



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

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www.cradvisorsllc.com

ORACLE GATEWAY



Property Highlights

Location: NEC of Oracle & Pastime Roads
Tucson AZ

Space Available: 2,200 SF Inline
1,460 SF Inline Shops Bldg
10,929 SF 2nd Floor Office Space } (Contiguous
11,972 SF 1st Floor* Office Space } 22,901 SF)

Lease Rate: Please call Broker for Rental Rates.

Triple Net Expenses: \$5.78/SF/YR (estimated)

Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population:	16,850	105,620	234,059
Households:	7,830	49,121	105,578
Average HH Income:	\$49,289	\$64,599	\$76,005
Daytime Employees:	9,851	58,918	158,314

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

Description

- ◆ Anchored by a successful dd's Discounts.
- ◆ An 81,603 SF mixed retail use center situated on 6.68 acres.
- ◆ Great Lease Rates on Oracle Rd.
- ◆ Excellent visibility and access.
- ◆ Located less than 2 miles from the Tucson Mall.
- ◆ Over 645 front feet on Oracle Road.
- ◆ Recently remodeled with new monument signs.
- ◆ Retailers include: dd's Discounts, egees, Dunn Edwards Paint, Cash Time, Jiffy Lube, Envision Solar and Security, and Salsa Verde.
- ◆ Major retailers in the area include: The Tucson Mall, Tucson's largest and highest grossing regional mall, PGA Tour Superstore, Target, Michael's, Lowe's, Home Depot, Ross Dress for Less, Total Wine, Nordstrom Rack, Chuze Fitness, REI, Big Lots, Cost Plus, and many more.

For information, contact:

Craig Finrock, CCIM, CRX, CLS

Owner/Agent

Designated Broker

cfinrock@cradvisorsllc.com

Traffic Count

Oracle Rd: 38,165 VPD (2022)

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.

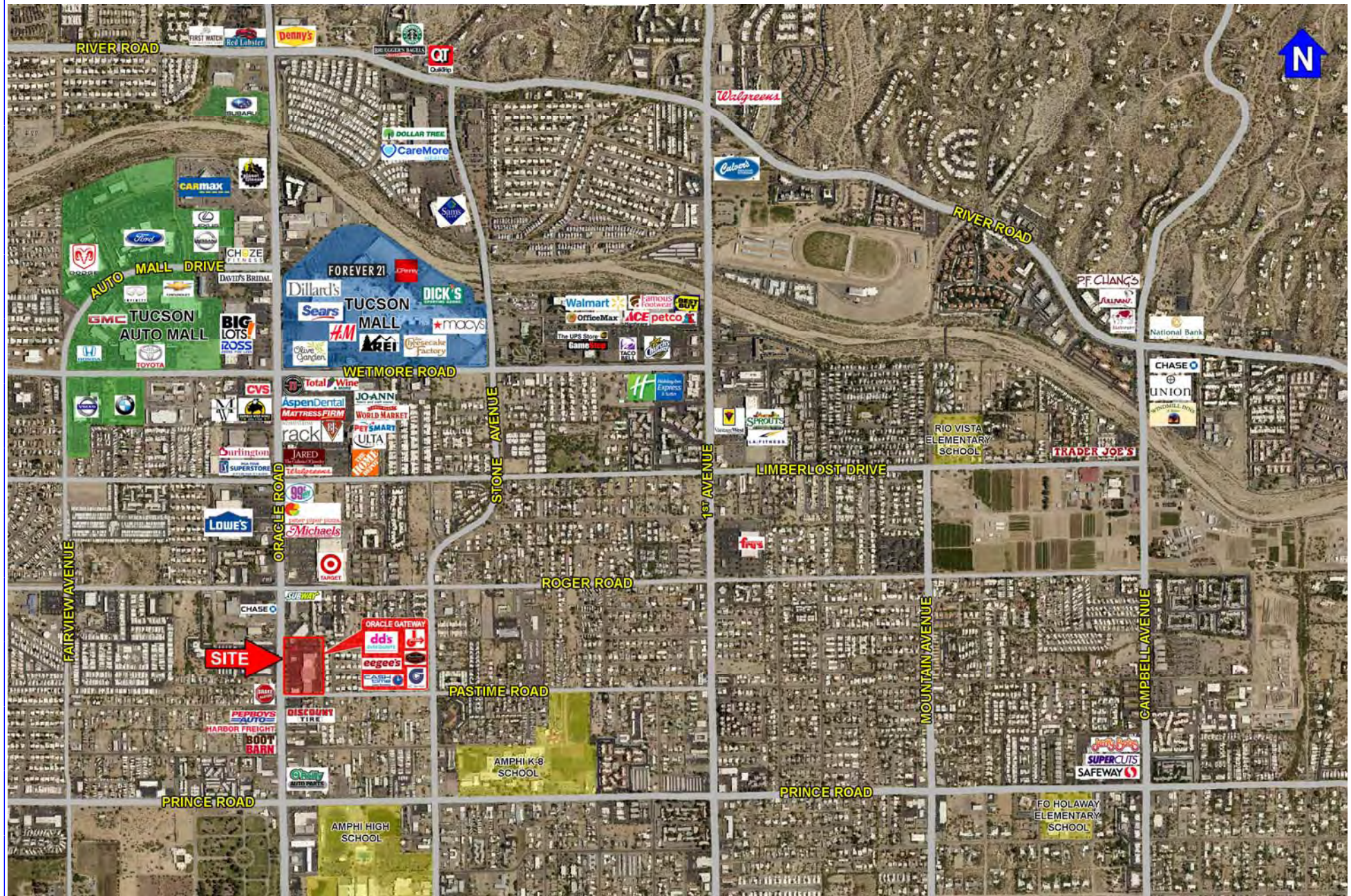
Oracle Gateway



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

TRADE AERIAL



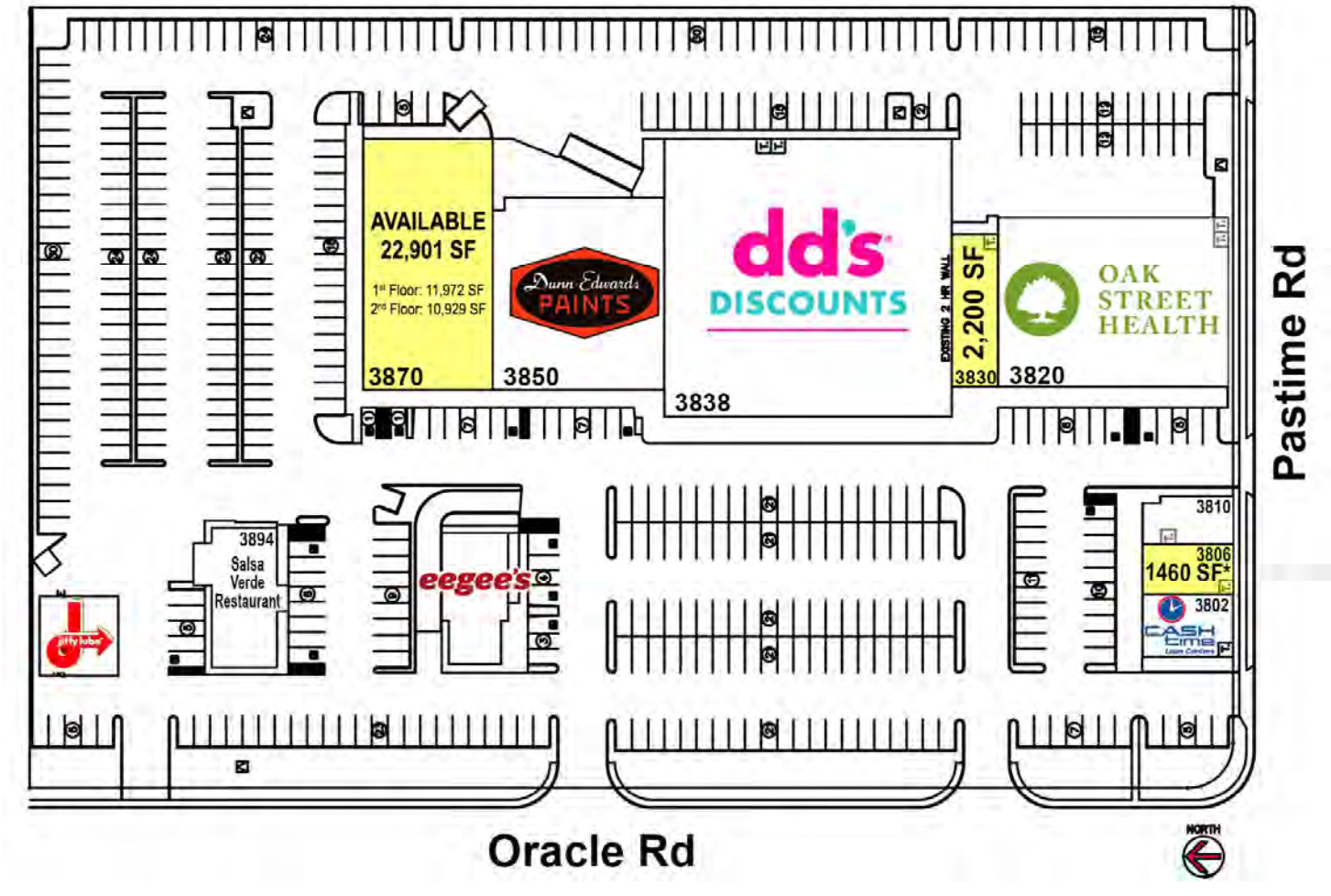
Oracle Gateway

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



Oracle Gateway

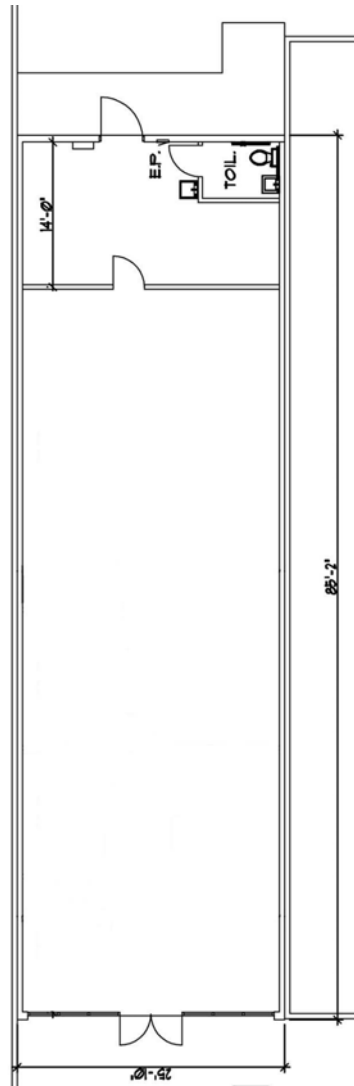


COMMERCIAL RETAIL ADVISORS, LLC

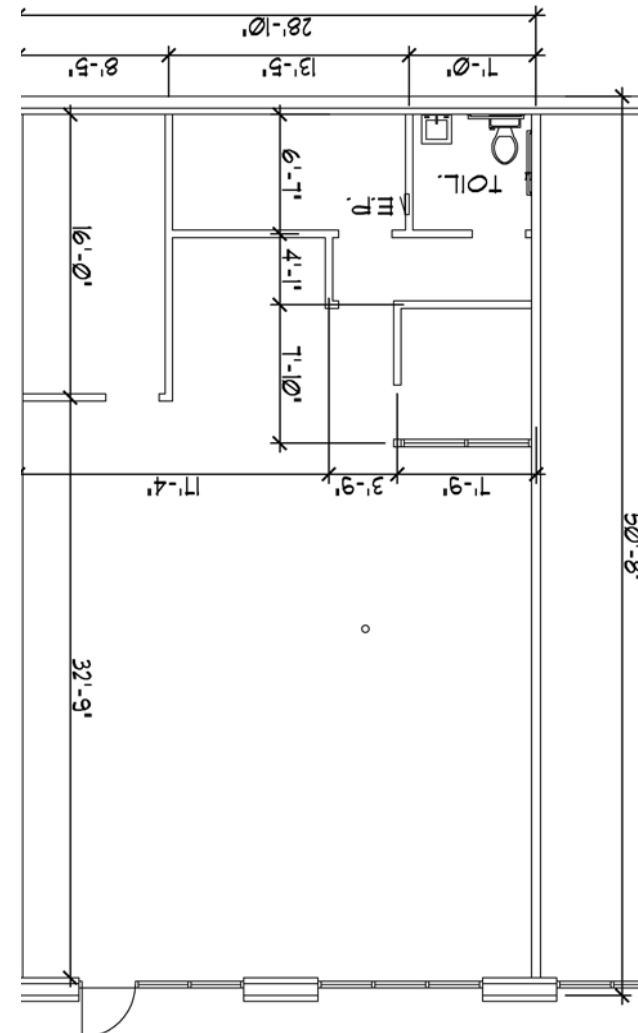
Tucson, Arizona

FLOOR PLANS

3830 - 2,200 SF



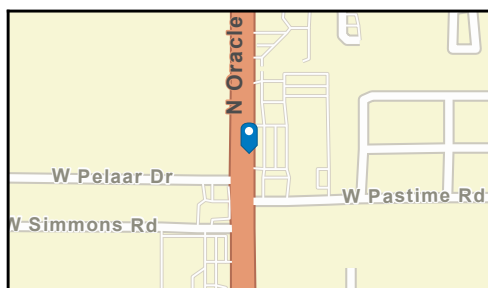
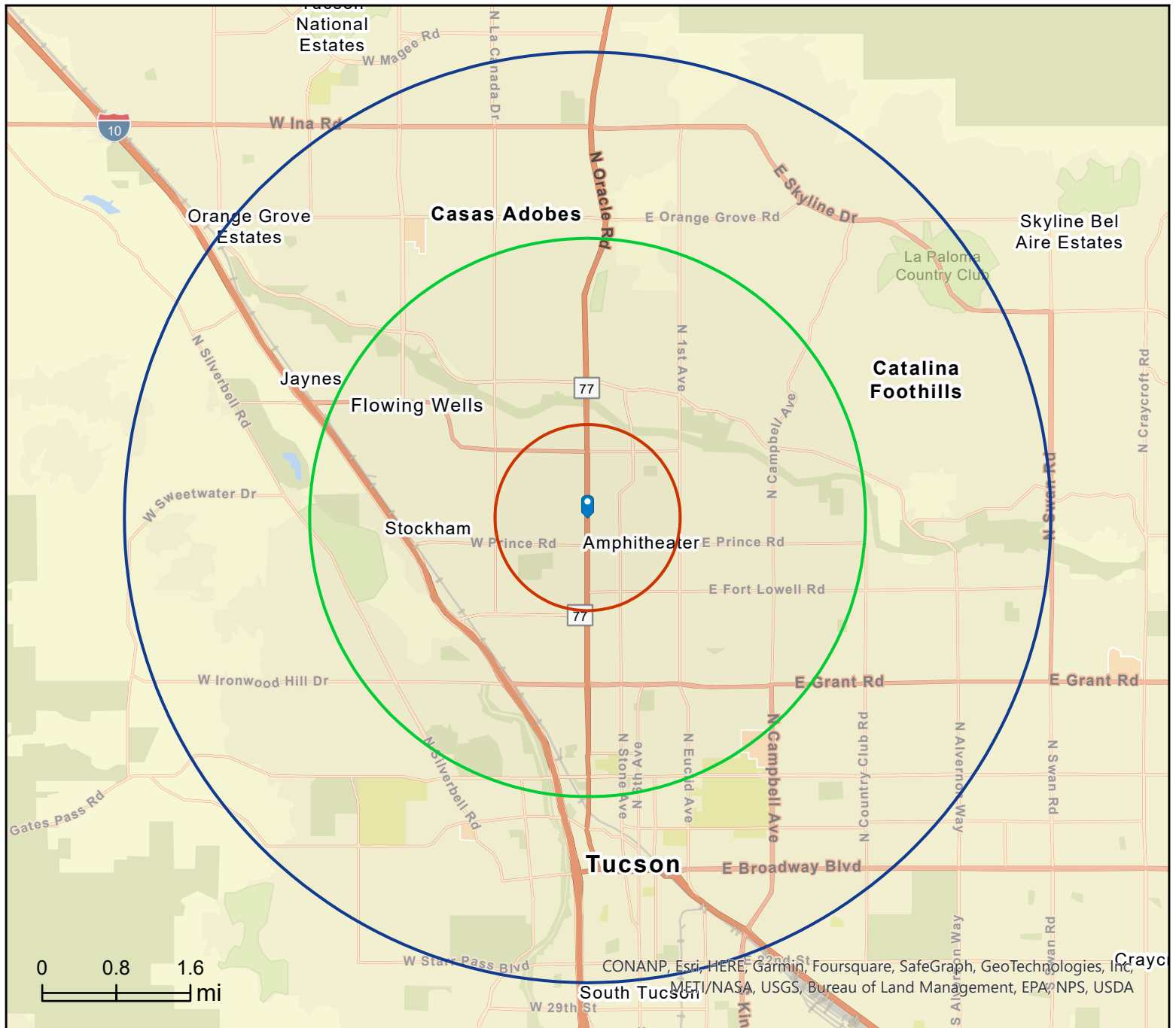
3806 - 1,460 SF



Site Map

Oracle Gateway
3838 N Oracle Rd, Tucson, Arizona, 85705
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.27629
Longitude: -110.97806



September 21, 2022

Executive Summary

Oracle Gateway
3838 N Oracle Rd, Tucson, Arizona, 85705
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	1 mile	3 miles	5 miles
Population			
2010 Population	16,743	103,604	228,105
2020 Population	16,670	104,354	231,190
2022 Population	16,850	105,620	234,059
2027 Population	17,248	107,384	237,724
2010-2020 Annual Rate	-0.04%	0.07%	0.13%
2020-2022 Annual Rate	0.48%	0.54%	0.55%
2022-2027 Annual Rate	0.47%	0.33%	0.31%
2022 Male Population	50.0%	49.8%	49.4%
2022 Female Population	50.0%	50.2%	50.6%
2022 Median Age	34.3	34.1	35.1

In the identified area, the current year population is 234,059. In 2020, the Census count in the area was 231,190. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 237,724 representing a change of 0.31% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	51.1%	56.5%	60.2%
2022 Black Alone	5.9%	4.5%	4.4%
2022 American Indian/Alaska Native Alone	4.2%	3.4%	2.8%
2022 Asian Alone	4.0%	4.9%	4.6%
2022 Pacific Islander Alone	0.4%	0.2%	0.3%
2022 Other Race	16.2%	13.0%	11.2%
2022 Two or More Races	18.2%	17.4%	16.6%
2022 Hispanic Origin (Any Race)	44.2%	37.5%	33.7%

Persons of Hispanic origin represent 33.7% 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 77.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	31	46	63
2010 Households	7,214	46,051	98,983
2020 Households	7,657	48,221	103,939
2022 Households	7,830	49,121	105,578
2027 Households	8,077	50,257	108,029
2010-2020 Annual Rate	0.60%	0.46%	0.49%
2020-2022 Annual Rate	1.00%	0.83%	0.70%
2022-2027 Annual Rate	0.62%	0.46%	0.46%
2022 Average Household Size	2.13	2.09	2.10

The household count in this area has changed from 103,939 in 2020 to 105,578 in the current year, a change of 0.70% annually. The five-year projection of households is 108,029, a change of 0.46% annually from the current year total. Average household size is currently 2.10, compared to 2.11 in the year 2020. The number of families in the current year is 47,892 in the specified area.

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

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

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.8%	25.5%	28.4%
Median Household Income			
2022 Median Household Income	\$32,263	\$41,632	\$48,098
2027 Median Household Income	\$39,005	\$52,625	\$59,647
2022-2027 Annual Rate	3.87%	4.80%	4.40%
Average Household Income			
2022 Average Household Income	\$49,289	\$64,599	\$76,005
2027 Average Household Income	\$60,891	\$78,847	\$91,292
2022-2027 Annual Rate	4.32%	4.07%	3.73%
Per Capita Income			
2022 Per Capita Income	\$23,101	\$30,258	\$34,618
2027 Per Capita Income	\$28,768	\$37,123	\$41,830
2022-2027 Annual Rate	4.49%	4.17%	3.86%
Households by Income			

Current median household income is \$48,098 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$59,647 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$76,005 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$91,292 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,618 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,830 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	128	94	85
2010 Total Housing Units	8,522	52,484	111,403
2010 Owner Occupied Housing Units	2,533	19,333	44,950
2010 Renter Occupied Housing Units	4,682	26,715	54,029
2010 Vacant Housing Units	1,308	6,433	12,420
2020 Total Housing Units	8,479	53,417	115,122
2020 Vacant Housing Units	822	5,196	11,183
2022 Total Housing Units	8,498	53,795	116,220
2022 Owner Occupied Housing Units	2,729	20,645	47,767
2022 Renter Occupied Housing Units	5,101	28,477	57,811
2022 Vacant Housing Units	668	4,674	10,642
2027 Total Housing Units	8,692	54,714	118,302
2027 Owner Occupied Housing Units	2,906	21,808	49,955
2027 Renter Occupied Housing Units	5,172	28,449	58,074
2027 Vacant Housing Units	615	4,457	10,273

Currently, 41.1% of the 116,220 housing units in the area are owner occupied; 49.7%, renter occupied; and 9.2% 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 115,122 housing units in the area and 9.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.42%. Median home value in the area is \$258,985, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.04% annually to \$315,668.

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

Oracle Gateway
3838 N Oracle Rd, Tucson, Arizona, 85705
Rings: 1, 3, 5 mile radii

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Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				801		4,783		11,442				
Total Employees:				9,851		58,918		158,314				
Total Residential Population:				16,850		105,620		234,059				
Employee/Residential Population Ratio (per 100 Residents)				58		56		68				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	15	1.9%	90	0.9%	98	2.0%	1,162	2.0%	199	1.7%	2,022	1.3%
Construction	47	5.9%	310	3.1%	347	7.3%	4,181	7.1%	682	6.0%	7,009	4.4%
Manufacturing	16	2.0%	106	1.1%	153	3.2%	2,698	4.6%	298	2.6%	5,863	3.7%
Transportation	10	1.2%	125	1.3%	104	2.2%	1,216	2.1%	203	1.8%	2,279	1.4%
Communication	24	3.0%	625	6.3%	59	1.2%	1,265	2.1%	100	0.9%	1,818	1.1%
Utility	2	0.2%	22	0.2%	19	0.4%	221	0.4%	35	0.3%	720	0.5%
Wholesale Trade	18	2.2%	93	0.9%	181	3.8%	2,087	3.5%	320	2.8%	3,444	2.2%
Retail Trade Summary	266	33.2%	4,796	48.7%	1,107	23.1%	14,931	25.3%	2,324	20.3%	29,440	18.6%
Home Improvement	12	1.5%	318	3.2%	66	1.4%	838	1.4%	114	1.0%	1,528	1.0%
General Merchandise Stores	13	1.6%	688	7.0%	33	0.7%	1,307	2.2%	58	0.5%	1,591	1.0%
Food Stores	16	2.0%	231	2.3%	99	2.1%	1,862	3.2%	204	1.8%	3,750	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	36	4.5%	678	6.9%	130	2.7%	1,974	3.4%	198	1.7%	2,524	1.6%
Apparel & Accessory Stores	27	3.4%	414	4.2%	65	1.4%	767	1.3%	144	1.3%	1,327	0.8%
Furniture & Home Furnishings	19	2.4%	234	2.4%	96	2.0%	702	1.2%	187	1.6%	1,426	0.9%
Eating & Drinking Places	70	8.7%	1,492	15.1%	305	6.4%	5,126	8.7%	753	6.6%	12,478	7.9%
Miscellaneous Retail	73	9.1%	740	7.5%	312	6.5%	2,354	4.0%	666	5.8%	4,816	3.0%
Finance, Insurance, Real Estate Summary	80	10.0%	756	7.7%	508	10.6%	5,753	9.8%	1,204	10.5%	11,379	7.2%
Banks, Savings & Lending Institutions	14	1.7%	229	2.3%	86	1.8%	937	1.6%	197	1.7%	2,039	1.3%
Securities Brokers	4	0.5%	124	1.3%	49	1.0%	455	0.8%	136	1.2%	1,114	0.7%
Insurance Carriers & Agents	11	1.4%	27	0.3%	76	1.6%	337	0.6%	193	1.7%	948	0.6%
Real Estate, Holding, Other Investment Offices	51	6.4%	376	3.8%	297	6.2%	4,024	6.8%	679	5.9%	7,277	4.6%
Services Summary	280	35.0%	2,679	27.2%	1,867	39.0%	23,941	40.6%	4,934	43.1%	83,044	52.5%
Hotels & Lodging	6	0.7%	35	0.4%	46	1.0%	422	0.7%	93	0.8%	2,442	1.5%
Automotive Services	36	4.5%	220	2.2%	176	3.7%	1,043	1.8%	294	2.6%	1,853	1.2%
Motion Pictures & Amusements	18	2.2%	236	2.4%	127	2.7%	1,373	2.3%	287	2.5%	3,345	2.1%
Health Services	43	5.4%	360	3.7%	313	6.5%	7,598	12.9%	976	8.5%	19,162	12.1%
Legal Services	6	0.7%	35	0.4%	97	2.0%	1,025	1.7%	380	3.3%	2,666	1.7%
Education Institutions & Libraries	25	3.1%	854	8.7%	89	1.9%	3,136	5.3%	328	2.9%	26,901	17.0%
Other Services	145	18.1%	939	9.5%	1,019	21.3%	9,343	15.9%	2,575	22.5%	26,675	16.8%
Government	6	0.7%	213	2.2%	29	0.6%	1,090	1.9%	285	2.5%	10,010	6.3%
Unclassified Establishments	36	4.5%	35	0.4%	309	6.5%	372	0.6%	858	7.5%	1,285	0.8%
Totals	801	100.0%	9,851	100.0%	4,783	100.0%	58,918	100.0%	11,442	100.0%	158,314	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.

September 21, 2022

Business Summary

Oracle Gateway
3838 N Oracle Rd, Tucson, Arizona, 85705
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.27629
Longitude: -110.97806

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	0.1%	4	0.0%	11	0.2%	95	0.2%	22	0.2%	191	0.1%
Mining	1	0.1%	4	0.0%	6	0.1%	54	0.1%	17	0.1%	186	0.1%
Utilities	1	0.1%	12	0.1%	12	0.3%	150	0.3%	24	0.2%	610	0.4%
Construction	50	6.2%	334	3.4%	368	7.7%	4,305	7.3%	730	6.4%	7,359	4.6%
Manufacturing	18	2.2%	130	1.3%	169	3.5%	2,853	4.8%	326	2.8%	5,794	3.7%
Wholesale Trade	15	1.9%	79	0.8%	176	3.7%	2,061	3.5%	310	2.7%	3,375	2.1%
Retail Trade	192	24.0%	3,257	33.1%	773	16.2%	9,600	16.3%	1,509	13.2%	16,549	10.5%
Motor Vehicle & Parts Dealers	34	4.2%	675	6.9%	123	2.6%	1,941	3.3%	184	1.6%	2,467	1.6%
Furniture & Home Furnishings Stores	11	1.4%	72	0.7%	57	1.2%	313	0.5%	108	0.9%	772	0.5%
Electronics & Appliance Stores	9	1.1%	167	1.7%	29	0.6%	348	0.6%	53	0.5%	509	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	12	1.5%	318	3.2%	65	1.4%	834	1.4%	113	1.0%	1,524	1.0%
Food & Beverage Stores	13	1.6%	221	2.2%	88	1.8%	1,792	3.0%	176	1.5%	3,495	2.2%
Health & Personal Care Stores	26	3.2%	231	2.3%	77	1.6%	827	1.4%	147	1.3%	1,451	0.9%
Gasoline Stations	2	0.2%	3	0.0%	7	0.1%	33	0.1%	13	0.1%	57	0.0%
Clothing & Clothing Accessories Stores	33	4.1%	468	4.8%	82	1.7%	871	1.5%	192	1.7%	1,571	1.0%
Sport Goods, Hobby, Book, & Music Stores	14	1.7%	190	1.9%	55	1.1%	449	0.8%	116	1.0%	872	0.6%
General Merchandise Stores	13	1.6%	688	7.0%	33	0.7%	1,307	2.2%	58	0.5%	1,591	1.0%
Miscellaneous Store Retailers	18	2.2%	225	2.3%	118	2.5%	781	1.3%	280	2.4%	1,731	1.1%
Nonstore Retailers	8	1.0%	1	0.0%	39	0.8%	104	0.2%	68	0.6%	511	0.3%
Transportation & Warehousing	6	0.7%	103	1.0%	66	1.4%	608	1.0%	142	1.2%	1,523	1.0%
Information	26	3.2%	641	6.5%	101	2.1%	1,575	2.7%	228	2.0%	3,707	2.3%
Finance & Insurance	32	4.0%	395	4.0%	215	4.5%	1,746	3.0%	534	4.7%	4,139	2.6%
Central Bank/Credit Intermediation & Related Activities	17	2.1%	244	2.5%	89	1.9%	942	1.6%	193	1.7%	2,015	1.3%
Securities, Commodity Contracts & Other Financial	4	0.5%	124	1.3%	51	1.1%	467	0.8%	147	1.3%	1,172	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	11	1.4%	27	0.3%	76	1.6%	337	0.6%	194	1.7%	951	0.6%
Real Estate, Rental & Leasing	55	6.9%	241	2.4%	360	7.5%	4,040	6.9%	756	6.6%	6,857	4.3%
Professional, Scientific & Tech Services	53	6.6%	300	3.0%	455	9.5%	3,745	6.4%	1,321	11.5%	10,084	6.4%
Legal Services	7	0.9%	37	0.4%	110	2.3%	1,082	1.8%	412	3.6%	2,807	1.8%
Management of Companies & Enterprises	0	0.0%	0	0.0%	5	0.1%	10	0.0%	15	0.1%	493	0.3%
Administrative & Support & Waste Management & Remediation	27	3.4%	272	2.8%	200	4.2%	3,077	5.2%	405	3.5%	4,742	3.0%
Educational Services	32	4.0%	892	9.1%	116	2.4%	3,183	5.4%	378	3.3%	26,699	16.9%
Health Care & Social Assistance	62	7.7%	559	5.7%	424	8.9%	9,534	16.2%	1,257	11.0%	24,575	15.5%
Arts, Entertainment & Recreation	10	1.2%	211	2.1%	80	1.7%	1,301	2.2%	228	2.0%	3,347	2.1%
Accommodation & Food Services	78	9.7%	1,550	15.7%	360	7.5%	5,620	9.5%	866	7.6%	15,066	9.5%
Accommodation	6	0.7%	35	0.4%	46	1.0%	422	0.7%	93	0.8%	2,442	1.5%
Food Services & Drinking Places	72	9.0%	1,515	15.4%	314	6.6%	5,198	8.8%	773	6.8%	12,624	8.0%
Other Services (except Public Administration)	99	12.4%	621	6.3%	548	11.5%	3,904	6.6%	1,233	10.8%	11,629	7.3%
Automotive Repair & Maintenance	35	4.4%	212	2.2%	155	3.2%	964	1.6%	251	2.2%	1,662	1.0%
Public Administration	6	0.7%	213	2.2%	29	0.6%	1,090	1.9%	287	2.5%	10,111	6.4%
Unclassified Establishments	35	4.4%	33	0.3%	307	6.4%	368	0.6%	855	7.5%	1,277	0.8%
Total	801	100.0%	9,851	100.0%	4,783	100.0%	58,918	100.0%	11,442	100.0%	158,314	100.0%

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

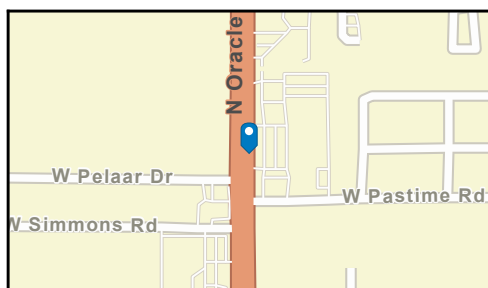
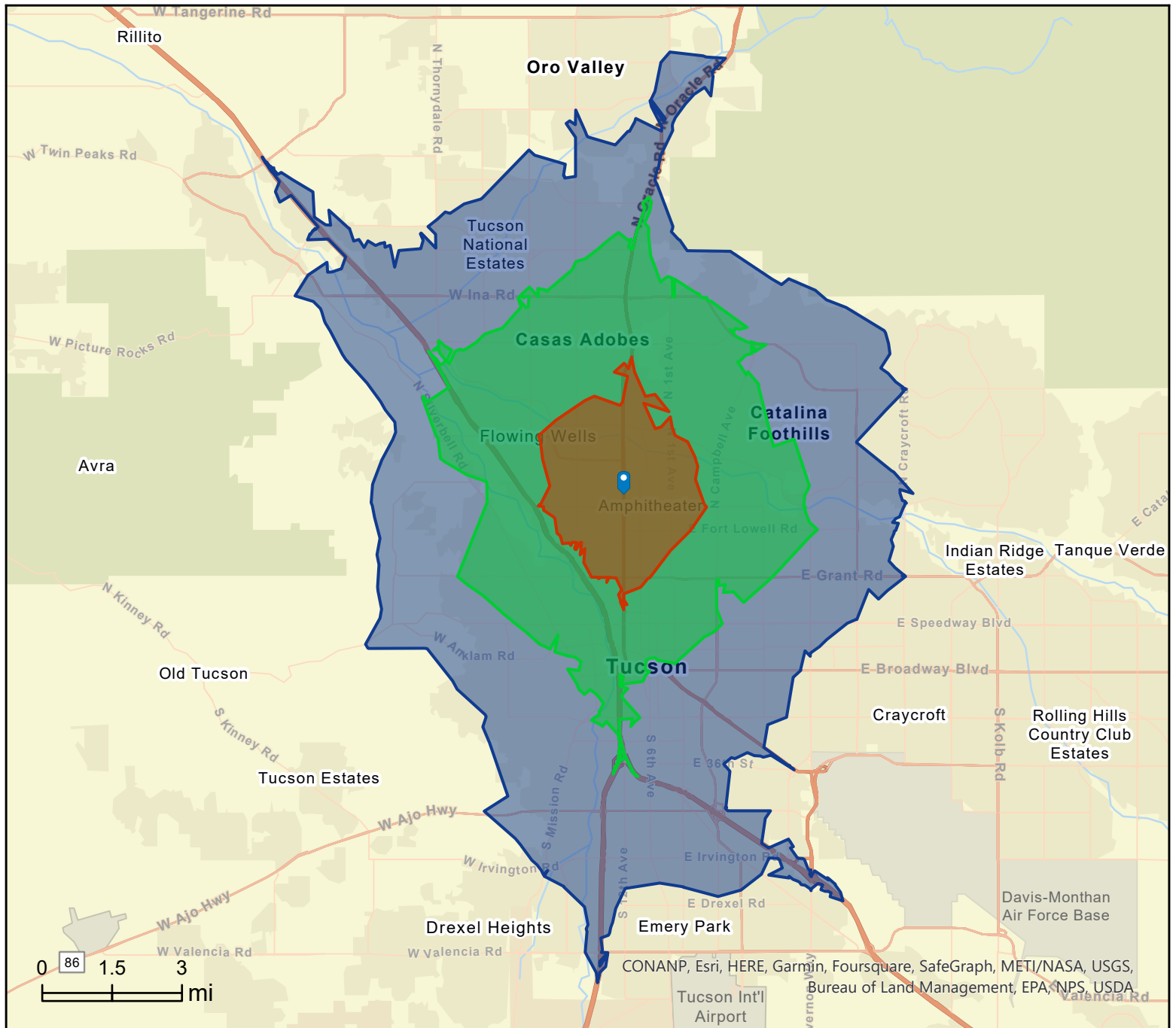
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September 21, 2022

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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	53,036	163,942	361,294
2020 Population	53,626	167,628	363,546
2022 Population	54,315	169,434	366,483
2027 Population	55,663	171,684	370,661
2010-2020 Annual Rate	0.11%	0.22%	0.06%
2020-2022 Annual Rate	0.57%	0.48%	0.36%
2022-2027 Annual Rate	0.49%	0.26%	0.23%
2022 Male Population	49.7%	49.4%	49.3%
2022 Female Population	50.3%	50.6%	50.7%
2022 Median Age	34.7	34.6	36.2

In the identified area, the current year population is 366,483. In 2020, the Census count in the area was 363,546. The rate of change since 2020 was 0.36% annually. The five-year projection for the population in the area is 370,661 representing a change of 0.23% annually from 2022 to 2027. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	52.8%	59.1%	56.8%
2022 Black Alone	4.9%	4.1%	3.9%
2022 American Indian/Alaska Native Alone	3.6%	3.0%	3.0%
2022 Asian Alone	4.2%	4.6%	3.8%
2022 Pacific Islander Alone	0.3%	0.2%	0.2%
2022 Other Race	16.0%	12.1%	14.1%
2022 Two or More Races	18.2%	16.9%	18.1%
2022 Hispanic Origin (Any Race)	42.9%	35.6%	40.2%

Persons of Hispanic origin represent 40.2% 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 80.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	35	57	67
2010 Households	23,056	70,092	148,890
2020 Households	24,414	74,388	157,070
2022 Households	24,966	75,559	159,123
2027 Households	25,738	77,056	162,148
2010-2020 Annual Rate	0.57%	0.60%	0.54%
2020-2022 Annual Rate	1.00%	0.70%	0.58%
2022-2027 Annual Rate	0.61%	0.39%	0.38%
2022 Average Household Size	2.13	2.13	2.21

The household count in this area has changed from 157,070 in 2020 to 159,123 in the current year, a change of 0.58% annually. The five-year projection of households is 162,148, a change of 0.38% annually from the current year total. Average household size is currently 2.21, compared to 2.22 in the year 2020. The number of families in the current year is 81,052 in the specified area.

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

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

Executive Summary

Oracle Gateway 2
3838 N Oracle Rd, Tucson, Arizona, 85705
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.27629
Longitude: -110.97806

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	18.2%	27.3%	25.6%
Median Household Income			
2022 Median Household Income	\$36,100	\$45,840	\$51,053
2027 Median Household Income	\$45,277	\$57,406	\$62,470
2022-2027 Annual Rate	4.63%	4.60%	4.12%
Average Household Income			
2022 Average Household Income	\$53,914	\$71,539	\$78,231
2027 Average Household Income	\$66,870	\$86,696	\$93,478
2022-2027 Annual Rate	4.40%	3.92%	3.63%
Per Capita Income			
2022 Per Capita Income	\$25,020	\$32,217	\$34,193
2027 Per Capita Income	\$31,175	\$39,230	\$41,121
2022-2027 Annual Rate	4.50%	4.02%	3.76%
Households by Income			

Current median household income is \$51,053 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$62,470 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$78,231 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$93,478 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,193 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,121 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	133	88	94
2010 Total Housing Units	26,772	78,707	167,656
2010 Owner Occupied Housing Units	9,642	31,865	75,029
2010 Renter Occupied Housing Units	13,413	38,227	73,868
2010 Vacant Housing Units	3,716	8,615	18,766
2020 Total Housing Units	27,011	81,719	173,269
2020 Vacant Housing Units	2,597	7,331	16,199
2022 Total Housing Units	27,189	82,358	174,482
2022 Owner Occupied Housing Units	10,465	34,229	79,940
2022 Renter Occupied Housing Units	14,501	41,330	79,183
2022 Vacant Housing Units	2,223	6,799	15,359
2027 Total Housing Units	27,805	83,590	177,133
2027 Owner Occupied Housing Units	11,133	35,887	83,116
2027 Renter Occupied Housing Units	14,605	41,168	79,032
2027 Vacant Housing Units	2,067	6,534	14,985

Currently, 45.8% of the 174,482 housing units in the area are owner occupied; 45.4%, renter occupied; and 8.8% 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 173,269 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$247,746, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.53% annually to \$309,237.

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

Oracle Gateway 2
3838 N Oracle Rd, Tucson, Arizona, 85705
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:				2,064				8,320				15,831	
Total Employees:				23,695				123,326				220,088	
Total Residential Population:				54,315				169,434				366,483	
Employee/Residential Population Ratio (per 100 Residents)				44				73				60	
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	47	2.3%	488	2.1%	153	1.8%	1,668	1.4%	270	1.7%	2,594	1.2%	
Construction	134	6.5%	1,123	4.7%	499	6.0%	5,294	4.3%	957	6.0%	10,444	4.7%	
Manufacturing	47	2.3%	778	3.3%	209	2.5%	3,887	3.2%	416	2.6%	8,780	4.0%	
Transportation	39	1.9%	358	1.5%	150	1.8%	1,711	1.4%	290	1.8%	5,056	2.3%	
Communication	39	1.9%	779	3.3%	81	1.0%	1,671	1.4%	153	1.0%	2,184	1.0%	
Utility	5	0.2%	46	0.2%	32	0.4%	617	0.5%	37	0.2%	780	0.4%	
Wholesale Trade	64	3.1%	623	2.6%	234	2.8%	2,747	2.2%	467	2.9%	5,311	2.4%	
Retail Trade Summary	592	28.7%	9,564	40.4%	1,719	20.7%	21,744	17.6%	3,366	21.3%	45,999	20.9%	
Home Improvement	26	1.3%	470	2.0%	88	1.1%	1,034	0.8%	180	1.1%	2,632	1.2%	
General Merchandise Stores	23	1.1%	1,191	5.0%	48	0.6%	1,512	1.2%	105	0.7%	4,384	2.0%	
Food Stores	47	2.3%	821	3.5%	161	1.9%	2,933	2.4%	316	2.0%	6,085	2.8%	
Auto Dealers, Gas Stations, Auto Aftermarket	89	4.3%	1,712	7.2%	154	1.9%	2,128	1.7%	302	1.9%	3,595	1.6%	
Apparel & Accessory Stores	49	2.4%	706	3.0%	98	1.2%	930	0.8%	188	1.2%	1,589	0.7%	
Furniture & Home Furnishings	45	2.2%	432	1.8%	134	1.6%	946	0.8%	263	1.7%	2,264	1.0%	
Eating & Drinking Places	147	7.1%	2,745	11.6%	554	6.7%	8,973	7.3%	1,083	6.8%	18,590	8.4%	
Miscellaneous Retail	166	8.0%	1,487	6.3%	482	5.8%	3,288	2.7%	929	5.9%	6,860	3.1%	
Finance, Insurance, Real Estate Summary	218	10.6%	1,970	8.3%	852	10.2%	8,712	7.1%	1,675	10.6%	14,784	6.7%	
Banks, Savings & Lending Institutions	38	1.8%	449	1.9%	146	1.8%	1,403	1.1%	298	1.9%	3,238	1.5%	
Securities Brokers	16	0.8%	272	1.1%	85	1.0%	681	0.6%	200	1.3%	1,496	0.7%	
Insurance Carriers & Agents	34	1.6%	172	0.7%	127	1.5%	474	0.4%	295	1.9%	1,388	0.6%	
Real Estate, Holding, Other Investment Offices	130	6.3%	1,076	4.5%	493	5.9%	6,154	5.0%	883	5.6%	8,662	3.9%	
Services Summary	766	37.1%	7,483	31.6%	3,580	43.0%	66,433	53.9%	6,749	42.6%	107,942	49.0%	
Hotels & Lodging	17	0.8%	102	0.4%	71	0.9%	1,184	1.0%	129	0.8%	3,557	1.6%	
Automotive Services	100	4.8%	660	2.8%	229	2.8%	1,359	1.1%	455	2.9%	2,787	1.3%	
Motion Pictures & Amusements	56	2.7%	651	2.7%	212	2.5%	2,362	1.9%	411	2.6%	4,890	2.2%	
Health Services	126	6.1%	1,193	5.0%	735	8.8%	16,235	13.2%	1,362	8.6%	27,506	12.5%	
Legal Services	30	1.5%	484	2.0%	258	3.1%	1,856	1.5%	442	2.8%	2,955	1.3%	
Education Institutions & Libraries	44	2.1%	1,339	5.7%	244	2.9%	23,886	19.4%	420	2.7%	30,933	14.1%	
Other Services	392	19.0%	3,054	12.9%	1,830	22.0%	19,552	15.9%	3,530	22.3%	35,315	16.0%	
Government	11	0.5%	356	1.5%	217	2.6%	7,814	6.3%	352	2.2%	14,686	6.7%	
Unclassified Establishments	104	5.0%	128	0.5%	596	7.2%	1,029	0.8%	1,097	6.9%	1,530	0.7%	
Totals	2,064	100.0%	23,695	100.0%	8,320	100.0%	123,326	100.0%	15,831	100.0%	220,088	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.

September 21, 2022

Business Summary

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Latitude: 32.27629
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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	2	0.1%	13	0.1%	16	0.2%	134	0.1%	27	0.2%	220	0.1%
Mining	2	0.1%	15	0.1%	12	0.1%	128	0.1%	21	0.1%	211	0.1%
Utilities	3	0.1%	30	0.1%	22	0.3%	543	0.4%	24	0.2%	646	0.3%
Construction	144	7.0%	1,174	5.0%	534	6.4%	5,494	4.5%	1,026	6.5%	10,965	5.0%
Manufacturing	56	2.7%	869	3.7%	235	2.8%	3,947	3.2%	458	2.9%	7,896	3.6%
Wholesale Trade	60	2.9%	601	2.5%	225	2.7%	2,689	2.2%	446	2.8%	5,182	2.4%
Retail Trade	429	20.8%	6,696	28.3%	1,121	13.5%	12,472	10.1%	2,199	13.9%	26,800	12.2%
Motor Vehicle & Parts Dealers	85	4.1%	1,694	7.1%	144	1.7%	2,086	1.7%	280	1.8%	3,493	1.6%
Furniture & Home Furnishings Stores	26	1.3%	158	0.7%	83	1.0%	496	0.4%	153	1.0%	1,193	0.5%
Electronics & Appliance Stores	16	0.8%	251	1.1%	37	0.4%	384	0.3%	72	0.5%	869	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	25	1.2%	466	2.0%	87	1.0%	1,030	0.8%	177	1.1%	2,625	1.2%
Food & Beverage Stores	42	2.0%	796	3.4%	138	1.7%	2,742	2.2%	271	1.7%	5,659	2.6%
Health & Personal Care Stores	46	2.2%	489	2.1%	109	1.3%	1,162	0.9%	230	1.5%	2,197	1.0%
Gasoline Stations	4	0.2%	18	0.1%	10	0.1%	41	0.0%	21	0.1%	102	0.0%
Clothing & Clothing Accessories Stores	59	2.9%	793	3.3%	126	1.5%	1,074	0.9%	247	1.6%	1,862	0.8%
Sport Goods, Hobby, Book, & Music Stores	26	1.3%	317	1.3%	86	1.0%	660	0.5%	147	0.9%	1,187	0.5%
General Merchandise Stores	23	1.1%	1,191	5.0%	48	0.6%	1,512	1.2%	105	0.7%	4,384	2.0%
Miscellaneous Store Retailers	56	2.7%	469	2.0%	198	2.4%	1,157	0.9%	374	2.4%	2,635	1.2%
Nonstore Retailers	21	1.0%	54	0.2%	55	0.7%	126	0.1%	121	0.8%	595	0.3%
Transportation & Warehousing	23	1.1%	205	0.9%	104	1.2%	1,037	0.8%	212	1.3%	4,277	1.9%
Information	54	2.6%	877	3.7%	153	1.8%	2,512	2.0%	323	2.0%	5,546	2.5%
Finance & Insurance	92	4.5%	909	3.8%	367	4.4%	2,589	2.1%	806	5.1%	6,178	2.8%
Central Bank/Credit Intermediation & Related Activities	42	2.0%	465	2.0%	145	1.7%	1,389	1.1%	296	1.9%	3,226	1.5%
Securities, Commodity Contracts & Other Financial	16	0.8%	272	1.1%	94	1.1%	723	0.6%	214	1.4%	1,561	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	34	1.6%	172	0.7%	128	1.5%	477	0.4%	296	1.9%	1,391	0.6%
Real Estate, Rental & Leasing	151	7.3%	966	4.1%	556	6.7%	5,738	4.7%	1,021	6.4%	8,341	3.8%
Professional, Scientific & Tech Services	158	7.7%	1,451	6.1%	916	11.0%	7,224	5.9%	1,713	10.8%	12,741	5.8%
Legal Services	35	1.7%	501	2.1%	284	3.4%	1,971	1.6%	485	3.1%	3,151	1.4%
Management of Companies & Enterprises	2	0.1%	8	0.0%	10	0.1%	414	0.3%	18	0.1%	513	0.2%
Administrative & Support & Waste Management & Remediation	81	3.9%	1,142	4.8%	314	3.8%	4,035	3.3%	541	3.4%	6,027	2.7%
Educational Services	58	2.8%	1,374	5.8%	278	3.3%	23,768	19.3%	483	3.1%	30,740	14.0%
Health Care & Social Assistance	171	8.3%	1,881	7.9%	935	11.2%	19,898	16.1%	1,737	11.0%	34,918	15.9%
Arts, Entertainment & Recreation	33	1.6%	601	2.5%	166	2.0%	2,378	1.9%	300	1.9%	4,649	2.1%
Accommodation & Food Services	170	8.2%	2,890	12.2%	642	7.7%	10,283	8.3%	1,243	7.9%	22,371	10.2%
Accommodation	17	0.8%	102	0.4%	71	0.9%	1,184	1.0%	129	0.8%	3,557	1.6%
Food Services & Drinking Places	153	7.4%	2,788	11.8%	571	6.9%	9,099	7.4%	1,114	7.0%	18,814	8.5%
Other Services (except Public Administration)	260	12.6%	1,514	6.4%	903	10.9%	9,176	7.4%	1,787	11.3%	15,575	7.1%
Automotive Repair & Maintenance	92	4.5%	634	2.7%	198	2.4%	1,230	1.0%	388	2.5%	2,498	1.1%
Public Administration	11	0.5%	356	1.5%	218	2.6%	7,846	6.4%	353	2.2%	14,774	6.7%
Unclassified Establishments	102	4.9%	125	0.5%	593	7.1%	1,021	0.8%	1,094	6.9%	1,522	0.7%
Total	2,064	100.0%	23,695	100.0%	8,320	100.0%	123,326	100.0%	15,831	100.0%	220,088	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.

September 21, 2022