENCIA RD	20081780118	45
14	MOUNTAIN VAIL ESTATES	DIAMOND VENTURES	N & S MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	20090850638	23
14	MOUNTAIN VAIL ESTATES PART G (RESUB)	DIAMOND VENTURES	N & S MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	220160820511	46
14	MOUNTAIN VAIL SHIPLEY	DIAMOND VENTURES	N & S MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	20101510123	85
14	MOUNTAIN VAIL ESTATES PART G (RESUB)	RICHMOND AMERICAN	N & S MARY ANN CLEVELAND WY 1.3 MI E OF HOUGHTON	20160820511	49
15	BLUFF CREEK	PEPPER VINER HOMES	NE COYOTE CREEK RANCH RD & BLUFF CREEK PL	20092040240	40
16	ROCKING K RANCH SOUTH	DIAMOND VENTURES	OLD SPANISH TRAIL	TBD	4000
17	VISTAS DEL SOL	SOMBRA HOMES	SW CAMINO LOMA ALTA & GARIGANS GULCH	20101560001	15
18	RANCHO SALADO ESTATES	GREG FAHR & DAN & MARTHA HARTKE	NE CAMINO LOMA ALTA & COLOSSAL CAVE RD	20080500011	47
19	FOUR SEASONS PHASE I BLK D	TEMCORP	E OF DEL WEBB ACTIVE	TBD	182
20	RANCHO DEL LAGO BLK 26	PULTE HOMES	S OF DEL WEBB ACTIVE	20162940427	62
20	RANCHO DEL LAGO BLK 30 PH III	PULTE HOMES	E OF DEL WEBB ACTIVE	20162940450	21
21	RIVERWALK AT RANCHO DEL LAGO	PEPPER VINER HOMES	RANCHO DEL LAGO	20071680302	114
22	RINCON KNOLLS (VISTAS AT)	TTLIC RINCON KNOLLS LLC	NE MARY ANN CLEVELAND PKWY & RED IRON TR	2015600506 20153450534	349
23	VISTA DEL LAGO NORTE	VAIL UPRR NORTH II LLC	SE OLD VAIL RD & FREEMAN RD	20140780198	119
24	VAIL RIDGE ESTATES	A F STERLING	SW PISTOL HILL RD & COLOSSAL CAVE RD	20081830046	30
25	MOUNTAIN VIEW RANCH JOINT VENTURE LLC	MOUNTAIN VIEW RANCH DEVELOPMENT JV LLC	NE/SE I-10 & SONOITA HWY	B54P5	284
26	NEW TUCSON UNIT NO 26, 28 & 29	M & S UNLIMITED	NE WENTWORTH & SAHUARITA RD	B17P85	169
27	SANTA RITA GREENS	SRG TUCSON PROPERTY LLC	SE HOUGHTON RD & SAHUARITA RD	TBD	12
28	NEW TUCSON UNIT NO 5	NT PROPERTIES LLC & RSS DEVELOPMENT INC	NW HOUGHTON RD & CAMINO DEL TORO	B61P51	54
28	NEW TUCSON UNIT NO 7	NT PROPERTIES LLC & RSS DEVELOPMENT INC	SW HOUGHTON RD & CAMINO DEL TORO	B17P76	159
28	NEW TUCSON UNIT NO 8	NT PROPERTIES LLC & RSS DEVELOPMENT INC	SW HOUGHTON RD & CAMINO DEL TORO	B17P84	75
29	NEW TUCSON UNIT NO 8	NT PROPERTIES LLC & RSS DEVELOPMENT INC	SW HOUGHTON RD & CAMINO DEL TORO	B17P84	150
30	SYCAMORE CANYON II	SUNBELT HOLDINGS	SW CAMINO DEL TORO & HARRISON RD	B62P94	401
31	NEW TUCSON UNIT NO 9	NT PROPERTIES LLC & RSS DEVELOPMENT INC	SW HOUGHTON RD & CAMINO DEL TORO	B18P21	404
32	SANTA RITA FOOTHILLS EST BLK I & II	H & A LLC	SW HOUGHTON RD & CAMINO AURELIA	B59P14	296
33	NEW TUCSON UNIT NO 10	NT PROPERTIES LLC & RSS DEVELOPMENT INC	SW HOUGHTON RD & CAMINO DEL TORO	B18P25	325
34	FAGAN RANCH	FAGAN RANCH LLC	SE HOUGHTON RD & CAMINO AURELIA	20090060224	242
35	SANTA RITA RANCH III PHASE I, II & II	CROWNWEST	SE HOUGHTON RD & CAMINO DEL TORO	20141350560	275
Totals (44)					11,416

Site Map

Montesa Plaza
 100 S Houghton Rd, Tucson, Arizona, 85748
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.21952
 Longitude: -110.77275



Executive Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

	1 mile	3 miles	5 miles
Population			
2000 Population	8,006	57,261	134,107
2010 Population	8,900	59,944	139,207
2018 Population	8,957	62,147	144,514
2023 Population	9,104	63,928	148,930
2000-2010 Annual Rate	1.06%	0.46%	0.37%
2010-2018 Annual Rate	0.08%	0.44%	0.45%
2018-2023 Annual Rate	0.33%	0.57%	0.60%
2018 Male Population	48.2%	47.9%	48.0%
2018 Female Population	51.8%	52.1%	52.0%
2018 Median Age	46.2	45.1	44.5

In the identified area, the current year population is 144,514. In 2010, the Census count in the area was 139,207. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 148,930 representing a change of 0.60% annually from 2018 to 2023. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 46.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	83.0%	80.9%	79.2%
2018 Black Alone	3.6%	4.6%	5.0%
2018 American Indian/Alaska Native Alone	0.7%	1.2%	1.3%
2018 Asian Alone	4.7%	3.6%	3.4%
2018 Pacific Islander Alone	0.1%	0.2%	0.2%
2018 Other Race	4.4%	5.5%	6.5%
2018 Two or More Races	3.5%	4.1%	4.3%
2018 Hispanic Origin (Any Race)	17.8%	20.5%	22.8%

Persons of Hispanic origin represent 22.8% of the population in the identified area compared to 18.3% 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 59.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,068	23,404	55,674
2010 Households	3,633	25,696	59,967
2018 Total Households	3,654	26,599	61,992
2023 Total Households	3,708	27,328	63,788
2000-2010 Annual Rate	1.70%	0.94%	0.75%
2010-2018 Annual Rate	0.07%	0.42%	0.40%
2018-2023 Annual Rate	0.29%	0.54%	0.57%
2018 Average Household Size	2.44	2.32	2.32

The household count in this area has changed from 59,967 in 2010 to 61,992 in the current year, a change of 0.40% annually. The five-year projection of households is 63,788, a change of 0.57% annually from the current year total. Average household size is currently 2.32, compared to 2.31 in the year 2010. The number of families in the current year is 38,104 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

Executive Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$76,699	\$57,524	\$54,431
2023 Median Household Income	\$83,433	\$63,483	\$60,037
2018-2023 Annual Rate	1.70%	1.99%	1.98%
Average Household Income			
2018 Average Household Income	\$93,314	\$75,815	\$73,229
2023 Average Household Income	\$105,961	\$87,521	\$85,003
2018-2023 Annual Rate	2.57%	2.91%	3.03%
Per Capita Income			
2018 Per Capita Income	\$38,369	\$32,662	\$31,622
2023 Per Capita Income	\$43,520	\$37,616	\$36,597
2018-2023 Annual Rate	2.55%	2.86%	2.97%
Households by Income			

Current median household income is \$54,431 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,037 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$73,229 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$85,003 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$31,622 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,597 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,178	24,798	59,709
2000 Owner Occupied Housing Units	2,614	16,773	38,778
2000 Renter Occupied Housing Units	454	6,632	16,896
2000 Vacant Housing Units	110	1,393	4,035
2010 Total Housing Units	3,792	27,570	65,610
2010 Owner Occupied Housing Units	2,858	17,588	40,599
2010 Renter Occupied Housing Units	775	8,108	19,368
2010 Vacant Housing Units	159	1,874	5,643
2018 Total Housing Units	3,830	28,644	68,326
2018 Owner Occupied Housing Units	2,816	17,457	40,757
2018 Renter Occupied Housing Units	839	9,142	21,236
2018 Vacant Housing Units	176	2,045	6,334
2023 Total Housing Units	3,893	29,487	70,447
2023 Owner Occupied Housing Units	2,918	18,370	43,039
2023 Renter Occupied Housing Units	790	8,958	20,748
2023 Vacant Housing Units	185	2,159	6,659

Currently, 59.7% of the 68,326 housing units in the area are owner occupied; 31.1%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 65,610 housing units in the area - 61.9% owner occupied, 29.5% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 1.82%. Median home value in the area is \$208,272, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.52% annually to \$235,840.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

Business Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

Data for all businesses in area			1 mile		3 miles		5 miles					
Total Businesses:			171		1,165		3,435					
Total Employees:			1,309		9,507		35,775					
Total Residential Population:			8,957		62,147		144,514					
Employee/Residential Population Ratio (per 100 Residents)			15		15		25					
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	1.8%	10	0.8%	33	2.8%	194	2.0%	85	2.5%	474	1.3%
Construction	9	5.3%	90	6.9%	87	7.5%	394	4.1%	233	6.8%	1,016	2.8%
Manufacturing	1	0.6%	8	0.6%	16	1.4%	104	1.1%	76	2.2%	1,507	4.2%
Transportation	6	3.5%	22	1.7%	24	2.1%	92	1.0%	67	2.0%	233	0.7%
Communication	1	0.6%	6	0.5%	12	1.0%	93	1.0%	34	1.0%	462	1.3%
Utility	0	0.0%	0	0.0%	2	0.2%	6	0.1%	9	0.3%	37	0.1%
Wholesale Trade	1	0.6%	6	0.5%	22	1.9%	83	0.9%	77	2.2%	490	1.4%
Retail Trade Summary	42	24.6%	642	49.0%	231	19.8%	3,334	35.1%	655	19.1%	10,950	30.6%
Home Improvement	1	0.6%	1	0.1%	17	1.5%	113	1.2%	50	1.5%	969	2.7%
General Merchandise Stores	1	0.6%	132	10.1%	10	0.9%	726	7.6%	28	0.8%	2,401	6.7%
Food Stores	5	2.9%	193	14.7%	28	2.4%	649	6.8%	68	2.0%	1,557	4.4%
Auto Dealers, Gas Stations, Auto Aftermarket	2	1.2%	5	0.4%	12	1.0%	86	0.9%	41	1.2%	589	1.6%
Apparel & Accessory Stores	1	0.6%	2	0.2%	6	0.5%	18	0.2%	29	0.8%	123	0.3%
Furniture & Home Furnishings	5	2.9%	25	1.9%	18	1.5%	153	1.6%	43	1.3%	294	0.8%
Eating & Drinking Places	14	8.2%	237	18.1%	75	6.4%	1,198	12.6%	220	6.4%	3,610	10.1%
Miscellaneous Retail	13	7.6%	47	3.6%	65	5.6%	391	4.1%	178	5.2%	1,406	3.9%
Finance, Insurance, Real Estate Summary	21	12.3%	136	10.4%	153	13.1%	969	10.2%	438	12.8%	3,625	10.1%
Banks, Savings & Lending Institutions	5	2.9%	36	2.8%	19	1.6%	332	3.5%	55	1.6%	637	1.8%
Securities Brokers	4	2.3%	11	0.8%	16	1.4%	45	0.5%	49	1.4%	179	0.5%
Insurance Carriers & Agents	3	1.8%	7	0.5%	32	2.7%	85	0.9%	97	2.8%	539	1.5%
Real Estate, Holding, Other Investment Offices	10	5.8%	82	6.3%	85	7.3%	507	5.3%	236	6.9%	2,269	6.3%
Services Summary	72	42.1%	388	29.6%	523	44.9%	4,122	43.4%	1,546	45.0%	16,398	45.8%
Hotels & Lodging	1	0.6%	1	0.1%	8	0.7%	89	0.9%	22	0.6%	1,097	3.1%
Automotive Services	2	1.2%	8	0.6%	24	2.1%	85	0.9%	78	2.3%	968	2.7%
Motion Pictures & Amusements	9	5.3%	20	1.5%	51	4.4%	195	2.1%	148	4.3%	1,635	4.6%
Health Services	5	2.9%	34	2.6%	58	5.0%	418	4.4%	272	7.9%	3,950	11.0%
Legal Services	1	0.6%	1	0.1%	4	0.3%	15	0.2%	22	0.6%	127	0.4%
Education Institutions & Libraries	2	1.2%	102	7.8%	38	3.3%	1,496	15.7%	92	2.7%	3,185	8.9%
Other Services	53	31.0%	222	17.0%	340	29.2%	1,823	19.2%	912	26.6%	5,437	15.2%
Government	0	0.0%	0	0.0%	2	0.2%	106	1.1%	19	0.6%	495	1.4%
Unclassified Establishments	13	7.6%	0	0.0%	60	5.2%	10	0.1%	196	5.7%	87	0.2%
Totals	171	100.0%	1,309	100.0%	1,165	100.0%	9,507	100.0%	3,435	100.0%	35,775	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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.

December 05, 2018

Business Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	2	0.2%	51	0.5%	7	0.2%	75	0.2%
Mining	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.0%	4	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.0%
Construction	11	6.4%	111	8.5%	99	8.5%	482	5.1%	263	7.7%	1,245	3.5%
Manufacturing	1	0.6%	8	0.6%	23	2.0%	142	1.5%	86	2.5%	1,541	4.3%
Wholesale Trade	1	0.6%	6	0.5%	22	1.9%	83	0.9%	75	2.2%	477	1.3%
Retail Trade	28	16.4%	405	30.9%	149	12.8%	2,092	22.0%	416	12.1%	7,158	20.0%
Motor Vehicle & Parts Dealers	2	1.2%	5	0.4%	9	0.8%	69	0.7%	32	0.9%	537	1.5%
Furniture & Home Furnishings Stores	1	0.6%	8	0.6%	11	0.9%	126	1.3%	24	0.7%	222	0.6%
Electronics & Appliance Stores	4	2.3%	17	1.3%	8	0.7%	32	0.3%	17	0.5%	52	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.6%	1	0.1%	17	1.5%	113	1.2%	50	1.5%	969	2.7%
Food & Beverage Stores	5	2.9%	193	14.7%	22	1.9%	606	6.4%	50	1.5%	1,410	3.9%
Health & Personal Care Stores	7	4.1%	32	2.4%	23	2.0%	212	2.2%	61	1.8%	519	1.5%
Gasoline Stations	0	0.0%	0	0.0%	3	0.3%	17	0.2%	8	0.2%	53	0.1%
Clothing & Clothing Accessories Stores	1	0.6%	2	0.2%	8	0.7%	22	0.2%	35	1.0%	135	0.4%
Sport Goods, Hobby, Book, & Music Stores	3	1.8%	6	0.5%	13	1.1%	53	0.6%	40	1.2%	332	0.9%
General Merchandise Stores	1	0.6%	132	10.1%	10	0.9%	726	7.6%	28	0.8%	2,401	6.7%
Miscellaneous Store Retailers	2	1.2%	6	0.5%	21	1.8%	106	1.1%	59	1.7%	459	1.3%
Nonstore Retailers	1	0.6%	3	0.2%	4	0.3%	10	0.1%	11	0.3%	71	0.2%
Transportation & Warehousing	2	1.2%	16	1.2%	12	1.0%	65	0.7%	34	1.0%	161	0.5%
Information	2	1.2%	23	1.8%	23	2.0%	183	1.9%	78	2.3%	1,110	3.1%
Finance & Insurance	13	7.6%	55	4.2%	70	6.0%	463	4.9%	209	6.1%	1,410	3.9%
Central Bank/Credit Intermediation & Related Activities	5	2.9%	36	2.8%	19	1.6%	332	3.5%	60	1.7%	687	1.9%
Securities, Commodity Contracts & Other Financial	5	2.9%	12	0.9%	18	1.5%	47	0.5%	53	1.5%	184	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	3	1.8%	7	0.5%	32	2.7%	85	0.9%	97	2.8%	539	1.5%
Real Estate, Rental & Leasing	12	7.0%	54	4.1%	106	9.1%	396	4.2%	300	8.7%	2,074	5.8%
Professional, Scientific & Tech Services	22	12.9%	56	4.3%	122	10.5%	435	4.6%	363	10.6%	1,630	4.6%
Legal Services	1	0.6%	3	0.2%	6	0.5%	21	0.2%	34	1.0%	249	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	1	0.0%
Administrative & Support & Waste Management & Remediation	10	5.8%	16	1.2%	64	5.5%	198	2.1%	171	5.0%	682	1.9%
Educational Services	5	2.9%	108	8.3%	47	4.0%	1,511	15.9%	113	3.3%	3,197	8.9%
Health Care & Social Assistance	8	4.7%	70	5.3%	97	8.3%	905	9.5%	351	10.2%	5,190	14.5%
Arts, Entertainment & Recreation	4	2.3%	16	1.2%	28	2.4%	186	2.0%	85	2.5%	1,531	4.3%
Accommodation & Food Services	15	8.8%	238	18.2%	84	7.2%	1,301	13.7%	245	7.1%	4,745	13.3%
Accommodation	1	0.6%	1	0.1%	8	0.7%	89	0.9%	22	0.6%	1,097	3.1%
Food Services & Drinking Places	14	8.2%	237	18.1%	76	6.5%	1,211	12.7%	223	6.5%	3,648	10.2%
Other Services (except Public Administration)	22	12.9%	128	9.8%	155	13.3%	897	9.4%	420	12.2%	2,960	8.3%
Automotive Repair & Maintenance	2	1.2%	8	0.6%	22	1.9%	80	0.8%	68	2.0%	935	2.6%
Public Administration	0	0.0%	0	0.0%	2	0.2%	106	1.1%	19	0.6%	495	1.4%
Unclassified Establishments	13	7.6%	0	0.0%	60	5.2%	10	0.1%	196	5.7%	87	0.2%
Total	171	100.0%	1,309	100.0%	1,165	100.0%	9,507	100.0%	3,435	100.0%	35,775	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

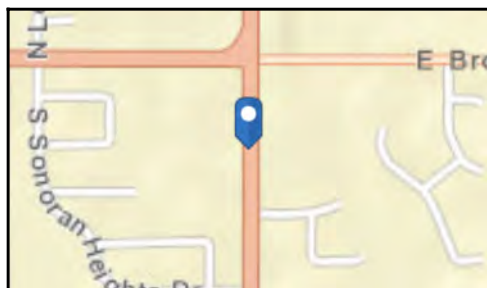
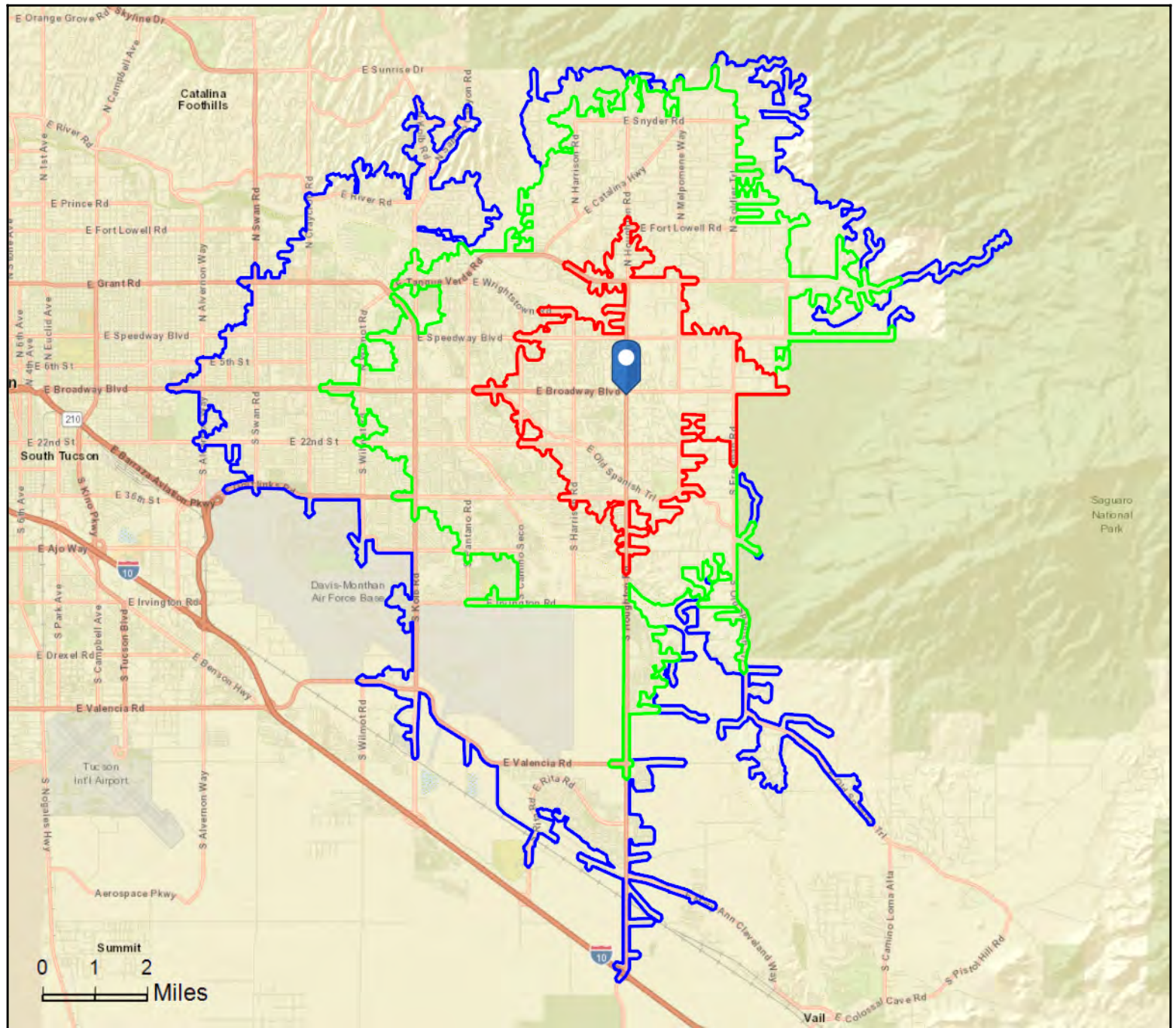
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

December 05, 2018

Site Map

Montesa Plaza
 100 S Houghton Rd, Tucson, Arizona, 85748
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.21952
 Longitude: -110.77275



Executive Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	27,470	113,227	212,302
2010 Population	29,987	121,510	222,506
2018 Population	30,833	125,946	231,532
2023 Population	31,714	130,106	239,581
2000-2010 Annual Rate	0.88%	0.71%	0.47%
2010-2018 Annual Rate	0.34%	0.44%	0.48%
2018-2023 Annual Rate	0.57%	0.65%	0.69%
2018 Male Population	48.3%	48.0%	48.3%
2018 Female Population	51.7%	52.0%	51.7%
2018 Median Age	45.7	44.4	42.1

In the identified area, the current year population is 231,532. In 2010, the Census count in the area was 222,506. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 239,581 representing a change of 0.69% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 45.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	82.4%	79.7%	76.9%
2018 Black Alone	3.8%	4.9%	5.3%
2018 American Indian/Alaska Native Alone	1.3%	1.3%	1.4%
2018 Asian Alone	4.0%	3.5%	3.5%
2018 Pacific Islander Alone	0.2%	0.3%	0.3%
2018 Other Race	4.7%	6.1%	8.0%
2018 Two or More Races	3.7%	4.3%	4.6%
2018 Hispanic Origin (Any Race)	19.0%	22.0%	25.8%

Persons of Hispanic origin represent 25.8% of the population in the identified area compared to 18.3% 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 63.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	10,824	47,296	88,460
2010 Households	12,490	52,384	94,480
2018 Total Households	12,825	54,045	97,976
2023 Total Households	13,171	55,699	101,205
2000-2010 Annual Rate	1.44%	1.03%	0.66%
2010-2018 Annual Rate	0.32%	0.38%	0.44%
2018-2023 Annual Rate	0.53%	0.60%	0.65%
2018 Average Household Size	2.39	2.32	2.34

The household count in this area has changed from 94,480 in 2010 to 97,976 in the current year, a change of 0.44% annually. The five-year projection of households is 101,205, a change of 0.65% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2010. The number of families in the current year is 58,786 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

Executive Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

	5 minutes	10 minutes	15 minutes
Median Household Income			
2018 Median Household Income	\$64,843	\$54,855	\$52,232
2023 Median Household Income	\$72,500	\$60,622	\$57,543
2018-2023 Annual Rate	2.26%	2.02%	1.96%
Average Household Income			
2018 Average Household Income	\$82,943	\$73,469	\$70,019
2023 Average Household Income	\$95,359	\$85,438	\$81,525
2018-2023 Annual Rate	2.83%	3.06%	3.09%
Per Capita Income			
2018 Per Capita Income	\$34,676	\$31,714	\$30,024
2023 Per Capita Income	\$39,773	\$36,746	\$34,827
2018-2023 Annual Rate	2.78%	2.99%	3.01%

Households by Income

Current median household income is \$52,232 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,543 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$70,019 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$81,525 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,024 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,827 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	11,302	50,999	94,880
2000 Owner Occupied Housing Units	8,618	32,980	57,726
2000 Renter Occupied Housing Units	2,207	14,316	30,733
2000 Vacant Housing Units	477	3,703	6,421
2010 Total Housing Units	13,194	57,358	104,022
2010 Owner Occupied Housing Units	9,407	35,426	60,225
2010 Renter Occupied Housing Units	3,083	16,958	34,255
2010 Vacant Housing Units	704	4,974	9,542
2018 Total Housing Units	13,607	59,618	108,495
2018 Owner Occupied Housing Units	9,166	35,511	60,679
2018 Renter Occupied Housing Units	3,660	18,534	37,297
2018 Vacant Housing Units	782	5,573	10,519
2023 Total Housing Units	13,999	61,566	112,509
2023 Owner Occupied Housing Units	9,610	37,554	64,512
2023 Renter Occupied Housing Units	3,561	18,145	36,694
2023 Vacant Housing Units	828	5,867	11,304

Currently, 55.9% of the 108,495 housing units in the area are owner occupied; 34.4%, renter occupied; and 9.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 104,022 housing units in the area - 57.9% owner occupied, 32.9% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 1.89%. Median home value in the area is \$205,870, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.62% annually to \$234,272.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

Business Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.21952
Longitude: -110.77275

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				587		2,977				7,022			
Total Employees:				4,964		29,753				78,406			
Total Residential Population:				30,833		125,946				231,532			
Employee/Residential Population Ratio (per 100 Residents)				16		24				34			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	15	2.6%	101	2.0%	78	2.6%	422	1.4%	136	1.9%	926	1.2%	
Construction	47	8.0%	232	4.7%	201	6.8%	876	2.9%	390	5.6%	2,076	2.6%	
Manufacturing	9	1.5%	52	1.0%	68	2.3%	1,260	4.2%	137	2.0%	2,135	2.7%	
Transportation	13	2.2%	48	1.0%	58	1.9%	203	0.7%	119	1.7%	501	0.6%	
Communication	8	1.4%	61	1.2%	32	1.1%	428	1.4%	79	1.1%	736	0.9%	
Utility	1	0.2%	4	0.1%	8	0.3%	31	0.1%	13	0.2%	78	0.1%	
Wholesale Trade	8	1.4%	35	0.7%	66	2.2%	426	1.4%	147	2.1%	1,088	1.4%	
Retail Trade Summary	136	23.2%	2,192	44.2%	580	19.5%	9,410	31.6%	1,443	20.5%	23,335	29.8%	
Home Improvement	8	1.4%	48	1.0%	44	1.5%	830	2.8%	89	1.3%	1,415	1.8%	
General Merchandise Stores	6	1.0%	588	11.8%	25	0.8%	1,597	5.4%	51	0.7%	3,017	3.8%	
Food Stores	17	2.9%	478	9.6%	56	1.9%	1,353	4.5%	143	2.0%	2,552	3.3%	
Auto Dealers, Gas Stations, Auto Aftermarket	8	1.4%	49	1.0%	33	1.1%	487	1.6%	115	1.6%	1,825	2.3%	
Apparel & Accessory Stores	3	0.5%	11	0.2%	30	1.0%	236	0.8%	107	1.5%	1,289	1.6%	
Furniture & Home Furnishings	12	2.0%	63	1.3%	40	1.3%	288	1.0%	95	1.4%	825	1.1%	
Eating & Drinking Places	43	7.3%	702	14.1%	193	6.5%	3,274	11.0%	446	6.4%	9,213	11.8%	
Miscellaneous Retail	39	6.6%	253	5.1%	160	5.4%	1,345	4.5%	397	5.7%	3,199	4.1%	
Finance, Insurance, Real Estate Summary	72	12.3%	428	8.6%	363	12.2%	2,809	9.4%	888	12.6%	8,118	10.4%	
Banks, Savings & Lending Institutions	11	1.9%	78	1.6%	45	1.5%	567	1.9%	121	1.7%	1,372	1.7%	
Securities Brokers	9	1.5%	24	0.5%	39	1.3%	143	0.5%	115	1.6%	1,052	1.3%	
Insurance Carriers & Agents	14	2.4%	35	0.7%	81	2.7%	483	1.6%	200	2.8%	1,571	2.0%	
Real Estate, Holding, Other Investment Offices	38	6.5%	291	5.9%	198	6.7%	1,615	5.4%	453	6.5%	4,124	5.3%	
Services Summary	243	41.4%	1,781	35.9%	1,338	44.9%	13,341	44.8%	3,239	46.1%	38,519	49.1%	
Hotels & Lodging	5	0.9%	29	0.6%	20	0.7%	400	1.3%	45	0.6%	978	1.2%	
Automotive Services	8	1.4%	30	0.6%	66	2.2%	869	2.9%	183	2.6%	2,161	2.8%	
Motion Pictures & Amusements	28	4.8%	75	1.5%	131	4.4%	1,529	5.1%	247	3.5%	3,347	4.3%	
Health Services	23	3.9%	156	3.1%	220	7.4%	2,836	9.5%	647	9.2%	12,000	15.3%	
Legal Services	2	0.3%	4	0.1%	17	0.6%	107	0.4%	93	1.3%	448	0.6%	
Education Institutions & Libraries	17	2.9%	680	13.7%	80	2.7%	2,753	9.3%	178	2.5%	6,294	8.0%	
Other Services	160	27.3%	807	16.3%	805	27.0%	4,847	16.3%	1,847	26.3%	13,290	17.0%	
Government	0	0.0%	27	0.5%	16	0.5%	461	1.5%	36	0.5%	783	1.0%	
Unclassified Establishments	34	5.8%	2	0.0%	168	5.6%	86	0.3%	395	5.6%	110	0.1%	
Totals	587	100.0%	4,964	100.0%	2,977	100.0%	29,753	100.0%	7,022	100.0%	78,406	100.0%	

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December 05, 2018

Business Summary

Montesa Plaza
100 S Houghton Rd, Tucson, Arizona, 85748
Drive Time: 5, 10, 15 minute radii

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Latitude: 32.21952
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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	0.2%	41	0.8%	6	0.2%	67	0.2%	10	0.1%	90	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	5	0.0%	7	0.1%	150	0.2%
Utilities	0	0.0%	0	0.0%	1	0.0%	2	0.0%	2	0.0%	28	0.0%
Construction	54	9.2%	297	6.0%	229	7.7%	1,058	3.6%	445	6.3%	2,459	3.1%
Manufacturing	12	2.0%	70	1.4%	77	2.6%	1,309	4.4%	149	2.1%	2,161	2.8%
Wholesale Trade	8	1.4%	35	0.7%	65	2.2%	415	1.4%	141	2.0%	1,053	1.3%
Retail Trade	89	15.2%	1,461	29.4%	371	12.5%	5,972	20.1%	963	13.7%	13,817	17.6%
Motor Vehicle & Parts Dealers	7	1.2%	40	0.8%	26	0.9%	444	1.5%	99	1.4%	1,715	2.2%
Furniture & Home Furnishings Stores	7	1.2%	42	0.8%	24	0.8%	225	0.8%	50	0.7%	405	0.5%
Electronics & Appliance Stores	6	1.0%	23	0.5%	15	0.5%	50	0.2%	39	0.6%	346	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.4%	48	1.0%	44	1.5%	830	2.8%	89	1.3%	1,415	1.8%
Food & Beverage Stores	13	2.2%	451	9.1%	43	1.4%	1,225	4.1%	114	1.6%	2,321	3.0%
Health & Personal Care Stores	17	2.9%	150	3.0%	54	1.8%	490	1.6%	118	1.7%	986	1.3%
Gasoline Stations	1	0.2%	9	0.2%	7	0.2%	42	0.1%	17	0.2%	110	0.1%
Clothing & Clothing Accessories Stores	4	0.7%	14	0.3%	36	1.2%	257	0.9%	134	1.9%	1,431	1.8%
Sport Goods, Hobby, Book, & Music Stores	8	1.4%	27	0.5%	36	1.2%	324	1.1%	91	1.3%	871	1.1%
General Merchandise Stores	6	1.0%	588	11.8%	25	0.8%	1,597	5.4%	51	0.7%	3,017	3.8%
Miscellaneous Store Retailers	10	1.7%	64	1.3%	54	1.8%	435	1.5%	142	2.0%	1,104	1.4%
Nonstore Retailers	2	0.3%	5	0.1%	8	0.3%	52	0.2%	19	0.3%	97	0.1%
Transportation & Warehousing	7	1.2%	38	0.8%	31	1.0%	141	0.5%	69	1.0%	296	0.4%
Information	15	2.6%	93	1.9%	68	2.3%	998	3.4%	167	2.4%	1,881	2.4%
Finance & Insurance	35	6.0%	138	2.8%	171	5.7%	1,242	4.2%	450	6.4%	4,073	5.2%
Central Bank/Credit Intermediation & Related Activities	11	1.9%	78	1.6%	49	1.6%	613	2.1%	128	1.8%	1,439	1.8%
Securities, Commodity Contracts & Other Financial	10	1.7%	25	0.5%	42	1.4%	146	0.5%	122	1.7%	1,063	1.4%
Insurance Carriers & Related Activities; Funds, Trusts &	14	2.4%	35	0.7%	81	2.7%	483	1.6%	200	2.8%	1,571	2.0%
Real Estate, Rental & Leasing	49	8.3%	196	3.9%	253	8.5%	1,482	5.0%	553	7.9%	3,843	4.9%
Professional, Scientific & Tech Services	54	9.2%	174	3.5%	308	10.3%	1,325	4.5%	743	10.6%	4,596	5.9%
Legal Services	3	0.5%	8	0.2%	25	0.8%	170	0.6%	115	1.6%	661	0.8%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.0%	1	0.0%	7	0.1%	44	0.1%
Administrative & Support & Waste Management & Remediation	30	5.1%	68	1.4%	149	5.0%	571	1.9%	311	4.4%	1,985	2.5%
Educational Services	23	3.9%	693	14.0%	101	3.4%	2,778	9.3%	226	3.2%	6,374	8.1%
Health Care & Social Assistance	38	6.5%	386	7.8%	295	9.9%	3,954	13.3%	847	12.1%	15,176	19.4%
Arts, Entertainment & Recreation	12	2.0%	68	1.4%	71	2.4%	1,430	4.8%	137	2.0%	3,156	4.0%
Accommodation & Food Services	50	8.5%	745	15.0%	216	7.3%	3,714	12.5%	503	7.2%	10,322	13.2%
Accommodation	5	0.9%	29	0.6%	20	0.7%	400	1.3%	45	0.6%	978	1.2%
Food Services & Drinking Places	45	7.7%	716	14.4%	195	6.6%	3,314	11.1%	458	6.5%	9,343	11.9%
Other Services (except Public Administration)	78	13.3%	431	8.7%	380	12.8%	2,740	9.2%	861	12.3%	6,008	7.7%
Automotive Repair & Maintenance	8	1.4%	29	0.6%	57	1.9%	845	2.8%	153	2.2%	2,035	2.6%
Public Administration	0	0.0%	27	0.5%	16	0.5%	461	1.5%	36	0.5%	783	1.0%
Unclassified Establishments	34	5.8%	2	0.0%	168	5.6%	86	0.3%	395	5.6%	110	0.1%
Total	587	100.0%	4,964	100.0%	2,977	100.0%	29,753	100.0%	7,022	100.0%	78,406	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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December 05, 2018



Prepared by Esri



Executive Summary

Trade Area - Montesa Plaza
Area: 67.85 square miles

Prepared by Esri

Population

2000 Population	61,085
2010 Population	69,681
2018 Population	74,099
2023 Population	77,177
2000-2010 Annual Rate	1.33%
2010-2018 Annual Rate	0.75%
2018-2023 Annual Rate	0.82%
2018 Male Population	48.5%
2018 Female Population	51.5%
2018 Median Age	46.9

In the identified area, the current year population is 74,099. In 2010, the Census count in the area was 69,681. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 77,177 representing a change of 0.82% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 46.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	83.8%
2018 Black Alone	3.5%
2018 American Indian/Alaska Native Alone	1.1%
2018 Asian Alone	3.4%
2018 Pacific Islander Alone	0.2%
2018 Other Race	4.2%
2018 Two or More Races	3.7%
2018 Hispanic Origin (Any Race)	18.0%

Persons of Hispanic origin represent 18.0% of the population in the identified area compared to 18.3% 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 50.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	23,483
2010 Households	28,441
2018 Total Households	30,054
2023 Total Households	31,205
2000-2010 Annual Rate	1.93%
2010-2018 Annual Rate	0.67%
2018-2023 Annual Rate	0.75%
2018 Average Household Size	2.45

The household count in this area has changed from 28,441 in 2010 to 30,054 in the current year, a change of 0.67% annually. The five-year projection of households is 31,205, a change of 0.75% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 21,015 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

Executive Summary

Trade Area - Montesa Plaza
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Median Household Income

2018 Median Household Income	\$72,897
2023 Median Household Income	\$80,350
2018-2023 Annual Rate	1.97%

Average Household Income

2018 Average Household Income	\$93,760
2023 Average Household Income	\$108,599
2018-2023 Annual Rate	2.98%

Per Capita Income

2018 Per Capita Income	\$38,128
2023 Per Capita Income	\$43,991
2018-2023 Annual Rate	2.90%

Households by Income

Current median household income is \$72,897 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$80,350 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$93,760 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$108,599 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$38,128 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$43,991 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	24,847
2000 Owner Occupied Housing Units	19,944
2000 Renter Occupied Housing Units	3,539
2000 Vacant Housing Units	1,364
2010 Total Housing Units	30,425
2010 Owner Occupied Housing Units	23,125
2010 Renter Occupied Housing Units	5,316
2010 Vacant Housing Units	1,984
2018 Total Housing Units	32,303
2018 Owner Occupied Housing Units	23,815
2018 Renter Occupied Housing Units	6,239
2018 Vacant Housing Units	2,249
2023 Total Housing Units	33,617
2023 Owner Occupied Housing Units	25,150
2023 Renter Occupied Housing Units	6,055
2023 Vacant Housing Units	2,412

Currently, 73.7% of the 32,303 housing units in the area are owner occupied; 19.3%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 30,425 housing units in the area - 76.0% owner occupied, 17.5% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 2.70%. Median home value in the area is \$255,090, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.45% annually to \$287,861.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

Business Summary

Trade Area - Montesa Plaza
Area: 67.85 square miles

Prepared by Esri

Data for all businesses in area

Total Businesses:	1,263			
Total Employees:	9,250			
Total Residential Population:	74,099			
Employee/Residential Population Ratio (per 100 Residents)	12			
by SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	46	3.6%	240	2.6%
Construction	118	9.3%	501	5.4%
Manufacturing	20	1.6%	135	1.5%
Transportation	25	2.0%	112	1.2%
Communication	11	0.9%	77	0.8%
Utility	4	0.3%	9	0.1%
Wholesale Trade	20	1.6%	84	0.9%
Retail Trade Summary	228	18.1%	3,195	34.5%
Home Improvement	16	1.3%	107	1.2%
General Merchandise Stores	9	0.7%	760	8.2%
Food Stores	21	1.7%	605	6.5%
Auto Dealers, Gas Stations, Auto Aftermarket	13	1.0%	71	0.8%
Apparel & Accessory Stores	7	0.6%	23	0.2%
Furniture & Home Furnishings	20	1.6%	82	0.9%
Eating & Drinking Places	71	5.6%	1,121	12.1%
Miscellaneous Retail	71	5.6%	426	4.6%
Finance, Insurance, Real Estate Summary	140	11.1%	695	7.5%
Banks, Savings & Lending Institutions	15	1.2%	108	1.2%
Securities Brokers	18	1.4%	52	0.6%
Insurance Carriers & Agents	32	2.5%	82	0.9%
Real Estate, Holding, Other Investment Offices	75	5.9%	453	4.9%
Services Summary	568	45.0%	4,007	43.3%
Hotels & Lodging	16	1.3%	176	1.9%
Automotive Services	12	1.0%	47	0.5%
Motion Pictures & Amusements	71	5.6%	309	3.3%
Health Services	53	4.2%	337	3.6%
Legal Services	6	0.5%	26	0.3%
Education Institutions & Libraries	35	2.8%	1,417	15.3%
Other Services	375	29.7%	1,696	18.3%
Government	3	0.2%	175	1.9%
Unclassified Establishments	80	6.3%	20	0.2%
Totals	1,263	100.0%	9,250	100.0%

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Business Summary

Trade Area - Montesa Plaza
Area: 67.85 square miles

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by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.2%	55	0.6%
Mining	2	0.2%	9	0.1%
Utilities	2	0.2%	3	0.0%
Construction	132	10.5%	597	6.5%
Manufacturing	20	1.6%	131	1.4%
Wholesale Trade	20	1.6%	84	0.9%
Retail Trade	153	12.1%	2,046	22.1%
Motor Vehicle & Parts Dealers	9	0.7%	44	0.5%
Furniture & Home Furnishings Stores	11	0.9%	51	0.6%
Electronics & Appliance Stores	9	0.7%	34	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	16	1.3%	107	1.2%
Food & Beverage Stores	17	1.3%	576	6.2%
Health & Personal Care Stores	27	2.1%	250	2.7%
Gasoline Stations	4	0.3%	27	0.3%
Clothing & Clothing Accessories Stores	11	0.9%	31	0.3%
Sport Goods, Hobby, Book, & Music Stores	12	1.0%	36	0.4%
General Merchandise Stores	9	0.7%	760	8.2%
Miscellaneous Store Retailers	23	1.8%	121	1.3%
Nonstore Retailers	5	0.4%	10	0.1%
Transportation & Warehousing	16	1.3%	97	1.0%
Information	32	2.5%	230	2.5%
Finance & Insurance	66	5.2%	243	2.6%
Central Bank/Credit Intermediation & Related Activities	15	1.2%	108	1.2%
Securities, Commodity Contracts & Other Financial	19	1.5%	53	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	32	2.5%	82	0.9%
Real Estate, Rental & Leasing	92	7.3%	335	3.6%
Professional, Scientific & Tech Services	147	11.6%	473	5.1%
Legal Services	9	0.7%	35	0.4%
Management of Companies & Enterprises	2	0.2%	2	0.0%
Administrative & Support & Waste Management & Remediation	73	5.8%	196	2.1%
Educational Services	46	3.6%	1,405	15.2%
Health Care & Social Assistance	87	6.9%	807	8.7%
Arts, Entertainment & Recreation	40	3.2%	259	2.8%
Accommodation & Food Services	88	7.0%	1,309	14.2%
Accommodation	16	1.3%	176	1.9%
Food Services & Drinking Places	72	5.7%	1,133	12.2%
Other Services (except Public Administration)	159	12.6%	776	8.4%
Automotive Repair & Maintenance	10	0.8%	42	0.5%
Public Administration	3	0.2%	175	1.9%
Unclassified Establishments	80	6.3%	20	0.2%
Total	1,263	100.0%	9,250	100.0%

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