



COMMERCIAL RETAIL ADVISORS, LLC

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OLD VAIL STATION



Description

Location: 13160 E. Colossal Cave Road,
S of SEC of Colossal Cave & Mary Ann Cleveland
Vail, AZ (Tucson)

Space Available: ±1,114 SF (Available 4/1/24)*

Lease Rate: See Site Plan Tenant Roster

Triple Net Expenses: \$7.08/SF/YR (estimated)
Plus \$3.00/SF/YR HVAC Maintenance Fee

Zoning: CB-1

* Please do no disturb tenant

Property Highlights

- ◆ Rapidly growing bedroom community of Tucson with over 10,000 residents.
- ◆ Located in the commercial center of Vail, AZ.
- ◆ Situated 1/8 mile from Rancho Del Lago Master Planned Community and less than 2 miles from Interstate 10.
- ◆ Situated 17 miles from Tucson International Airport.
- ◆ Vail Unified School District is ranked 7th in Highest Arizona Public School Performance in 2016.
- ◆ Vail Unified School District has 17 schools with over 12,000 enrolled students.
- ◆ High income area with average household income 25% higher than U.S average household income.
- ◆ There are six existing subdivisions with 1,186 platted lots (518 sold) and eight future subdivisions with over 1,072 platted lots within the immediate area.

Demographic Highlights - 2022 Estimates

<u>Rings</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	3,418	15,263	24,361
Households:	1,019	5,338	8,647
Average HH Income:	\$122,320	\$133,677	\$129,990
<u>Drive Time</u>	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>
Population:	3,421	19,174	61,076
Households:	1,056	6,712	21,589
Average HH Income:	\$129,553	\$128,626	\$113,889

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

Traffic Count

Colossal Cave Rd:	13,558 VPD (2023)
Mary Ann Cleveland Way:	10,772 VPD (2023)
Total:	24,330 VPD

(Source: Pima Association of Governments & 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.

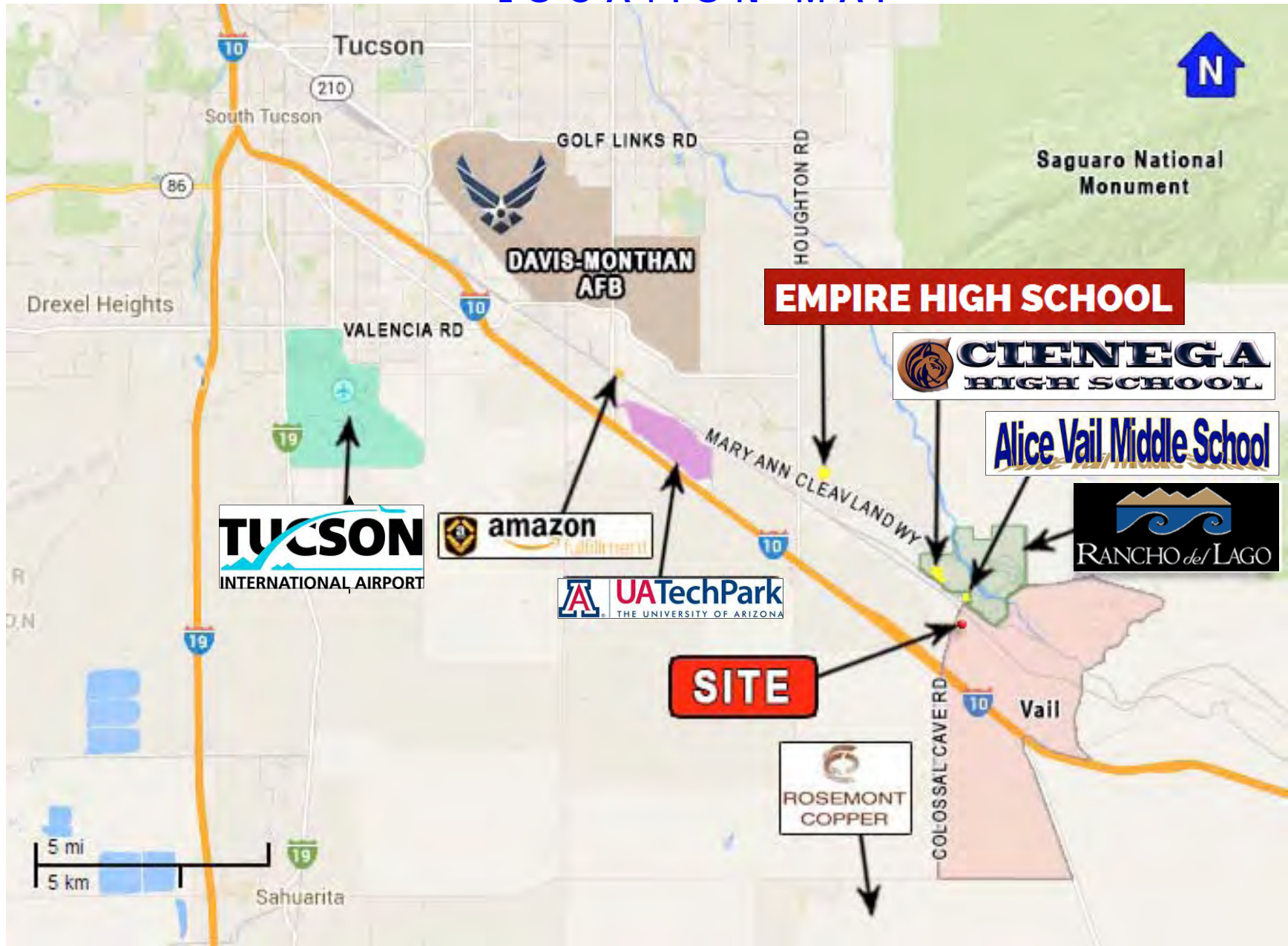
Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

LOCATION MAP



Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

PROPERTY AERIAL



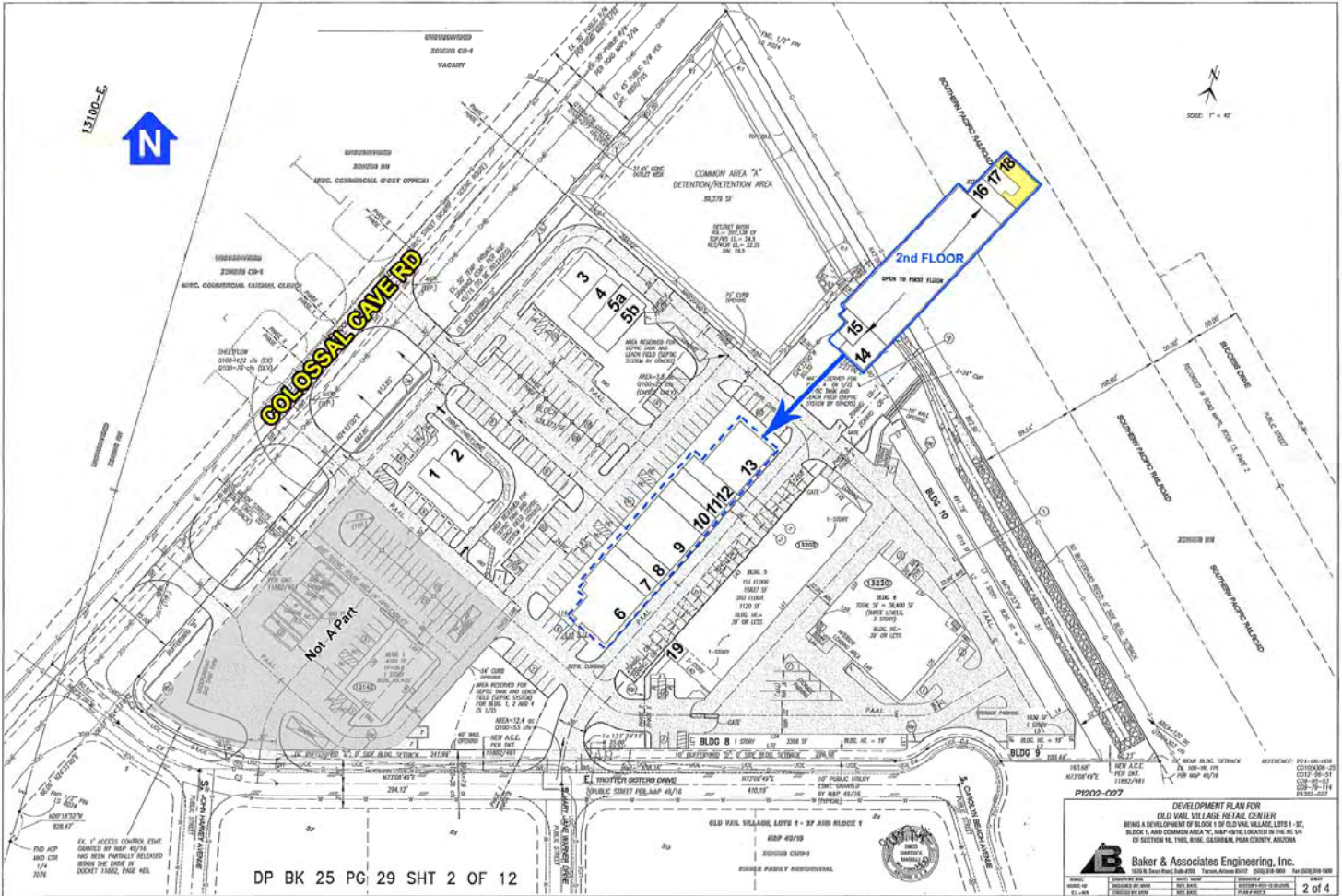
Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

SITE PLAN



#	Tenant	Address	Asking Base Rent	SF	#	Tenant	Address	Asking Base Rent	SF
1	Taco Giro	13160 E. Colossal Cave Rd, Ste 100		1,750	10	Arizona Pizza Co.	13190 E. Colossal Cave Rd, Ste 160		1,680
2	Dairy Queen	13160 E. Colossal Cave Rd, Ste 130		1,550	11	State Farm	13190 E. Colossal Cave Rd, Ste 170		1,200
3	Trail Boss Outfitters	13180 E. Colossal Cave Rd, Ste 120		1,140	12	Bavilon Salon	13190 E. Colossal Cave Rd, Ste 180		1,200
4	Vail Floors	13180 E. Colossal Cave Rd, Ste 130		804	13	Montgomery's	13190 E. Colossal Cave Rd, Ste 190		2,912
5a	Dr. John Hartman	13180 E. Colossal Cave Rd, Ste 140		909	14	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 200		964
5b	Bark N' Bubbles	13180 E. Colossal Cave Rd, Ste 150		1,410	15	Living Branch	13190 E. Colossal Cave Rd, Ste 210		604
6	U.S. Postal Service	13190 E. Colossal Cave Rd, Ste 100		2,700	16	The Luxy Co.	13190 E. Colossal Cave Rd, Ste 280		960
7	Pilates Station	13190 E. Colossal Cave Rd, Ste 120		1,200	17	Pilates Station	13190 E. Colossal Cave Rd, Ste 284		700
8	Integra Dance Arts	13190 E. Colossal Cave Rd, Ste 130		1,200	18	AVAILABLE *	13190 E. Colossal Cave Rd, Ste 290	\$22.00/SF	1,114
9	Vail Family Dentistry	13190 E. Colossal Cave Rd, Ste 140		2,520	19	Vail Realty	13200 E. Colossal Cave Rd, Ste 105	Gross Lease Call Broker	494
TOTAL GLA:									27,011

* Please Do Not Disturb Tenant - Available 4/1/24

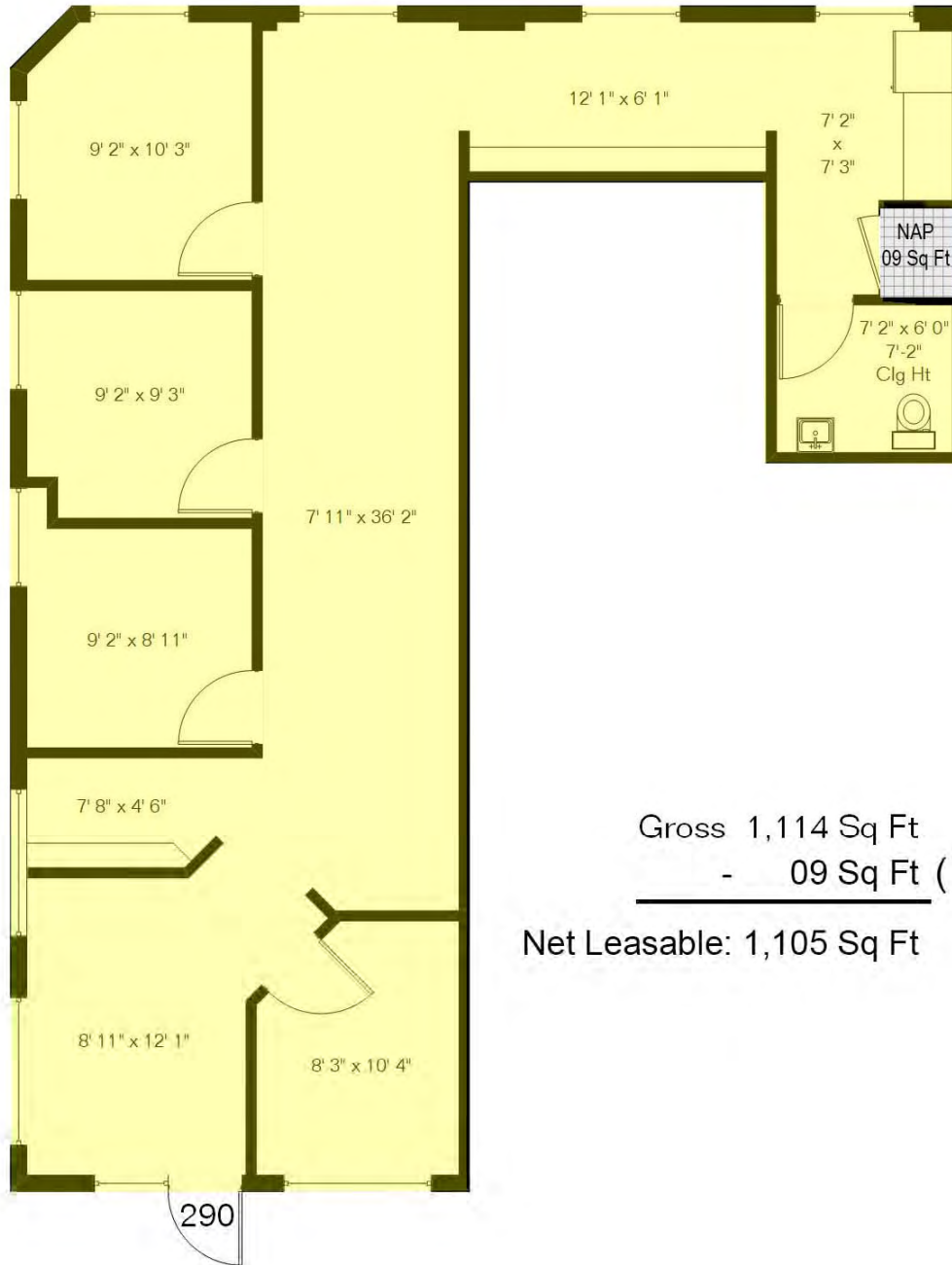
Old Vail Station



COMMERCIAL RETAIL ADVISORS, LLC

Vail, Arizona

13190 STE 290 - FLOOR PLAN



Gross 1,114 Sq Ft

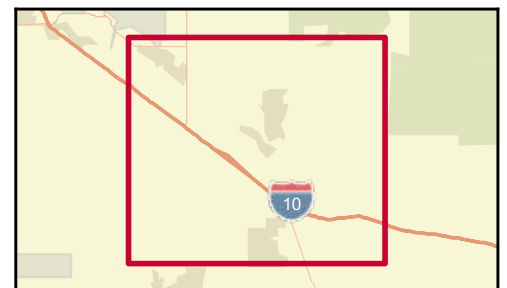
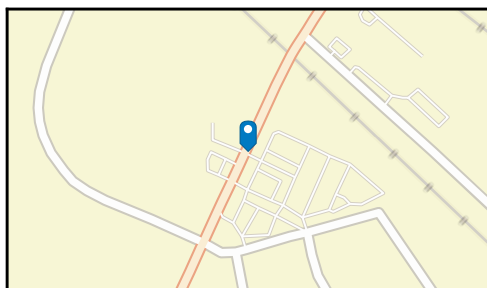
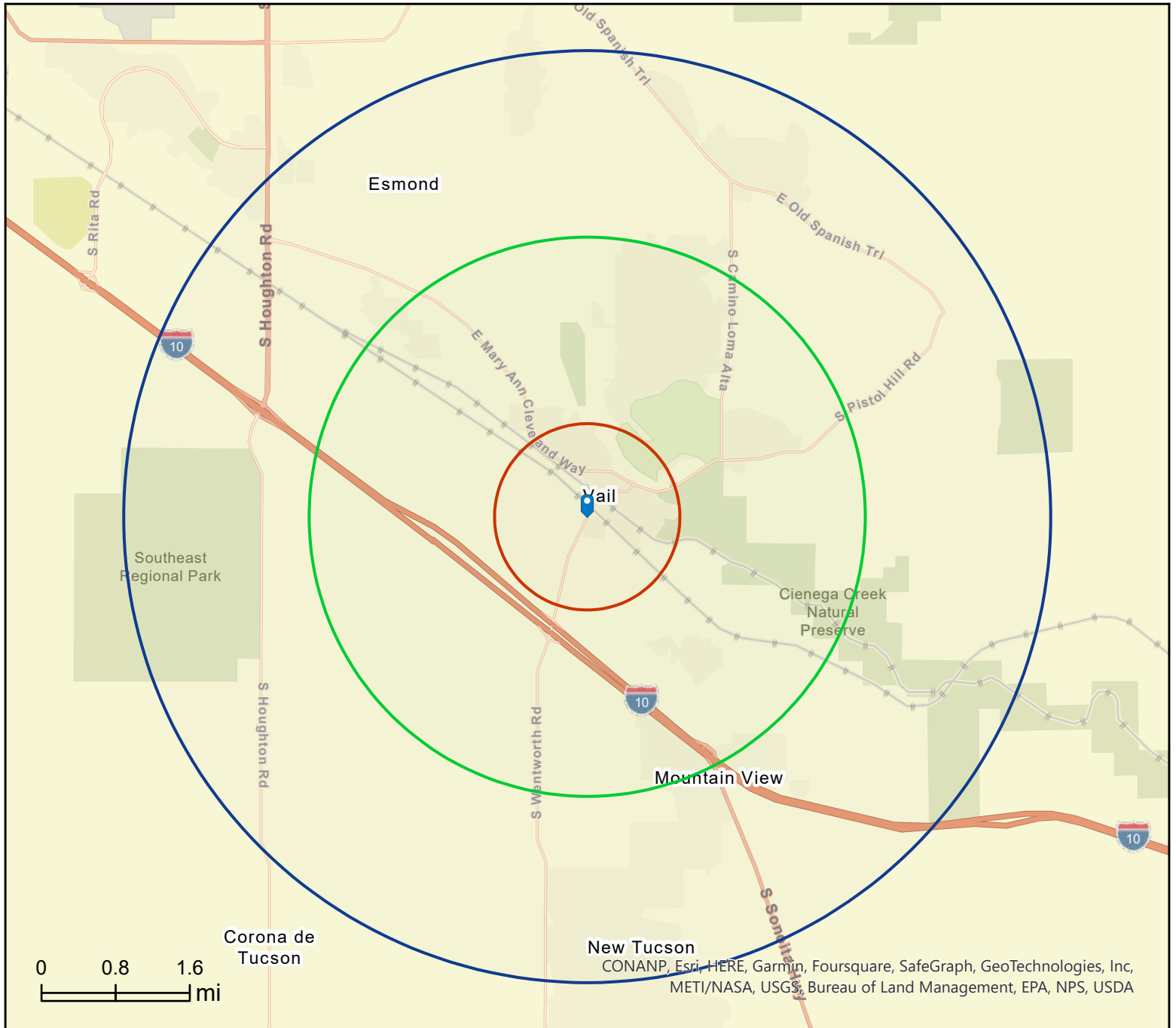
- 09 Sq Ft (Not A Part - Owner's Room)

Net Leasable: 1,105 Sq Ft

Site Map

Old Vail Station 2
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.04514
Longitude: -110.71399



Executive Summary

Old Vail Station 2
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
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	1 mile	3 miles	5 miles
Population			
2010 Population	2,389	10,135	16,697
2020 Population	3,289	14,119	22,921
2022 Population	3,418	15,263	24,361
2027 Population	3,910	16,612	25,986
2010-2020 Annual Rate	3.25%	3.37%	3.22%
2020-2022 Annual Rate	1.72%	3.52%	2.74%
2022-2027 Annual Rate	2.73%	1.71%	1.30%
2022 Male Population	49.2%	49.6%	49.6%
2022 Female Population	50.8%	50.4%	50.4%
2022 Median Age	34.3	37.6	37.9

In the identified area, the current year population is 24,361. In 2020, the Census count in the area was 22,921. The rate of change since 2020 was 2.74% annually. The five-year projection for the population in the area is 25,986 representing a change of 1.30% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	67.0%	71.1%	71.6%
2022 Black Alone	5.4%	4.0%	3.8%
2022 American Indian/Alaska Native Alone	1.1%	0.9%	0.9%
2022 Asian Alone	2.9%	2.5%	2.4%
2022 Pacific Islander Alone	0.4%	0.3%	0.3%
2022 Other Race	7.6%	5.9%	5.7%
2022 Two or More Races	15.6%	15.3%	15.3%
2022 Hispanic Origin (Any Race)	28.0%	23.7%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	113	146	143
2010 Households	715	3,379	5,747
2020 Households	983	4,909	8,081
2022 Households	1,019	5,338	8,647
2027 Households	1,167	5,811	9,244
2010-2020 Annual Rate	3.23%	3.81%	3.47%
2020-2022 Annual Rate	1.61%	3.79%	3.05%
2022-2027 Annual Rate	2.75%	1.71%	1.34%
2022 Average Household Size	3.35	2.86	2.82

The household count in this area has changed from 8,081 in 2020 to 8,647 in the current year, a change of 3.05% annually. The five-year projection of households is 9,244, a change of 1.34% annually from the current year total. Average household size is currently 2.82, compared to 2.84 in the year 2020. The number of families in the current year is 6,814 in the specified area.

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

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



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Old Vail Station 2
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	14.8%	16.2%	16.4%
Median Household Income			
2022 Median Household Income	\$102,455	\$106,000	\$103,427
2027 Median Household Income	\$113,934	\$118,140	\$115,065
2022-2027 Annual Rate	2.15%	2.19%	2.16%
Average Household Income			
2022 Average Household Income	\$122,320	\$133,677	\$129,990
2027 Average Household Income	\$143,876	\$156,791	\$153,698
2022-2027 Annual Rate	3.30%	3.24%	3.41%
Per Capita Income			
2022 Per Capita Income	\$39,325	\$46,705	\$46,012
2027 Per Capita Income	\$46,290	\$54,819	\$54,509
2022-2027 Annual Rate	3.32%	3.26%	3.45%

Households by Income

Current median household income is \$103,427 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$115,065 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$129,990 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$153,698 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,012 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,509 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	160	146	144
2010 Total Housing Units	763	3,684	6,196
2010 Owner Occupied Housing Units	568	2,914	4,972
2010 Renter Occupied Housing Units	146	465	777
2010 Vacant Housing Units	48	305	449
2020 Total Housing Units	1,015	5,186	8,508
2020 Vacant Housing Units	32	277	427
2022 Total Housing Units	1,054	5,618	9,072
2022 Owner Occupied Housing Units	845	4,800	7,826
2022 Renter Occupied Housing Units	174	538	821
2022 Vacant Housing Units	35	280	425
2027 Total Housing Units	1,199	6,055	9,616
2027 Owner Occupied Housing Units	994	5,282	8,449
2027 Renter Occupied Housing Units	174	528	795
2027 Vacant Housing Units	32	244	372

Currently, 86.3% of the 9,072 housing units in the area are owner occupied; 9.0%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 8,508 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.89%. Median home value in the area is \$321,708, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.92% annually to \$353,875.

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

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



Business Summary

Old Vail Station 2
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.04514
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	40		120		239							
Total Employees:	515		1,188		2,250							
Total Residential Population:	3,418		15,263		24,361							
Employee/Residential Population Ratio (per 100 Residents)	15		8		9							
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	0.2%	3	2.5%	22	1.9%	9	3.8%	47	2.1%
Construction	1	2.5%	9	1.7%	15	12.5%	82	6.9%	27	11.3%	146	6.5%
Manufacturing	0	0.0%	1	0.2%	2	1.7%	3	0.3%	5	2.1%	53	2.4%
Transportation	2	5.0%	4	0.8%	5	4.2%	12	1.0%	8	3.3%	23	1.0%
Communication	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.8%	8	0.4%
Utility	0	0.0%	2	0.4%	2	1.7%	10	0.8%	2	0.8%	10	0.4%
Wholesale Trade	0	0.0%	1	0.2%	2	1.7%	3	0.3%	7	2.9%	51	2.3%
Retail Trade Summary	11	27.5%	194	37.7%	24	20.0%	316	26.6%	42	17.6%	542	24.1%
Home Improvement	0	0.0%	2	0.4%	0	0.0%	3	0.3%	2	0.8%	22	1.0%
General Merchandise Stores	0	0.0%	1	0.2%	1	0.8%	5	0.4%	2	0.8%	45	2.0%
Food Stores	1	2.5%	86	16.7%	2	1.7%	108	9.1%	4	1.7%	121	5.4%
Auto Dealers, Gas Stations, Auto Aftermarket	1	2.5%	5	1.0%	1	0.8%	6	0.5%	2	0.8%	15	0.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	6	0.3%
Furniture & Home Furnishings	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Eating & Drinking Places	4	10.0%	74	14.4%	10	8.3%	158	13.3%	19	7.9%	284	12.6%
Miscellaneous Retail	4	10.0%	25	4.9%	9	7.5%	35	2.9%	13	5.4%	48	2.1%
Finance, Insurance, Real Estate Summary	4	10.0%	19	3.7%	6	5.0%	25	2.1%	11	4.6%	50	2.2%
Banks, Savings & Lending Institutions	3	7.5%	16	3.1%	3	2.5%	18	1.5%	4	1.7%	20	0.9%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	2	0.1%
Insurance Carriers & Agents	1	2.5%	3	0.6%	2	1.7%	6	0.5%	3	1.3%	12	0.5%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	1.7%	16	0.7%
Services Summary	18	45.0%	283	55.0%	51	42.5%	677	57.0%	101	42.3%	1,203	53.5%
Hotels & Lodging	0	0.0%	2	0.4%	0	0.0%	3	0.3%	2	0.8%	20	0.9%
Automotive Services	0	0.0%	0	0.0%	0	0.0%	3	0.3%	6	2.5%	39	1.7%
Motion Pictures & Amusements	3	7.5%	37	7.2%	6	5.0%	86	7.2%	14	5.9%	122	5.4%
Health Services	1	2.5%	6	1.2%	2	1.7%	16	1.3%	7	2.9%	59	2.6%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	2	0.1%
Education Institutions & Libraries	4	10.0%	192	37.3%	8	6.7%	438	36.9%	13	5.4%	665	29.6%
Other Services	10	25.0%	46	8.9%	34	28.3%	130	10.9%	59	24.7%	296	13.2%
Government	0	0.0%	0	0.0%	1	0.8%	29	2.4%	4	1.7%	100	4.4%
Unclassified Establishments	3	7.5%	2	0.4%	11	9.2%	9	0.8%	21	8.8%	17	0.8%
Totals	40	100.0%	515	100.0%	120	100.0%	1,188	100.0%	239	100.0%	2,250	100.0%

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

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



Business Summary

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 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
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	1	0.1%	3	1.3%	11	0.5%
Mining	0	0.0%	0	0.0%	1	0.8%	12	1.0%	1	0.4%	12	0.5%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	1	2.5%	9	1.7%	15	12.5%	83	7.0%	28	11.7%	150	6.7%
Manufacturing	0	0.0%	1	0.2%	2	1.7%	3	0.3%	4	1.7%	53	2.4%
Wholesale Trade	0	0.0%	1	0.2%	2	1.7%	3	0.3%	7	2.9%	51	2.3%
Retail Trade	7	17.5%	120	23.3%	13	10.8%	157	13.2%	23	9.6%	253	11.2%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	9	0.4%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	2	0.4%	0	0.0%	3	0.3%	2	0.8%	22	1.0%
Food & Beverage Stores	1	2.5%	86	16.7%	2	1.7%	108	9.1%	3	1.3%	116	5.2%
Health & Personal Care Stores	2	5.0%	24	4.7%	2	1.7%	26	2.2%	2	0.8%	29	1.3%
Gasoline Stations	1	2.5%	5	1.0%	1	0.8%	6	0.5%	1	0.4%	6	0.3%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	6	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	1	0.8%	3	0.3%	1	0.4%	3	0.1%
General Merchandise Stores	0	0.0%	1	0.2%	1	0.8%	5	0.4%	2	0.8%	45	2.0%
Miscellaneous Store Retailers	0	0.0%	0	0.0%	2	1.7%	3	0.3%	5	2.1%	13	0.6%
Nonstore Retailers	2	5.0%	1	0.2%	4	3.3%	3	0.3%	5	2.1%	3	0.1%
Transportation & Warehousing	1	2.5%	4	0.8%	3	2.5%	8	0.7%	5	2.1%	16	0.7%
Information	0	0.0%	0	0.0%	1	0.8%	5	0.4%	5	2.1%	21	0.9%
Finance & Insurance	4	10.0%	19	3.7%	5	4.2%	24	2.0%	8	3.3%	34	1.5%
Central Bank/Credit Intermediation & Related Activities	3	7.5%	16	3.1%	3	2.5%	18	1.5%	4	1.7%	20	0.9%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.4%	2	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	1	2.5%	3	0.6%	2	1.7%	6	0.5%	3	1.3%	12	0.5%
Real Estate, Rental & Leasing	2	5.0%	0	0.0%	3	2.5%	4	0.3%	9	3.8%	23	1.0%
Professional, Scientific & Tech Services	4	10.0%	6	1.2%	12	10.0%	31	2.6%	21	8.8%	52	2.3%
Legal Services	1	2.5%	1	0.2%	1	0.8%	1	0.1%	2	0.8%	6	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	1	2.5%	3	0.6%	8	6.7%	25	2.1%	13	5.4%	107	4.8%
Educational Services	4	10.0%	192	37.3%	8	6.7%	438	36.9%	15	6.3%	672	29.9%
Health Care & Social Assistance	2	5.0%	19	3.7%	5	4.2%	36	3.0%	13	5.4%	105	4.7%
Arts, Entertainment & Recreation	1	2.5%	37	7.2%	4	3.3%	86	7.2%	10	4.2%	115	5.1%
Accommodation & Food Services	5	12.5%	76	14.8%	10	8.3%	162	13.6%	21	8.8%	308	13.7%
Accommodation	0	0.0%	2	0.4%	0	0.0%	3	0.3%	2	0.8%	20	0.9%
Food Services & Drinking Places	4	10.0%	74	14.4%	10	8.3%	158	13.3%	19	7.9%	287	12.8%
Other Services (except Public Administration)	5	12.5%	26	5.0%	14	11.7%	72	6.1%	29	12.1%	150	6.7%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	0	0.0%	3	0.3%	5	2.1%	36	1.6%
Public Administration	0	0.0%	0	0.0%	1	0.8%	29	2.4%	4	1.7%	100	4.4%
Unclassified Establishments	3	7.5%	2	0.4%	11	9.2%	9	0.8%	21	8.8%	17	0.8%
Total	40	100.0%	515	100.0%	120	100.0%	1,188	100.0%	239	100.0%	2,250	100.0%

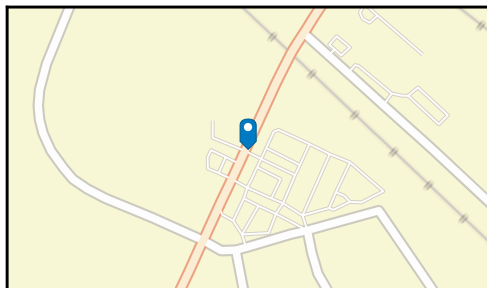
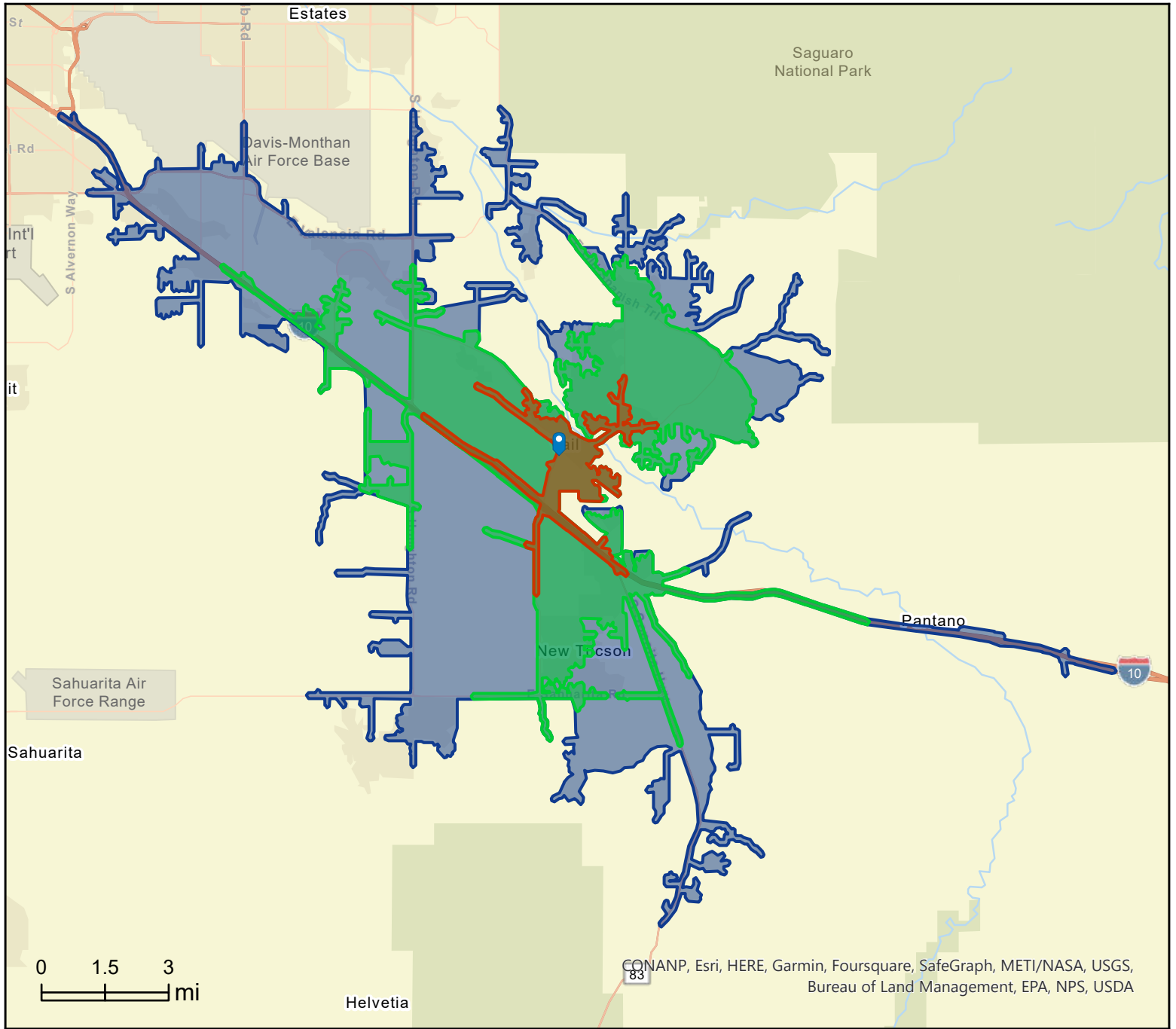
Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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

Site Map

Old Vail Station
13190 E Colossal Cave Rd, Vail, Arizona, 85641
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.04514
Longitude: -110.71399



Executive Summary

Old Vail Station
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.04514
 Longitude: -110.71399

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	2,458	12,902	45,720
2020 Population	3,318	18,219	57,926
2022 Population	3,421	19,174	61,076
2027 Population	3,979	20,533	63,642
2010-2020 Annual Rate	3.05%	3.51%	2.39%
2020-2022 Annual Rate	1.37%	2.30%	2.38%
2022-2027 Annual Rate	3.07%	1.38%	0.83%
2022 Male Population	49.7%	49.5%	49.0%
2022 Female Population	50.3%	50.5%	51.0%
2022 Median Age	37.2	37.9	36.8

In the identified area, the current year population is 61,076. In 2020, the Census count in the area was 57,926. The rate of change since 2020 was 2.38% annually. The five-year projection for the population in the area is 63,642 representing a change of 0.83% annually from 2022 to 2027. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	68.2%	71.2%	66.4%
2022 Black Alone	4.4%	3.9%	4.8%
2022 American Indian/Alaska Native Alone	1.2%	0.9%	1.2%
2022 Asian Alone	2.5%	2.5%	3.0%
2022 Pacific Islander Alone	0.4%	0.3%	0.3%
2022 Other Race	7.3%	5.8%	8.0%
2022 Two or More Races	16.1%	15.4%	16.4%
2022 Hispanic Origin (Any Race)	26.8%	24.0%	28.7%

Persons of Hispanic origin represent 28.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	138	140	110
2010 Households	750	4,402	15,900
2020 Households	1,022	6,350	20,371
2022 Households	1,056	6,712	21,589
2027 Households	1,236	7,194	22,554
2010-2020 Annual Rate	3.14%	3.73%	2.51%
2020-2022 Annual Rate	1.47%	2.49%	2.61%
2022-2027 Annual Rate	3.20%	1.40%	0.88%
2022 Average Household Size	3.24	2.86	2.82

The household count in this area has changed from 20,371 in 2020 to 21,589 in the current year, a change of 2.61% annually. The five-year projection of households is 22,554, a change of 0.88% annually from the current year total. Average household size is currently 2.82, compared to 2.84 in the year 2020. The number of families in the current year is 16,583 in the specified area.

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

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



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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	16.7%	16.3%	14.9%
Median Household Income			
2022 Median Household Income	\$103,569	\$102,680	\$92,035
2027 Median Household Income	\$115,309	\$114,409	\$105,305
2022-2027 Annual Rate	2.17%	2.19%	2.73%
Average Household Income			
2022 Average Household Income	\$129,553	\$128,626	\$113,889
2027 Average Household Income	\$151,810	\$152,413	\$134,561
2022-2027 Annual Rate	3.22%	3.45%	3.39%
Per Capita Income			
2022 Per Capita Income	\$42,199	\$45,440	\$40,326
2027 Per Capita Income	\$49,624	\$53,879	\$47,760
2022-2027 Annual Rate	3.29%	3.47%	3.44%

Households by Income

Current median household income is \$92,035 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$105,305 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$113,889 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$134,561 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,326 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$47,760 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	142	146	158
2010 Total Housing Units	818	4,760	17,621
2010 Owner Occupied Housing Units	630	3,813	13,584
2010 Renter Occupied Housing Units	118	589	2,319
2010 Vacant Housing Units	68	358	1,721
2020 Total Housing Units	1,077	6,682	21,716
2020 Vacant Housing Units	55	332	1,345
2022 Total Housing Units	1,111	7,043	22,991
2022 Owner Occupied Housing Units	923	6,100	18,325
2022 Renter Occupied Housing Units	134	612	3,263
2022 Vacant Housing Units	55	331	1,402
2027 Total Housing Units	1,290	7,479	23,832
2027 Owner Occupied Housing Units	1,103	6,599	19,377
2027 Renter Occupied Housing Units	133	596	3,176
2027 Vacant Housing Units	54	285	1,278

Currently, 79.7% of the 22,991 housing units in the area are owner occupied; 14.2%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 21,716 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.57%. Median home value in the area is \$261,036, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.37% annually to \$308,029.

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

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



Business Summary

Old Vail Station
 13190 E Colossal Cave Rd, Vail, Arizona, 85641
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
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Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	61		177		737							
Total Employees:	638		1,693		9,366							
Total Residential Population:	3,421		19,174		61,076							
Employee/Residential Population Ratio (per 100 Residents)	19		9		15							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	3.3%	20	3.1%	6	3.4%	33	1.9%	23	3.1%	122	1.3%
Construction	5	8.2%	22	3.4%	20	11.3%	113	6.7%	66	9.0%	576	6.1%
Manufacturing	0	0.0%	0	0.0%	3	1.7%	9	0.5%	19	2.6%	494	5.3%
Transportation	3	4.9%	6	0.9%	7	4.0%	21	1.2%	33	4.5%	211	2.3%
Communication	0	0.0%	0	0.0%	0	0.0%	1	0.1%	7	0.9%	32	0.3%
Utility	0	0.0%	0	0.0%	1	0.6%	8	0.5%	3	0.4%	44	0.5%
Wholesale Trade	0	0.0%	0	0.0%	5	2.8%	13	0.8%	28	3.8%	524	5.6%
Retail Trade Summary	15	24.6%	229	35.9%	30	16.9%	373	22.0%	157	21.3%	2,400	25.6%
Home Improvement	0	0.0%	1	0.2%	1	0.6%	13	0.8%	12	1.6%	316	3.4%
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	5	0.3%	5	0.7%	185	2.0%
Food Stores	2	3.3%	83	13.0%	2	1.1%	107	6.3%	16	2.2%	492	5.3%
Auto Dealers, Gas Stations, Auto Aftermarket	1	1.6%	4	0.6%	2	1.1%	17	1.0%	12	1.6%	139	1.5%
Apparel & Accessory Stores	0	0.0%	0	0.0%	1	0.6%	3	0.2%	3	0.4%	9	0.1%
Furniture & Home Furnishings	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.5%	21	0.2%
Eating & Drinking Places	7	11.5%	118	18.5%	13	7.3%	192	11.3%	62	8.4%	1,091	11.6%
Miscellaneous Retail	5	8.2%	23	3.6%	10	5.6%	36	2.1%	43	5.8%	146	1.6%
Finance, Insurance, Real Estate Summary	4	6.6%	17	2.7%	11	6.2%	96	5.7%	43	5.8%	634	6.8%
Banks, Savings & Lending Institutions	2	3.3%	14	2.2%	3	1.7%	20	1.2%	15	2.0%	483	5.2%
Securities Brokers	0	0.0%	0	0.0%	1	0.6%	2	0.1%	2	0.3%	5	0.1%
Insurance Carriers & Agents	2	3.3%	4	0.6%	3	1.7%	10	0.6%	9	1.2%	33	0.4%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%	5	2.8%	63	3.7%	16	2.2%	113	1.2%
Services Summary	27	44.3%	343	53.8%	74	41.8%	942	55.6%	291	39.5%	4,002	42.7%
Hotels & Lodging	0	0.0%	1	0.2%	1	0.6%	11	0.6%	5	0.7%	150	1.6%
Automotive Services	0	0.0%	0	0.0%	2	1.1%	8	0.5%	23	3.1%	153	1.6%
Motion Pictures & Amusements	3	4.9%	19	3.0%	9	5.1%	102	6.0%	32	4.3%	202	2.2%
Health Services	2	3.3%	14	2.2%	7	4.0%	55	3.2%	44	6.0%	360	3.8%
Legal Services	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	0.5%	12	0.1%
Education Institutions & Libraries	4	6.6%	230	36.1%	11	6.2%	599	35.4%	30	4.1%	1,543	16.5%
Other Services	19	31.1%	80	12.5%	43	24.3%	166	9.8%	152	20.6%	1,581	16.9%
Government	0	0.0%	0	0.0%	3	1.7%	69	4.1%	6	0.8%	288	3.1%
Unclassified Establishments	5	8.2%	1	0.2%	16	9.0%	13	0.8%	61	8.3%	38	0.4%
Totals	61	100.0%	638	100.0%	177	100.0%	1,693	100.0%	737	100.0%	9,366	100.0%

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

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Business Summary

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.6%	5	0.3%	7	0.9%	33	0.4%
Mining	1	1.6%	11	1.7%	1	0.6%	12	0.7%	1	0.1%	15	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	13	0.1%
Construction	5	8.2%	22	3.4%	20	11.3%	117	6.9%	71	9.6%	611	6.5%
Manufacturing	0	0.0%	0	0.0%	2	1.1%	9	0.5%	23	3.1%	525	5.6%
Wholesale Trade	0	0.0%	0	0.0%	5	2.8%	13	0.8%	28	3.8%	524	5.6%
Retail Trade	8	13.1%	111	17.4%	18	10.2%	181	10.7%	90	12.2%	1,265	13.5%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	1	0.6%	11	0.6%	8	1.1%	61	0.7%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.3%	8	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	1	0.2%	1	0.6%	13	0.8%	12	1.6%	316	3.4%
Food & Beverage Stores	2	3.3%	83	13.0%	2	1.1%	107	6.3%	11	1.5%	453	4.8%
Health & Personal Care Stores	2	3.3%	20	3.1%	2	1.1%	25	1.5%	11	1.5%	86	0.9%
Gasoline Stations	1	1.6%	4	0.6%	1	0.6%	6	0.4%	4	0.5%	78	0.8%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	1	0.6%	3	0.2%	3	0.4%	9	0.1%
Sport Goods, Hobby, Book, & Music Stores	1	1.6%	3	0.5%	1	0.6%	3	0.2%	5	0.7%	12	0.1%
General Merchandise Stores	0	0.0%	0	0.0%	1	0.6%	5	0.3%	5	0.7%	185	2.0%
Miscellaneous Store Retailers	0	0.0%	0	0.0%	3	1.7%	5	0.3%	12	1.6%	46	0.5%
Nonstore Retailers	2	3.3%	0	0.0%	5	2.8%	3	0.2%	16	2.2%	6	0.1%
Transportation & Warehousing	2	3.3%	3	0.5%	4	2.3%	15	0.9%	24	3.3%	191	2.0%
Information	1	1.6%	3	0.5%	2	1.1%	10	0.6%	14	1.9%	89	1.0%
Finance & Insurance	4	6.6%	17	2.7%	7	4.0%	33	1.9%	26	3.5%	521	5.6%
Central Bank/Credit Intermediation & Related Activities	2	3.3%	14	2.2%	3	1.7%	20	1.2%	15	2.0%	483	5.2%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	1	0.6%	2	0.1%	2	0.3%	5	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	2	3.3%	4	0.6%	3	1.7%	10	0.6%	9	1.2%	33	0.4%
Real Estate, Rental & Leasing	3	4.9%	3	0.5%	8	4.5%	63	3.7%	32	4.3%	126	1.3%
Professional, Scientific & Tech Services	7	11.5%	19	3.0%	17	9.6%	51	3.0%	72	9.8%	740	7.9%
Legal Services	1	1.6%	1	0.2%	2	1.1%	7	0.4%	7	0.9%	19	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	0	0.0%
Administrative & Support & Waste Management & Remediation	1	1.6%	2	0.3%	8	4.5%	23	1.4%	30	4.1%	452	4.8%
Educational Services	4	6.6%	230	36.1%	12	6.8%	600	35.4%	38	5.2%	1,577	16.8%
Health Care & Social Assistance	4	6.6%	30	4.7%	11	6.2%	82	4.8%	49	6.6%	406	4.3%
Arts, Entertainment & Recreation	1	1.6%	19	3.0%	7	4.0%	101	6.0%	21	2.8%	246	2.6%
Accommodation & Food Services	7	11.5%	118	18.5%	14	7.9%	203	12.0%	68	9.2%	1,254	13.4%
Accommodation	0	0.0%	1	0.2%	1	0.6%	11	0.6%	5	0.7%	150	1.6%
Food Services & Drinking Places	7	11.5%	118	18.5%	13	7.3%	192	11.3%	63	8.5%	1,103	11.8%
Other Services (except Public Administration)	8	13.1%	49	7.7%	20	11.3%	93	5.5%	74	10.0%	466	5.0%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	2	1.1%	7	0.4%	17	2.3%	132	1.4%
Public Administration	0	0.0%	0	0.0%	3	1.7%	69	4.1%	6	0.8%	274	2.9%
Unclassified Establishments	5	8.2%	1	0.2%	16	9.0%	13	0.8%	61	8.3%	38	0.4%
Total	61	100.0%	638	100.0%	177	100.0%	1,693	100.0%	737	100.0%	9,366	100.0%

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