



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

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ORANGE GROVE VILLAGE



Description

Location: NWC Oracle & Orange Grove Roads
Tucson, AZ

Space Available: ± 750 SF Inline

Lease Rate: Please Call Broker.

Triple Net Charges: \$7.29/SF/YR (estimated)

Zoning: Pima County – CB1

Property Highlights

- ◆ Recently renovated.
- ◆ Six restaurants including The Parish Gastro Pub, Sushi on Oracle, Tacos Del Rancho Mexican Restaurant & Cantina, Salad Nation, El Hefe Street Food and The Hungry Fox (opening soon).
- ◆ Located less than two miles from the Tucson Mall;
- ◆ Oracle Road is the main north/south retail corridor in Tucson connecting downtown Tucson with rapidly growing NW Tucson and Oro Valley;
- ◆ Orange Grove Road is a major east/west arterial connecting I-10 to the west with the affluent Catalina Foothills residential area.
- ◆ Retailers at the intersections include: Natural Grocers, Ross, TJ Maxx, Hobby Lobby, Dollar Tree, Patio Pools, CVS, Wells Fargo, and many more.

Demographic Highlights

2025 Estimates	1 MI	3 MI	5 MI
Population	7,797	59,090	170,332
Households	4,107	27,384	79,843
Average HH Income	\$125,813	\$124,864	\$101,258

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

Traffic Counts

Oracle Rd:	38,562 VPD (2024)
Orange Grove Rd:	22,828 VPD (2025)
Total:	61,390 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

Craig Finrock, CCIM,CRX, CLS

Designated Broker

cfinrock@cradvisorsllc.com



The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

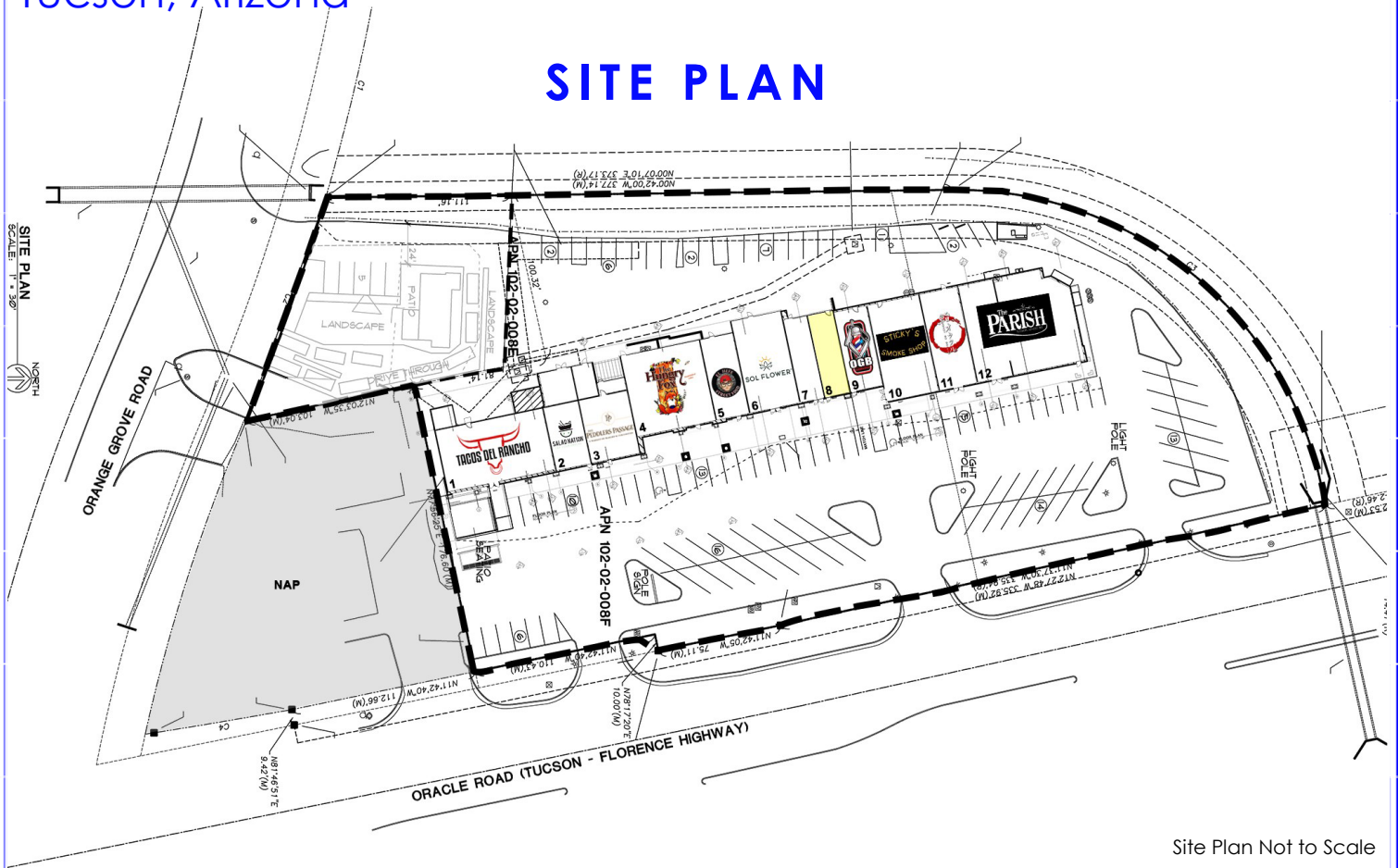
Orange Grove Village



Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



Site Plan Not to Scale

#	Tenant	Address	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.	2,630
2	Salad Nation	6425 N. Oracle Rd.	1,520
3	Paddler's Passage	6429 N. Oracle Rd.	1,198
4	The Hungry Fox	6433 N. Oracle Rd.	2,500
5	El Hefe Street Food	6435 N. Oracle Rd.	860
6	Sol Flower Dispensary	6437 N. Oracle Rd.	1,851
7	Neat Nail	6441 N. Oracle Rd.	750
8	AVAILABLE	6443 N. Oracle Rd.	750
9	Orange Grove Barber Shop	6445 N. Oracle Rd.	1,000
10	Sticky's Smoke Shop	6447 N. Oracle Rd.	1,860
11	Sushi on Oracle	6449 N. Oracle Rd.	1,500
12	The Parish Gastro Pub	6453 N. Oracle Rd.	2,735
TOTAL GLA:			19,154

Orange Grove Village



COMMERCIAL RETAIL ADVISORS, LLC

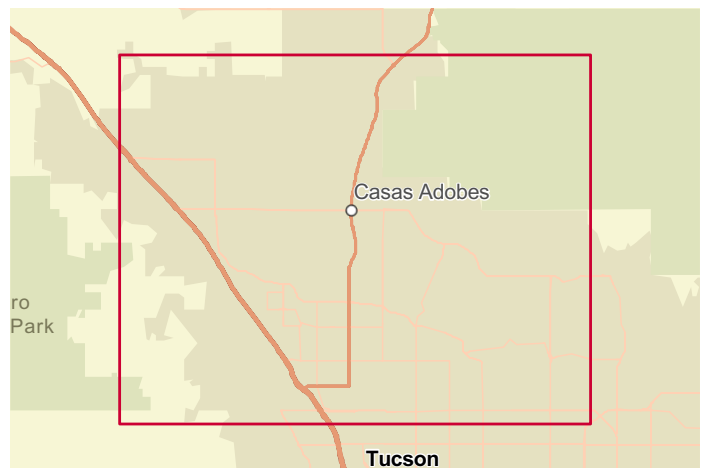
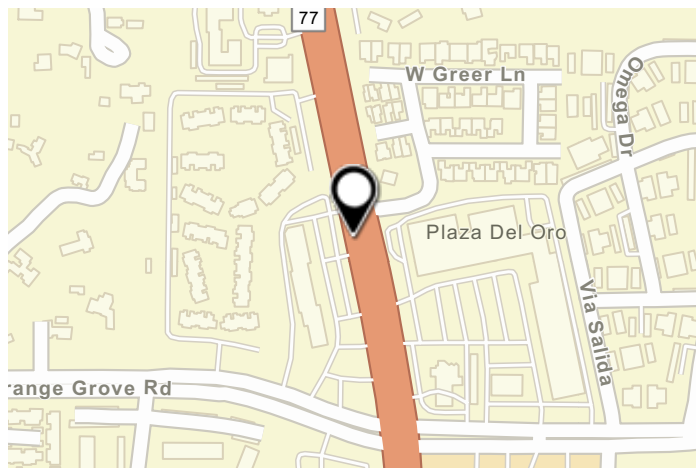
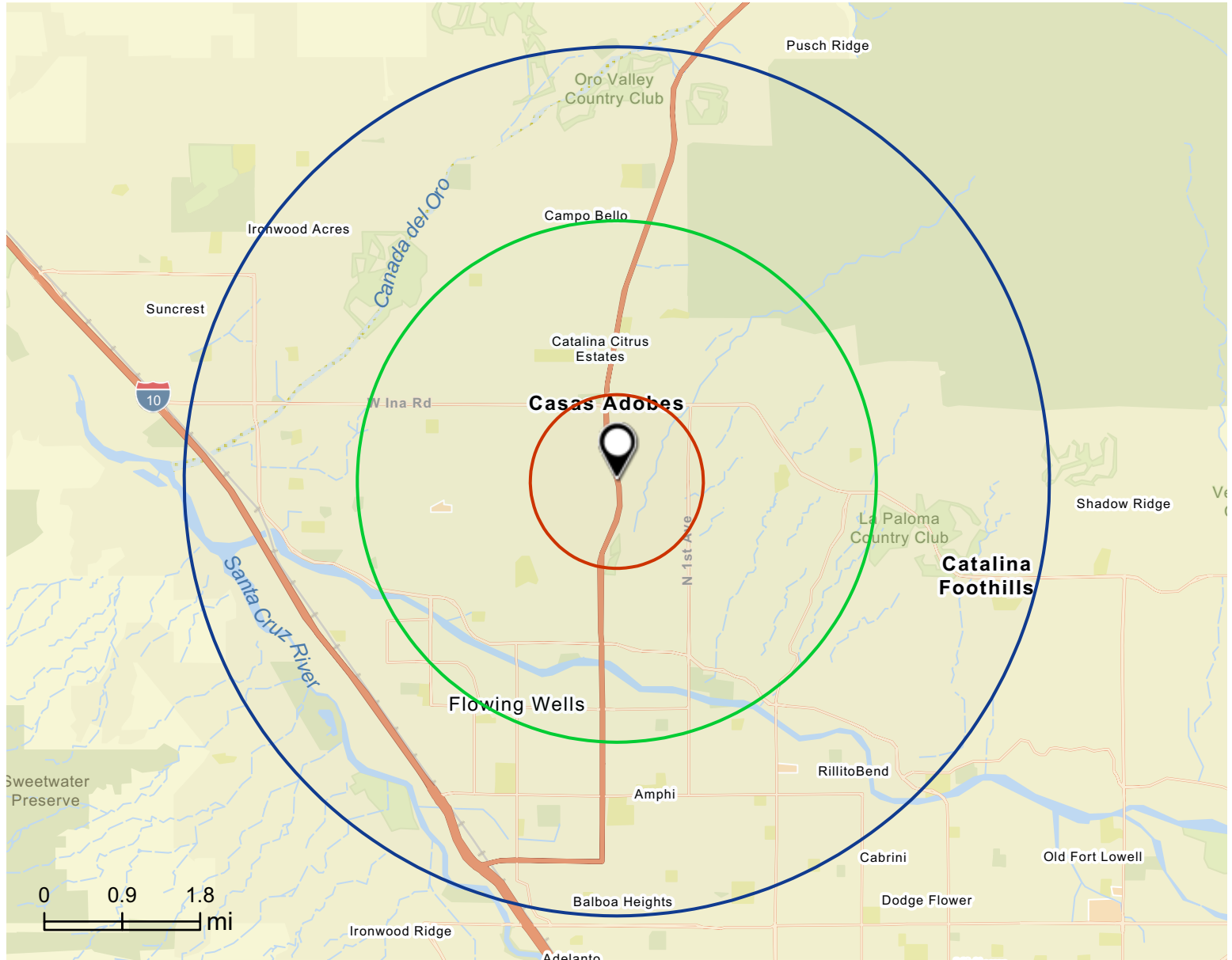
Tucson, Arizona



Site Map

Orange Grove Village
6443 N Oracle Rd, Tucson, Arizona, 85704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.32448
Longitude: -110.97530



Executive Summary

Orange Grove Village
6443 N Oracle Rd, Tucson, Arizona, 85704
Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	6,812	55,100	163,351
2020 Population	7,809	58,970	170,332
2025 Population	7,797	59,090	171,202
2030 Population	7,846	59,949	173,493
2010-2020 Annual Rate	1.38%	0.68%	0.42%
2020-2025 Annual Rate	-0.03%	0.04%	0.10%
2025-2030 Annual Rate	0.13%	0.29%	0.27%

Age	1 mile	3 miles	5 miles
2025 Median Age	44.5	46.1	42.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	71.1%	68.4%	63.6%
Black Alone	3.2%	2.7%	3.4%
American Indian Alone	0.7%	1.2%	1.9%
Asian Alone	5.7%	5.9%	4.7%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	6.7%	7.4%	10.4%
Two or More Races	12.3%	14.2%	15.8%
Hispanic Origin	22.5%	25.4%	31.6%
Diversity Index	65.5	69.1	74.8

Households	1 mile	3 miles	5 miles
2010 Total Households	3,467	24,866	72,038
2020 Total Households	4,004	26,697	77,150
2025 Total Households	4,107	27,384	79,843
2030 Total Households	4,198	28,227	82,311
2010-2020 Annual Rate	1.45%	0.71%	0.69%
2020-2025 Annual Rate	0.48%	0.49%	0.66%
2025-2030 Annual Rate	0.44%	0.61%	0.61%
2025 Average Household Size	1.88	2.08	2.10
Wealth Index	120	126	94

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	34.6%	33.3%	34.7%
Median Household Income			
2025 Median Household Income	\$84,402	\$78,733	\$65,529
2030 Median Household Income	\$104,227	\$93,051	\$76,009
2025-2030 Annual Rate	4.31%	3.40%	3.01%
Average Household Income			
2025 Average Household Income	\$125,813	\$124,864	\$101,258
2030 Average Household Income	\$142,730	\$139,302	\$113,321
Per Capita Income			
2025 Per Capita Income	\$64,470	\$58,003	\$47,362
2030 Per Capita Income	\$74,343	\$65,701	\$53,904
2025-2030 Annual Rate	2.89%	2.52%	2.62%
Income Equality			
2025 Gini Index	47.0	49.5	50.0
Socioeconomic Status			
2025 Socioeconomic Status Index	60.0	52.4	47.9
Housing Unit Summary			
Housing Affordability Index	70	72	69
2010 Total Housing Units	3,844	27,302	81,012
2010 Owner Occupied Hus (%)	56.4%	58.3%	55.0%
2010 Renter Occupied Hus (%)	43.6%	41.7%	45.0%
2010 Vacant Housing Units (%)	9.8%	8.9%	11.1%
2020 Housing Units	4,342	28,972	84,176
2020 Owner Occupied HUs (%)	50.1%	56.4%	53.3%
2020 Renter Occupied HUs (%)	49.9%	43.6%	46.7%
Vacant Housing Units	7.9%	7.9%	8.3%
2025 Housing Units	4,404	29,317	85,960
Owner Occupied Housing Units	56.7%	61.2%	57.7%
Renter Occupied Housing Units	43.3%	38.8%	42.3%
Vacant Housing Units	6.7%	6.6%	7.1%
2030 Total Housing Units	4,485	30,107	88,358
2030 Owner Occupied Housing Units	2,604	18,077	49,941
2030 Renter Occupied Housing Units	1,595	10,151	32,371
2030 Vacant Housing Units	287	1,880	6,047

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Business Summary Report (SIC)

Orange Grove Village
6443 N Oracle Rd, Tucson, Arizona, 85704
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	621	3,431	7,321
Total Employees	5,103	40,248	82,798
Total Population	7,797	59,090	171,202
Employee/Population Ratio (per 100)	65.4	68.1	48.4

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	14	2.3%	67	1.3%	61	1.8%	774	1.9%	165	2.3%	1,991	2.4%
Construction (15-17)	27	4.3%	126	2.5%	155	4.5%	1,068	2.6%	502	6.9%	5,276	6.4%
Manufacturing (20-39)	7	1.1%	78	1.5%	34	1.0%	386	1.0%	176	2.4%	3,502	4.2%
Transportation (40-47)	12	1.9%	64	1.3%	44	1.3%	285	0.7%	138	1.9%	1,619	2.0%
Communication (48)	2	0.3%	8	0.2%	25	0.7%	194	0.5%	57	0.8%	690	0.8%
Utility (49)	3	0.5%	14	0.3%	7	0.2%	86	0.2%	18	0.3%	194	0.2%
Wholesale Trade (50-51)	5	0.8%	27	0.5%	39	1.1%	492	1.2%	168	2.3%	1,688	2.0%
Retail Trade Summary (52-59)	107	17.2%	1,259	24.7%	729	21.3%	11,946	29.7%	1,501	20.5%	21,358	25.8%
Home Improvement	7	1.1%	88	1.7%	29	0.8%	455	1.1%	82	1.1%	1,154	1.4%
General Merchandise Stores	5	0.8%	52	1.0%	26	0.8%	1,038	2.6%	45	0.6%	1,711	2.1%
Food Stores	9	1.4%	213	4.2%	64	1.9%	1,359	3.4%	148	2.0%	2,967	3.6%
Auto Dealers & Gas Stations	1	0.2%	6	0.1%	54	1.6%	1,316	3.3%	152	2.1%	2,009	2.4%
Apparel & Accessory Stores	7	1.1%	46	0.9%	77	2.2%	991	2.5%	100	1.4%	1,097	1.3%
Furniture & Home Furnishings	6	1.0%	16	0.3%	51	1.5%	509	1.3%	121	1.6%	971	1.2%
Eating & Drinking Places	37	6.0%	541	10.6%	217	6.3%	4,483	11.1%	461	6.3%	8,281	10.0%
Miscellaneous Retail	34	5.5%	297	5.8%	212	6.2%	1,795	4.5%	393	5.4%	3,168	3.8%

 **Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Orange Grove Village
6443 N Oracle Rd, Tucson, Arizona, 85704
Rings: 1, 3, 5 mile radii



by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	99	15.9%	1,048	20.5%	525	15.3%	6,101	15.2%	966	13.2%	9,278	11.2%
Banks, Savings & Lending	24	3.9%	194	3.8%	88	2.6%	756	1.9%	160	2.2%	1,500	1.8%
Securities Brokers	11	1.8%	30	0.6%	86	2.5%	570	1.4%	160	2.2%	1,213	1.5%
Insurance Carriers & Agents	15	2.4%	39	0.8%	88	2.6%	465	1.2%	146	2.0%	696	0.8%
Real Estate, Investment Offices	49	7.9%	784	15.4%	263	7.7%	4,311	10.7%	500	6.8%	5,869	7.1%
Services Summary (70-89)	318	51.2%	2,378	46.6%	1,666	48.6%	18,590	46.2%	3,302	45.1%	35,974	43.5%
Hotels & Lodging	7	1.1%	233	4.6%	22	0.6%	1,083	2.7%	46	0.6%	2,034	2.5%
Automotive Services	1	0.2%	8	0.2%	44	1.3%	401	1.0%	205	2.8%	1,212	1.5%
Movies & Amusements	20	3.2%	88	1.7%	74	2.2%	519	1.3%	165	2.3%	1,598	1.9%
Health Services	102	16.4%	955	18.7%	617	18.0%	9,337	23.2%	884	12.1%	13,041	15.8%
Legal Services	25	4.0%	108	2.1%	105	3.1%	544	1.4%	164	2.2%	918	1.1%
Education Inst. & Libraries	9	1.4%	122	2.4%	62	1.8%	1,456	3.6%	154	2.1%	4,567	5.5%
Other Services	153	24.6%	864	16.9%	741	21.6%	5,250	13.0%	1,683	23.0%	12,604	15.2%
Government (91-97)	3	0.5%	32	0.6%	26	0.8%	297	0.7%	59	0.8%	1,168	1.4%
Unclassified Establishments (99)	26	4.2%	2	0.0%	119	3.5%	29	0.1%	270	3.7%	60	0.1%
Totals (01-99)	621	100.0%	5,103	100.0%	3,431	100.0%	40,248	100.0%	7,321	100.0%	82,798	100.0%

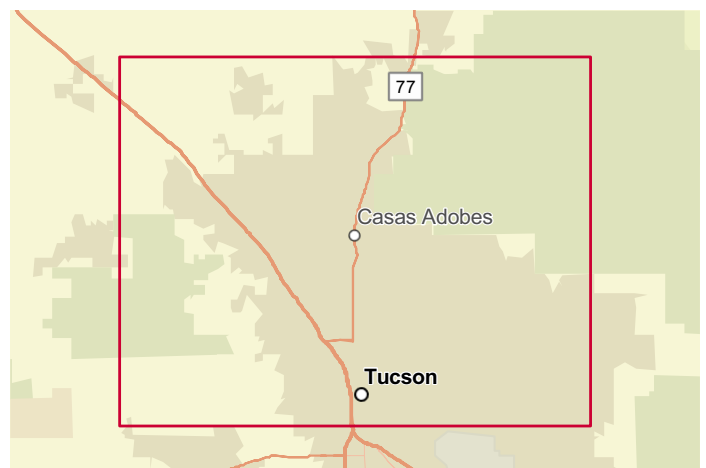
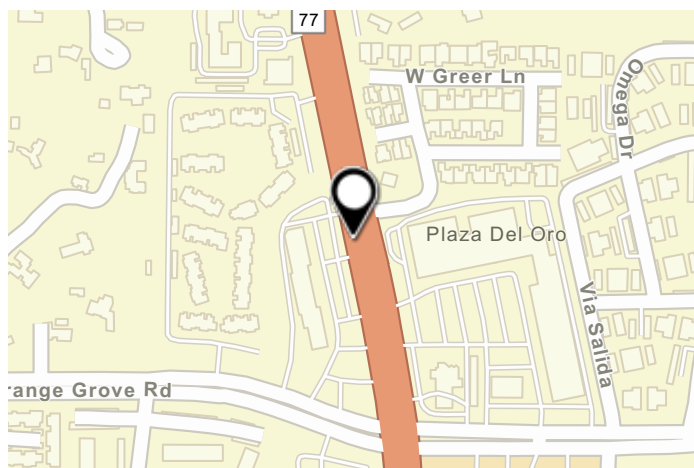
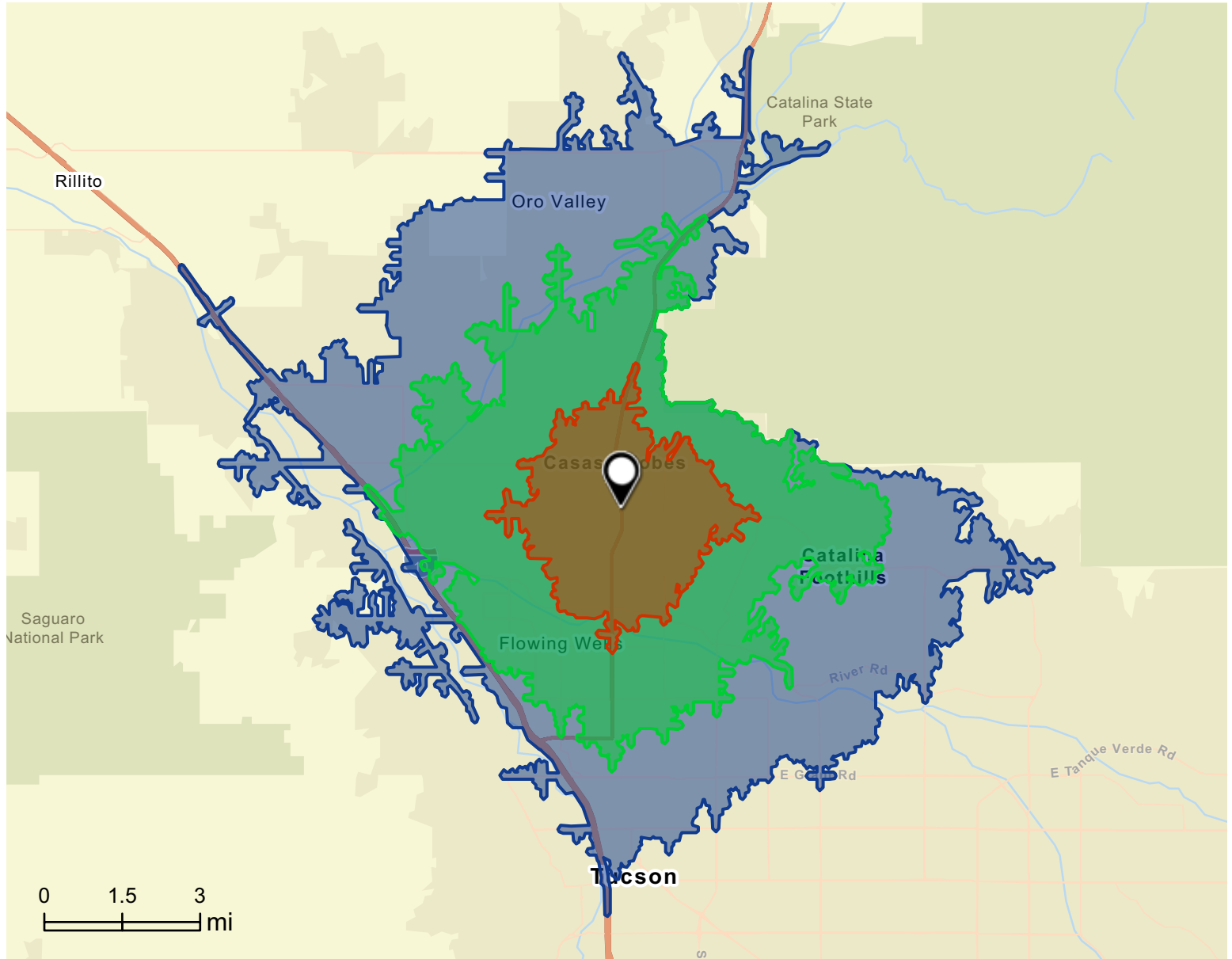


Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Site Map

Orange Grove Village.
6443 N Oracle Rd, Tucson, Arizona, 85704
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.32448
Longitude: -110.97530



Business Summary Report (SIC)

Orange Grove Village.
6443 N Oracle Rd, Tucson, Arizona, 85704
Drive time: 5, 10, 15 minute radii



Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses	1,376	5,640	10,083
Total Employees	13,954	63,985	120,369
Total Population	21,990	125,717	251,243
Employee/Population Ratio (per 100)	63.5	50.9	47.9

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	26	1.9%	191	1.4%	119	2.1%	1,589	2.5%	222	2.2%	2,443	2.0%
Construction (15-17)	53	3.9%	217	1.6%	350	6.2%	3,220	5.0%	681	6.8%	6,608	5.5%
Manufacturing (20-39)	15	1.1%	215	1.5%	115	2.0%	1,830	2.9%	268	2.7%	4,992	4.2%
Transportation (40-47)	19	1.4%	94	0.7%	97	1.7%	907	1.4%	180	1.8%	1,930	1.6%
Communication (48)	6	0.4%	49	0.3%	49	0.9%	662	1.0%	71	0.7%	926	0.8%
Utility (49)	3	0.2%	33	0.2%	15	0.3%	168	0.3%	23	0.2%	267	0.2%
Wholesale Trade (50-51)	11	0.8%	80	0.6%	104	1.8%	873	1.4%	247	2.5%	2,474	2.1%
Retail Trade Summary (52-59)	259	18.8%	3,343	24.0%	1,177	20.9%	17,387	27.2%	2,010	19.9%	27,267	22.6%
Home Improvement	12	0.9%	118	0.8%	55	1.0%	769	1.2%	107	1.1%	1,465	1.2%
General Merchandise Stores	11	0.8%	244	1.8%	37	0.7%	1,380	2.2%	59	0.6%	2,396	2.0%
Food Stores	26	1.9%	580	4.2%	121	2.1%	2,485	3.9%	192	1.9%	3,576	3.0%
Auto Dealers & Gas Stations	11	0.8%	115	0.8%	113	2.0%	1,769	2.8%	192	1.9%	2,291	1.9%
Apparel & Accessory Stores	14	1.0%	110	0.8%	93	1.6%	1,068	1.7%	116	1.1%	1,209	1.0%
Furniture & Home Furnishings	19	1.4%	94	0.7%	93	1.6%	855	1.3%	170	1.7%	1,194	1.0%
Eating & Drinking Places	87	6.3%	1,495	10.7%	345	6.1%	6,432	10.1%	650	6.5%	11,217	9.3%
Miscellaneous Retail	79	5.7%	588	4.2%	320	5.7%	2,629	4.1%	522	5.2%	3,918	3.3%

 **Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Orange Grove Village.

6443 N Oracle Rd, Tucson, Arizona, 85704

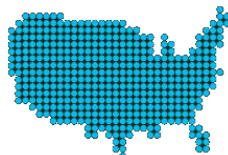
Drive time: 5, 10, 15 minute radii



by SIC Codes	5 minutes				10 minutes				15 minutes			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	195	14.2%	2,732	19.6%	811	14.4%	8,355	13.1%	1,264	12.5%	11,099	9.2%
Banks, Savings & Lending	46	3.3%	377	2.7%	134	2.4%	1,216	1.9%	199	2.0%	1,784	1.5%
Securities Brokers	24	1.7%	198	1.4%	138	2.5%	1,133	1.8%	202	2.0%	1,374	1.1%
Insurance Carriers & Agents	33	2.4%	90	0.6%	127	2.3%	632	1.0%	194	1.9%	963	0.8%
Real Estate, Investment Offices	92	6.7%	2,067	14.8%	413	7.3%	5,374	8.4%	669	6.6%	6,978	5.8%
Services Summary (70-89)	730	53.0%	6,945	49.8%	2,567	45.5%	28,194	44.1%	4,637	46.0%	59,770	49.7%
Hotels & Lodging	11	0.8%	462	3.3%	36	0.6%	1,422	2.2%	79	0.8%	2,638	2.2%
Automotive Services	10	0.7%	89	0.6%	141	2.5%	910	1.4%	275	2.7%	1,514	1.3%
Movies & Amusements	40	2.9%	191	1.4%	124	2.2%	1,104	1.7%	244	2.4%	2,800	2.3%
Health Services	256	18.6%	3,210	23.0%	741	13.1%	11,047	17.3%	1,111	11.0%	15,963	13.3%
Legal Services	48	3.5%	190	1.4%	142	2.5%	790	1.2%	242	2.4%	1,242	1.0%
Education Inst. & Libraries	23	1.7%	569	4.1%	127	2.3%	3,682	5.8%	247	2.5%	17,691	14.7%
Other Services	343	24.9%	2,232	16.0%	1,255	22.3%	9,239	14.4%	2,439	24.2%	17,923	14.9%
Government (91-97)	6	0.4%	44	0.3%	42	0.7%	755	1.2%	103	1.0%	2,484	2.1%
Unclassified Establishments (99)	52	3.8%	11	0.1%	196	3.5%	45	0.1%	377	3.7%	107	0.1%
Totals (01-99)	1,376	100.0%	13,954	100.0%	5,640	100.0%	63,985	100.0%	10,083	100.0%	120,369	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	112	2.74%	10.00%	27
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	1,378	33.72%	11.26%	299
Cozy Country Living (L6)	773	18.91%	12.06%	157
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,824	44.63%	10.79%	414
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

\$454,519
Median Home Value

\$78,409
Median HH Income

5.8
Home Value to Income Ratio

44.7
Median Age

4,087
Households

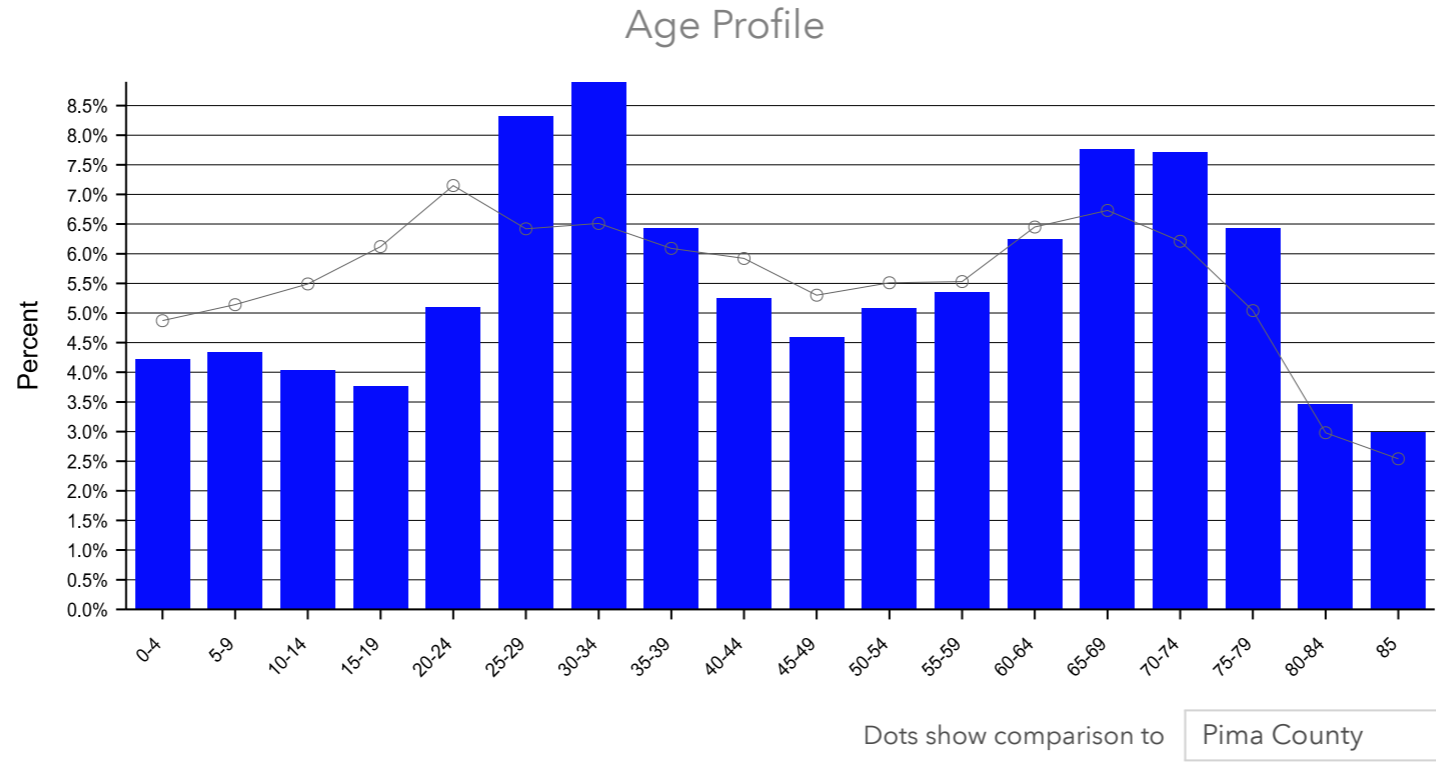
Education

2%
No HS Diploma

18%
HS Graduate

23%
Some College

57%
Degree or Higher

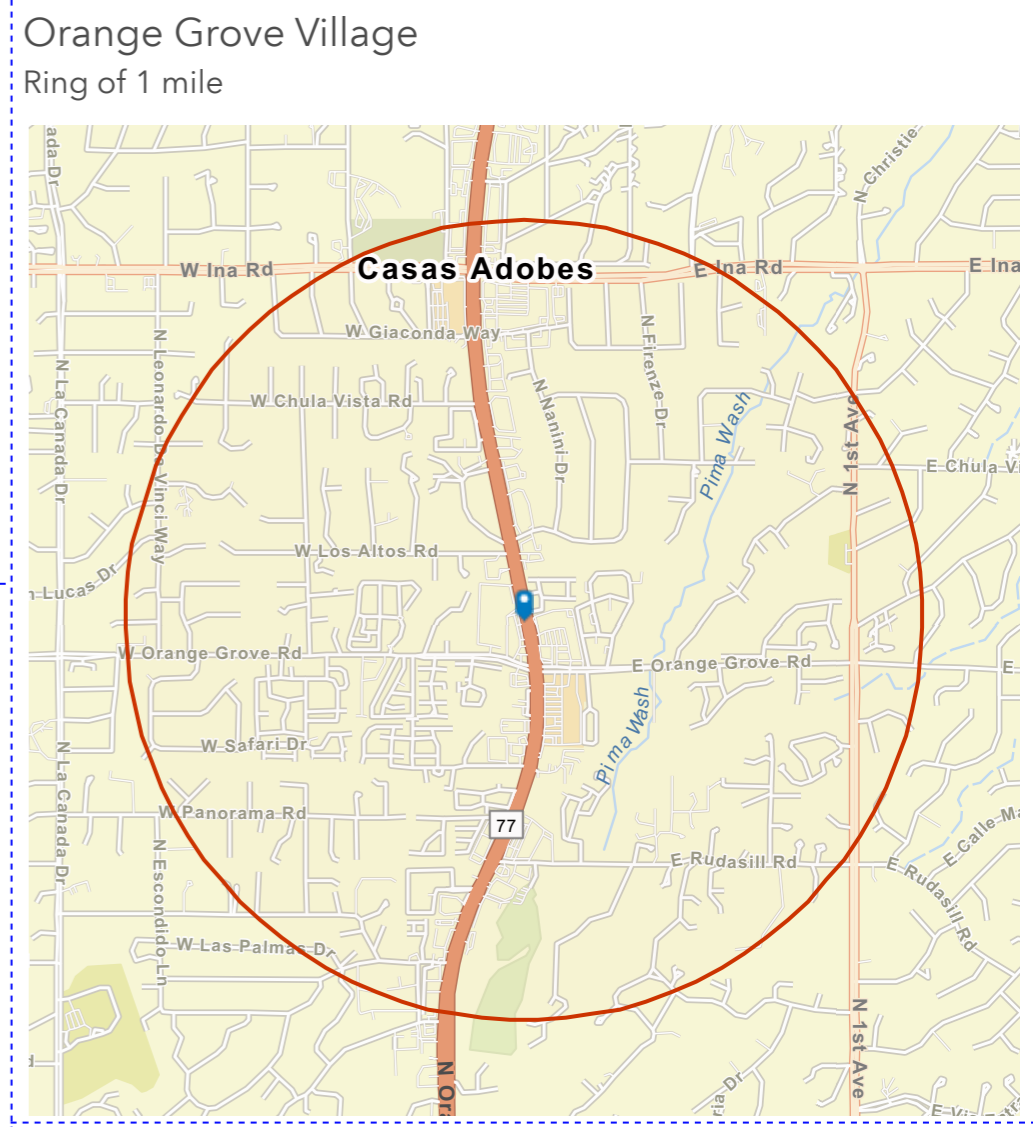


2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.8%)
The smallest group: <\$15,000 (6.0%)

Indicator ▲	Value	Diff
<\$15,000	6.0%	-3.2%
\$15,000 - \$24,999	6.5%	-0.7%
\$25,000 - \$34,999	6.0%	-2.7%
\$35,000 - \$49,999	11.0%	-0.2%
\$50,000 - \$74,999	19.1%	+2.9%
\$75,000 - \$99,999	8.2%	-5.3%
\$100,000 - \$149,999	20.8%	+4.1%
\$150,000 - \$199,999	9.2%	+0.1%
\$200,000+	13.0%	+4.9%

Bars show deviation from **Pima County**

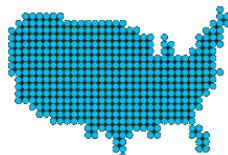


Tapestry segments

- 8F Old and Newcomers**
1,820 households
44.5% of Households
- 5B In Style**
1,378 households
33.7% of Households
- 6C The Great Outdoors**
773 households
18.9% of Households

Source: Esri. The vintage of the data is 2024.





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	3,921	14.41%	10.00%	144
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	442	1.62%	7.63%	21
GenXurban (L5)	2,919	10.73%	11.26%	95
Cozy Country Living (L6)	899	3.30%	12.06%	27
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,773	24.90%	10.79%	231
Senior Styles (L9)	6,593	24.23%	5.80%	418
Rustic Outposts (L10)	1,595	5.86%	8.30%	71
Midtown Singles (L11)	3,505	12.88%	6.16%	209
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	559	2.05%	1.61%	128

Key Facts

\$395,330
Median Home Value

\$74,121
Median HH Income

5.3
Home Value to Income Ratio

45.8
Median Age

27,206
Households

Education

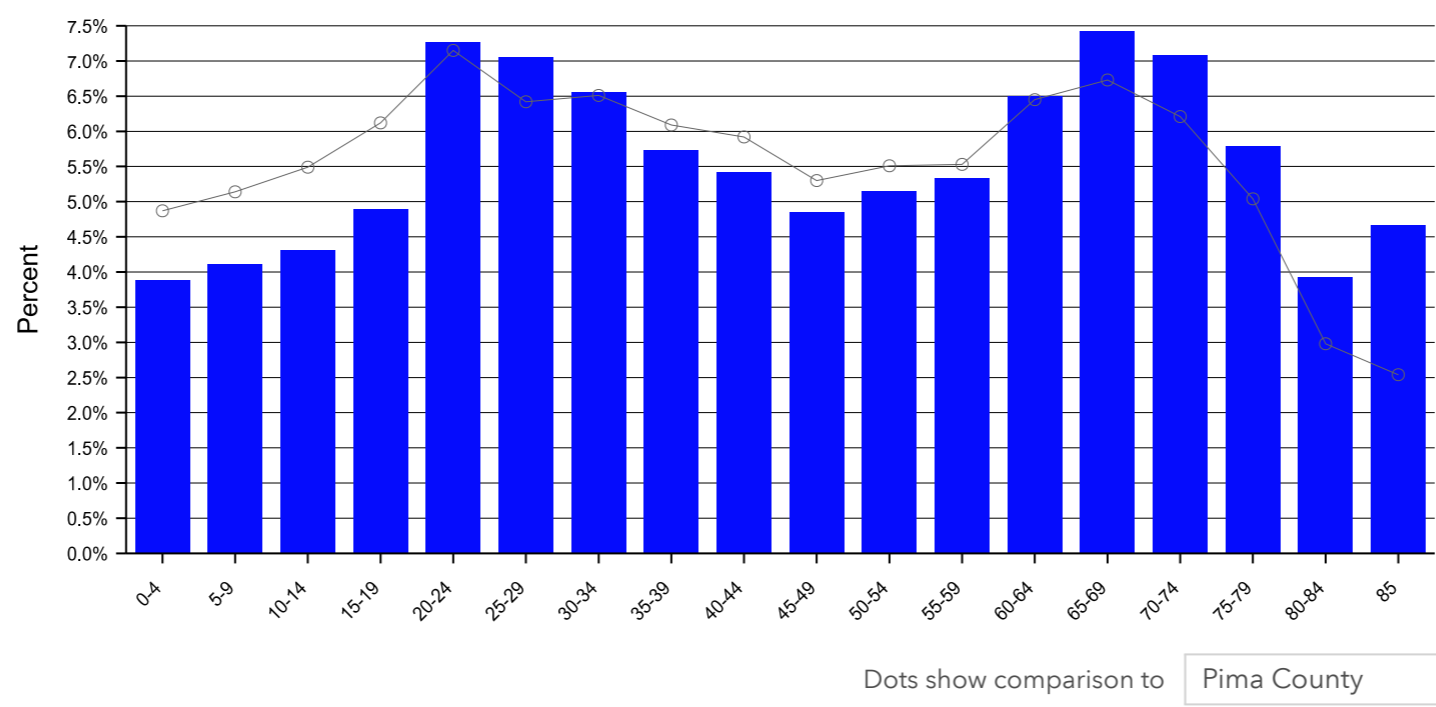
5%
No HS Diploma

17%
HS Graduate

28%
Some College

50%
Degree or Higher

Age Profile



2024 Households by income (Esri)

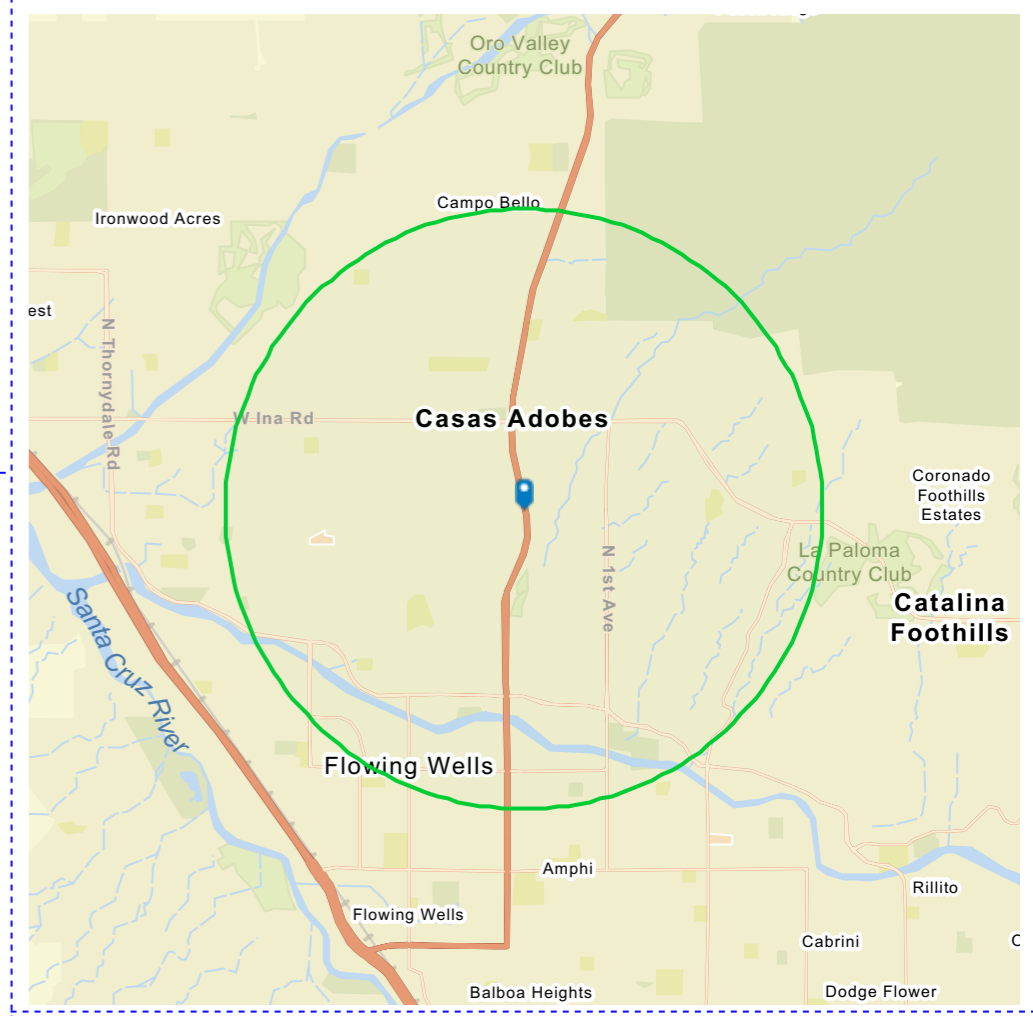
The largest group: \$50,000 - \$74,999 (16.4%)
 The smallest group: \$15,000 - \$24,999 (6.0%)

Indicator ▲	Value	Diff
<\$15,000	8.5%	-0.7%
\$15,000 - \$24,999	6.0%	-1.2%
\$25,000 - \$34,999	8.3%	-0.4%
\$35,000 - \$49,999	11.2%	0
\$50,000 - \$74,999	16.4%	+0.2%
\$75,000 - \$99,999	11.3%	-2.2%
\$100,000 - \$149,999	15.9%	-0.8%
\$150,000 - \$199,999	9.2%	+0.1%
\$200,000+	13.1%	+5.0%

Bars show deviation from

Orange Grove Village

Ring of 3 miles



Tapestry segments

8F

Old and Newcomers

4,261 households

15.7%

of Households

9E

Retirement Communities

3,303 households

12.1%

of Households

1E

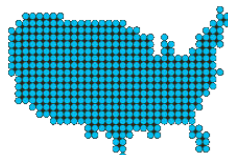
Exurbanites

3,033 households

11.1%

of Households

Source: Esri. The vintage of the data is 2024.



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Learn more...				
Affluent Estates (L1)	8,161	10.33%	10.00%	103
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	6,358	8.05%	7.63%	106
GenXurban (L5)	6,412	8.12%	11.26%	72
Cozy Country Living (L6)	1,440	1.82%	12.06%	15
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	14,060	17.80%	10.79%	165
Senior Styles (L9)	13,242	16.77%	5.80%	289
Rustic Outposts (L10)	6,865	8.69%	8.30%	105
Midtown Singles (L11)	17,770	22.50%	6.16%	365
Hometown (L12)	457	0.58%	6.01%	10
Next Wave (L13)	1,435	1.82%	3.78%	48
Scholars and Patriots (L14)	2,772	3.51%	1.61%	218

Key Facts

\$346,925
Median Home Value

\$61,687
Median HH Income

5.6
Home Value to Income Ratio

42.3
Median Age

78,972
Households

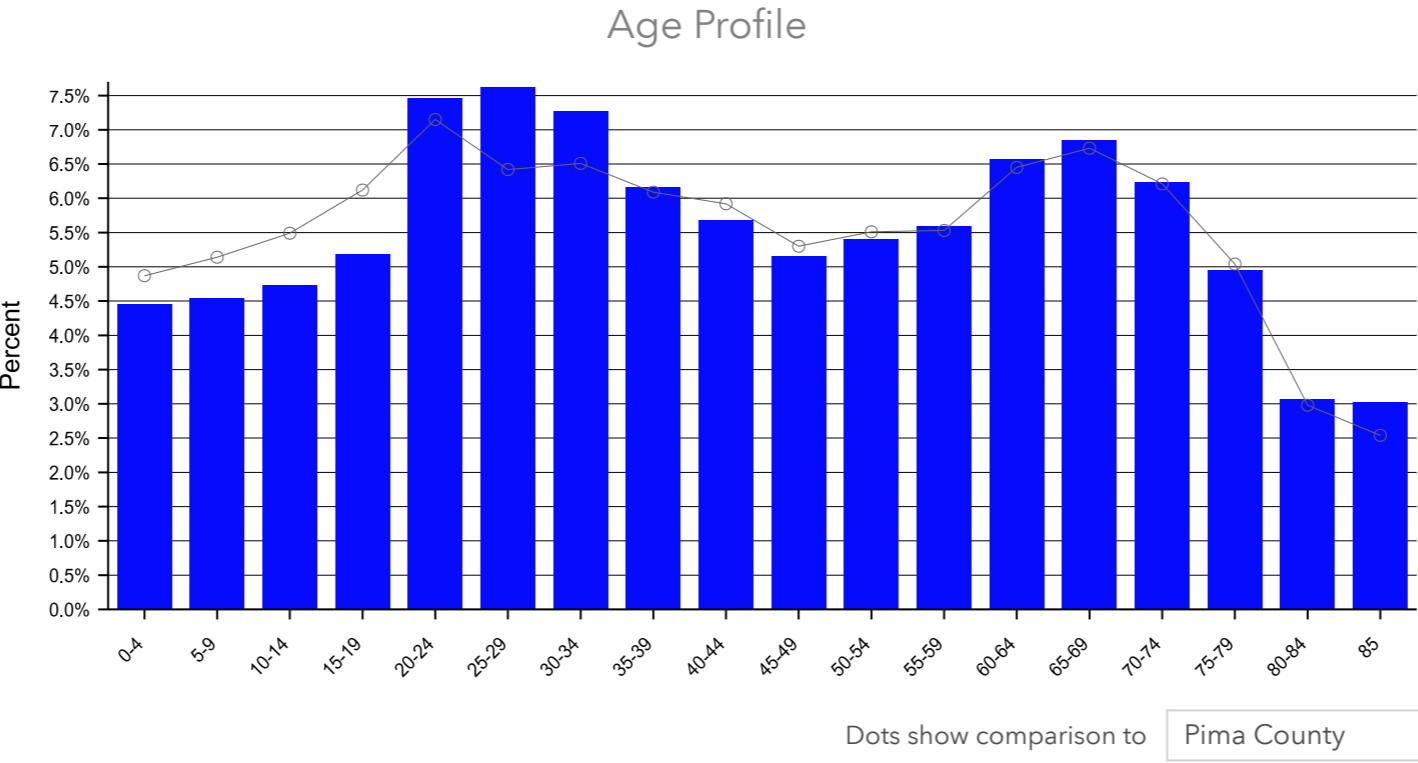
Education

9%
No HS Diploma

19%
HS Graduate

30%
Some College

42%
Degree or Higher

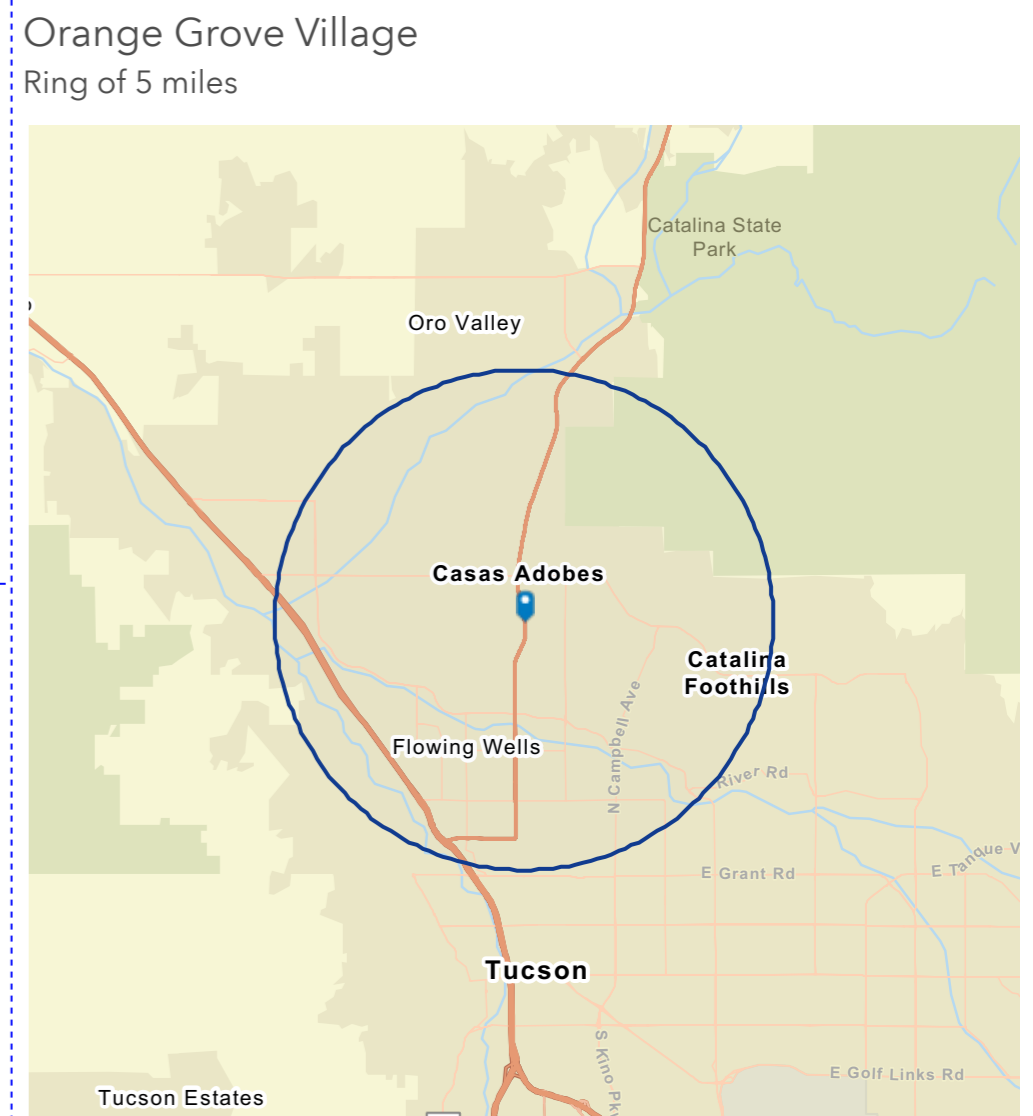


2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.1%)
The smallest group: \$15,000 - \$24,999 (7.5%)

Indicator ▲	Value	Diff
<\$15,000	11.2%	+2.0%
\$15,000 - \$24,999	7.5%	+0.3%
\$25,000 - \$34,999	10.5%	+1.8%
\$35,000 - \$49,999	11.7%	+0.5%
\$50,000 - \$74,999	16.1%	-0.1%
\$75,000 - \$99,999	12.0%	-1.5%
\$100,000 - \$149,999	14.3%	-2.4%
\$150,000 - \$199,999	7.5%	-1.6%
\$200,000+	9.0%	+0.9%

Bars show deviation from **Pima County**



Tapestry segments

- 11D Set to Impress**
9,256 households
11.7% of Households
- 10D Down the Road**
6,865 households
8.7% of Households
- 1E Exurbanites**
6,413 households
8.1% of Households

Source: Esri. The vintage of the data is 2024.

