



**COMMERCIAL RETAIL ADVISORS, LLC**

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# ORANGE GROVE VILLAGE



## Description

Location: NWC Oracle & Orange Grove Roads  
Tucson, AZ

Space Available: ±750 SF Inline  
±2,500 SF Built-out Restaurant \*

Lease Rate: See Site Plan

Triple Net Charges: \$6.91/SF/YR (estimated)  
\$3.00/SF/YR HVAC Maintenance Fee

Zoning: Pima County – CB1

\*Please Do Not Disturb Tenant

## Demographic Highlights

2024 Estimates	1 MI	3 MI	5 MI
Population	7,826	59,298	171,061
Households	4,087	27,206	7,972
Average HH Income	\$117,708	\$115,356	\$96,096

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

## Property Highlights

- ◆ Recently renovated.
- ◆ Four restaurants including The Parish Gastro Pub, Sushi on Oracle, Tacos Del Rancho Mexican Restaurant & Cantina and El Hefe Street Food.
- ◆ 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: Bed Bath & Beyond, TJ Maxx, Hobby Lobby Patio Pools, CVS, Pacific Premier Bank, Wells Fargo, and many more.

## Traffic Counts

Oracle Rd:	38,218 VPD (2023)
Orange Grove Rd:	22,579 VPD (2023)
Total:	60,797 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.

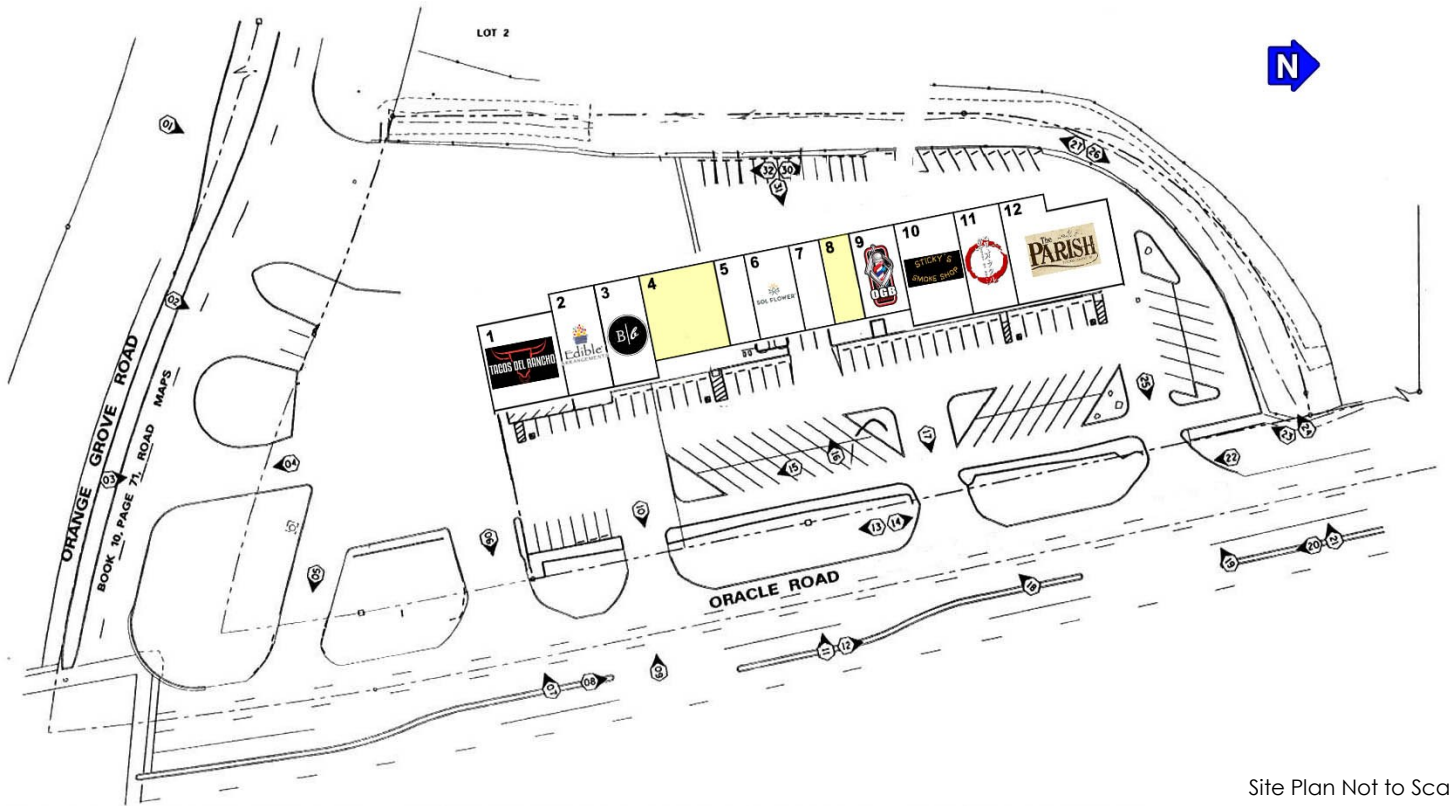
# Orange Grove Village

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## SITE PLAN



Site Plan Not to Scale

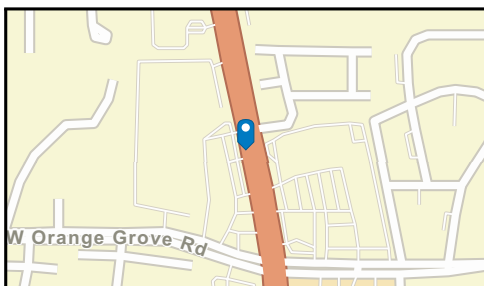
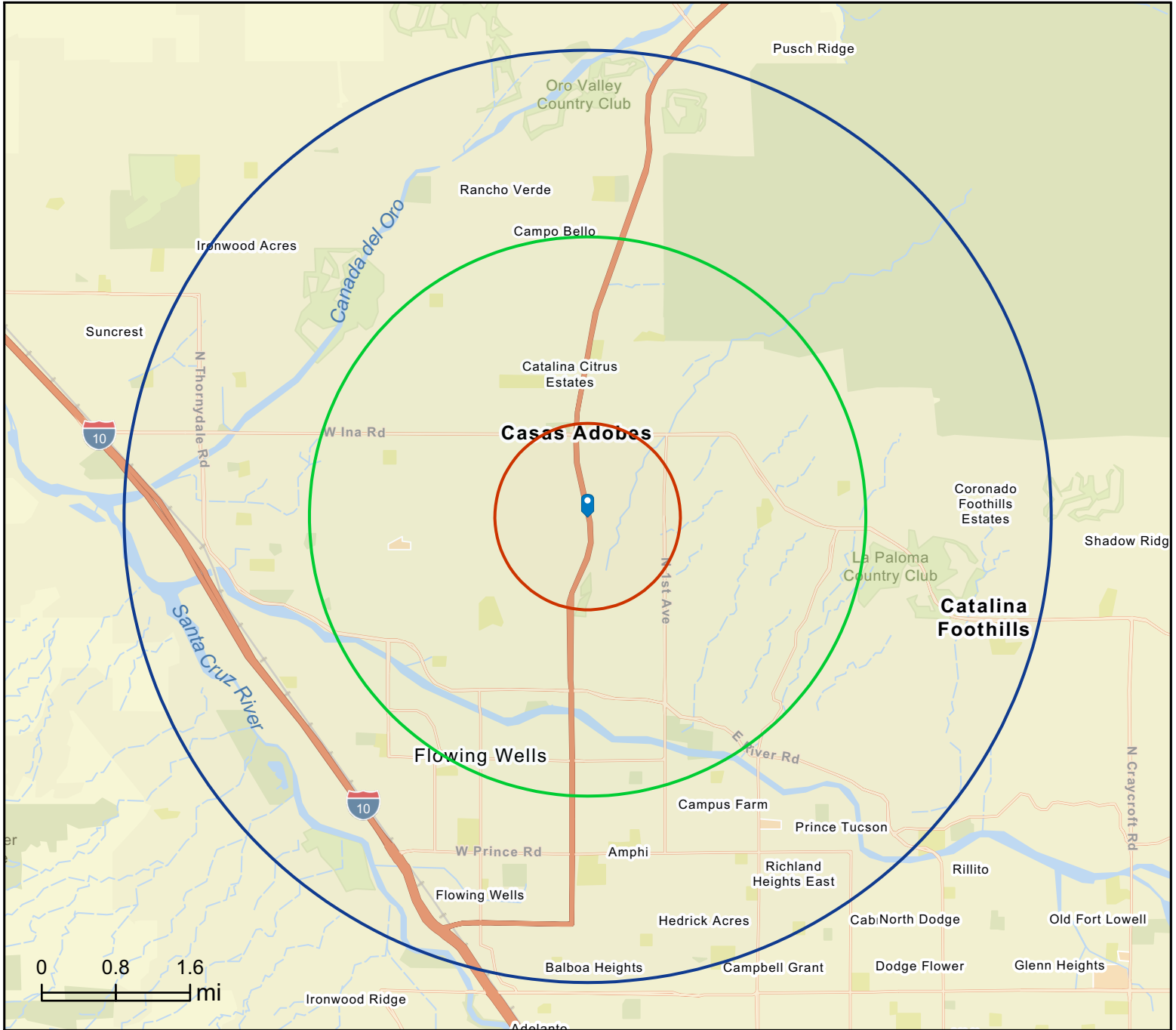
#	Tenant	Address	Base Rent	SF
1	Tacos Del Rancho	6421 N. Oracle Rd.		2,630
2	Edible Arrangements	6425 N. Oracle Rd.		1,520
3	Board & Brush Creative Studio	6429 N. Oracle Rd.		1,198
4	<b>AVAILABLE (Restaurant)*</b>	<b>6433 N. Oracle Rd.</b>		<b>2,500</b>
5	El Hefe Street Food	6435 N. Oracle Rd.		860
6	Sol Flower Dispensary	6437 N. Oracle Rd.		1,851
7	Neat Nail	6441 N. Oracle Rd.		750
8	<b>AVAILABLE</b>	<b>6443 N. Oracle Rd.</b>	<b>\$24.00/SF/YR</b>	<b>750</b>
9	Orange Grove Barbershop	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
<b>TOTAL GLA:</b>				<b>19,154</b>

\* Please Do Not Disturb Tenant

# 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

Prepared by Esri  
 Latitude: 32.32448  
 Longitude: -110.97530

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,812	55,100	163,351
2020 Population	7,809	58,970	170,332
2024 Population	7,826	59,298	171,061
2029 Population	7,815	59,386	172,476
2010-2020 Annual Rate	1.38%	0.68%	0.42%
2020-2024 Annual Rate	0.05%	0.13%	0.10%
2024-2029 Annual Rate	-0.03%	0.03%	0.16%
2020 Male Population	47.4%	47.7%	48.7%
2020 Female Population	52.6%	52.3%	51.3%
2020 Median Age	44.7	45.4	41.9
2024 Male Population	47.8%	48.2%	49.3%
2024 Female Population	52.2%	51.8%	50.7%
2024 Median Age	44.7	45.8	42.3

In the identified area, the current year population is 171,061. In 2020, the Census count in the area was 170,332. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 172,476 representing a change of 0.16% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 42.3, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	71.3%	68.6%	63.8%
2024 Black Alone	3.1%	2.7%	3.4%
2024 American Indian/Alaska Native Alone	0.7%	1.2%	2.0%
2024 Asian Alone	5.6%	5.9%	4.7%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	6.6%	7.3%	10.4%
2024 Two or More Races	12.3%	14.1%	15.7%
2024 Hispanic Origin (Any Race)	22.4%	25.3%	31.5%

Persons of Hispanic origin represent 31.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	122	121	92
2010 Households	3,467	24,866	72,038
2020 Households	4,004	26,697	77,150
2024 Households	4,087	27,206	78,972
2029 Households	4,188	27,920	81,700
2010-2020 Annual Rate	1.45%	0.71%	0.69%
2020-2024 Annual Rate	0.48%	0.45%	0.55%
2024-2029 Annual Rate	0.49%	0.52%	0.68%
2024 Average Household Size	1.90	2.10	2.12

The household count in this area has changed from 77,150 in 2020 to 78,972 in the current year, a change of 0.55% annually. The five-year projection of households is 81,700, a change of 0.68% annually from the current year total. Average household size is currently 2.12, compared to 2.16 in the year 2020. The number of families in the current year is 41,745 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

# Executive Summary

Orange Grove Village  
 6443 N Oracle Rd, Tucson, Arizona, 85704  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	36.3%	33.4%	35.2%
<b>Median Household Income</b>			
2024 Median Household Income	\$78,409	\$74,121	\$61,687
2029 Median Household Income	\$104,071	\$90,091	\$76,907
2024-2029 Annual Rate	5.83%	3.98%	4.51%
<b>Average Household Income</b>			
2024 Average Household Income	\$117,708	\$115,356	\$96,096
2029 Average Household Income	\$139,820	\$135,112	\$113,806
2024-2029 Annual Rate	3.50%	3.21%	3.44%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$59,798	\$53,389	\$44,604
2029 Per Capita Income	\$72,956	\$63,963	\$54,154
2024-2029 Annual Rate	4.06%	3.68%	3.96%
<b>GINI Index</b>			
2024 Gini Index	39.6	42.0	44.1

### Households by Income

Current median household income is \$61,687 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$76,907 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$96,096 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$113,806 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,604 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,154 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	69	74	71
2010 Total Housing Units	3,844	27,302	81,012
2010 Owner Occupied Housing Units	1,955	14,487	39,660
2010 Renter Occupied Housing Units	1,512	10,379	32,378
2010 Vacant Housing Units	377	2,436	8,974
2020 Total Housing Units	4,342	28,972	84,176
2020 Owner Occupied Housing Units	2,006	15,058	41,088
2020 Renter Occupied Housing Units	1,998	11,639	36,062
2020 Vacant Housing Units	342	2,281	7,031
2024 Total Housing Units	4,391	29,205	85,052
2024 Owner Occupied Housing Units	2,346	16,749	46,218
2024 Renter Occupied Housing Units	1,741	10,457	32,754
2024 Vacant Housing Units	304	1,999	6,080
2029 Total Housing Units	4,466	29,781	87,398
2029 Owner Occupied Housing Units	2,645	18,079	50,098
2029 Renter Occupied Housing Units	1,543	9,841	31,602
2029 Vacant Housing Units	278	1,861	5,698

### Socioeconomic Status Index

2024 Socioeconomic Status Index	59.3	52.0	47.3
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Currently, 54.3% of the 85,052 housing units in the area are owner occupied; 38.5%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 84,176 housing units in the area and 8.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.24%. Median home value in the area is \$346,925, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.29% annually to \$448,949.

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

# Business Summary

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

Prepared by Esri  
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	621		3,363		7,426							
Total Employees:	5,369		44,719		90,940							
Total Population:	7,826		59,298		171,061							
Employee/Population Ratio (per 100 Residents)	69		75		53							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	14	2.3%	90	1.7%	65	1.9%	817	1.8%	164	2.2%	2,033	2.2%
Construction	28	4.5%	144	2.7%	144	4.3%	1,055	2.4%	469	6.3%	5,324	5.9%
Manufacturing	7	1.1%	53	1.0%	32	1.0%	459	1.0%	153	2.1%	3,178	3.5%
Transportation	12	1.9%	52	1.0%	49	1.5%	300	0.7%	142	1.9%	1,880	2.1%
Communication	3	0.5%	10	0.2%	27	0.8%	188	0.4%	59	0.8%	706	0.8%
Utility	2	0.3%	2	0.0%	6	0.2%	121	0.3%	15	0.2%	236	0.3%
Wholesale Trade	4	0.6%	32	0.6%	41	1.2%	483	1.1%	169	2.3%	1,832	2.0%
Retail Trade Summary	103	16.6%	1,464	27.3%	719	21.4%	12,926	28.9%	1,502	20.2%	22,494	24.7%
Home Improvement	8	1.3%	94	1.8%	31	0.9%	465	1.0%	87	1.2%	1,176	1.3%
General Merchandise Stores	4	0.6%	59	1.1%	26	0.8%	1,510	3.4%	52	0.7%	2,280	2.5%
Food Stores	9	1.4%	260	4.8%	59	1.8%	1,251	2.8%	142	1.9%	2,852	3.1%
Auto Dealers & Gas Stations	1	0.2%	7	0.1%	53	1.6%	1,423	3.2%	154	2.1%	2,265	2.5%
Apparel & Accessory Stores	7	1.1%	78	1.5%	76	2.3%	1,025	2.3%	98	1.3%	1,123	1.2%
Furniture & Home Furnishings	5	0.8%	12	0.2%	48	1.4%	574	1.3%	118	1.6%	1,059	1.2%
Eating & Drinking Places	34	5.5%	523	9.7%	221	6.6%	4,710	10.5%	462	6.2%	8,360	9.2%
Miscellaneous Retail	35	5.6%	431	8.0%	206	6.1%	1,967	4.4%	390	5.3%	3,378	3.7%
Finance, Insurance, Real Estate Summary	104	16.7%	1,091	20.3%	501	14.9%	7,738	17.3%	930	12.5%	11,037	12.1%
Banks, Savings & Lending Institutions	24	3.9%	223	4.2%	86	2.6%	1,110	2.5%	158	2.1%	2,081	2.3%
Securities Brokers	8	1.3%	21	0.4%	66	2.0%	655	1.5%	133	1.8%	1,177	1.3%
Insurance Carriers & Agents	21	3.4%	50	0.9%	90	2.7%	610	1.4%	149	2.0%	835	0.9%
Real Estate, Holding, Other Investment Offices	50	8.1%	797	14.8%	259	7.7%	5,362	12.0%	490	6.6%	6,945	7.6%
Services Summary	301	48.5%	2,305	42.9%	1,595	47.4%	19,929	44.6%	3,420	46.1%	40,513	44.5%
Hotels & Lodging	7	1.1%	187	3.5%	22	0.7%	1,051	2.4%	46	0.6%	2,083	2.3%
Automotive Services	0	0.0%	3	0.1%	37	1.1%	367	0.8%	188	2.5%	1,142	1.3%
Movies & Amusements	18	2.9%	105	2.0%	72	2.1%	794	1.8%	158	2.1%	2,165	2.4%
Health Services	97	15.6%	977	18.2%	588	17.5%	8,935	20.0%	1,037	14.0%	14,437	15.9%
Legal Services	24	3.9%	96	1.8%	98	2.9%	981	2.2%	166	2.2%	1,434	1.6%
Education Institutions & Libraries	10	1.6%	140	2.6%	58	1.7%	1,495	3.3%	152	2.0%	4,798	5.3%
Other Services	144	23.2%	796	14.8%	720	21.4%	6,305	14.1%	1,673	22.5%	14,453	15.9%
Government	3	0.5%	22	0.4%	24	0.7%	439	1.0%	59	0.8%	1,286	1.4%
Unclassified Establishments	40	6.4%	105	2.0%	162	4.8%	264	0.6%	345	4.6%	422	0.5%
Totals	621	100.0%	5,369	100.0%	3,363	100.0%	44,719	100.0%	7,426	100.0%	90,940	100.0%

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

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

# Business Summary

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

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	0.3%	7	0.1%	8	0.2%	36	0.1%	24	0.3%	174	0.2%
Mining	1	0.2%	6	0.1%	3	0.1%	19	0.0%	14	0.2%	365	0.4%
Utilities	0	0.0%	0	0.0%	2	0.1%	102	0.2%	7	0.1%	160	0.2%
Construction	32	5.2%	151	2.8%	167	5.0%	1,329	3.0%	506	6.8%	5,692	6.3%
Manufacturing	9	1.4%	101	1.9%	46	1.4%	586	1.3%	177	2.4%	2,499	2.7%
Wholesale Trade	4	0.6%	32	0.6%	41	1.2%	483	1.1%	168	2.3%	1,829	2.0%
Retail Trade	66	10.6%	890	16.6%	474	14.1%	8,011	17.9%	990	13.3%	13,741	15.1%
Motor Vehicle & Parts Dealers	1	0.2%	7	0.1%	52	1.5%	1,412	3.2%	145	2.0%	2,215	2.4%
Furniture & Home Furnishings Stores	3	0.5%	7	0.1%	32	1.0%	333	0.7%	73	1.0%	570	0.6%
Electronics & Appliance Stores	2	0.3%	5	0.1%	18	0.5%	242	0.5%	36	0.5%	422	0.5%
Building Material & Garden Equipment & Supplies Dealers	8	1.3%	94	1.8%	31	0.9%	465	1.0%	86	1.2%	1,172	1.3%
Food & Beverage Stores	6	1.0%	209	3.9%	37	1.1%	1,103	2.5%	111	1.5%	2,630	2.9%
Health & Personal Care Stores	8	1.3%	161	3.0%	70	2.1%	552	1.2%	114	1.5%	1,057	1.2%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	2	0.1%	17	0.0%	14	0.2%	74	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	11	1.8%	83	1.5%	100	3.0%	1,191	2.7%	128	1.7%	1,304	1.4%
Sporting Goods, Hobby, Book, & Music Stores	16	2.6%	251	4.7%	90	2.7%	1,072	2.4%	184	2.5%	1,748	1.9%
General Merchandise Stores	11	1.8%	73	1.4%	43	1.3%	1,625	3.6%	100	1.3%	2,547	2.8%
Transportation & Warehousing	8	1.3%	32	0.6%	29	0.9%	146	0.3%	89	1.2%	1,433	1.6%
Information	6	1.0%	33	0.6%	49	1.5%	889	2.0%	113	1.5%	2,593	2.9%
Finance & Insurance	54	8.7%	294	5.5%	244	7.3%	2,387	5.3%	449	6.0%	4,144	4.6%
Central Bank/Credit Intermediation & Related Activities	22	3.5%	213	4.0%	81	2.4%	1,079	2.4%	157	2.1%	2,077	2.3%
Securities & Commodity Contracts	10	1.6%	31	0.6%	71	2.1%	696	1.6%	142	1.9%	1,229	1.4%
Funds, Trusts & Other Financial Vehicles	21	3.4%	50	0.9%	91	2.7%	613	1.4%	150	2.0%	838	0.9%
Real Estate, Rental & Leasing	47	7.6%	779	14.5%	246	7.3%	5,173	11.6%	516	6.9%	6,715	7.4%
Professional, Scientific & Tech Services	84	13.5%	368	6.9%	374	11.1%	3,283	7.3%	767	10.3%	6,073	6.7%
Legal Services	28	4.5%	116	2.2%	113	3.4%	1,064	2.4%	186	2.5%	1,537	1.7%
Management of Companies & Enterprises	1	0.2%	1	0.0%	5	0.1%	20	0.0%	9	0.1%	30	0.0%
Administrative, Support & Waste Management Services	18	2.9%	131	2.4%	104	3.1%	825	1.8%	281	3.8%	3,028	3.3%
Educational Services	17	2.7%	169	3.1%	78	2.3%	1,567	3.5%	192	2.6%	4,888	5.4%
Health Care & Social Assistance	113	18.2%	1,107	20.6%	676	20.1%	10,392	23.2%	1,223	16.5%	17,666	19.4%
Arts, Entertainment & Recreation	10	1.6%	62	1.2%	51	1.5%	636	1.4%	119	1.6%	1,935	2.1%
Accommodation & Food Services	41	6.6%	710	13.2%	252	7.5%	5,826	13.0%	524	7.1%	10,555	11.6%
Accommodation	7	1.1%	187	3.5%	22	0.7%	1,051	2.4%	46	0.6%	2,083	2.3%
Food Services & Drinking Places	34	5.5%	523	9.7%	231	6.9%	4,775	10.7%	478	6.4%	8,472	9.3%
Other Services (except Public Administration)	65	10.5%	369	6.9%	329	9.8%	2,304	5.2%	852	11.5%	5,712	6.3%
Automotive Repair & Maintenance	0	0.0%	3	0.1%	33	1.0%	354	0.8%	159	2.1%	1,052	1.2%
Public Administration	3	0.5%	22	0.4%	24	0.7%	439	1.0%	59	0.8%	1,286	1.4%
Unclassified Establishments	40	6.4%	105	2.0%	162	4.8%	264	0.6%	345	4.6%	422	0.5%
<b>Total</b>	<b>621</b>	<b>100.0%</b>	<b>5,369</b>	<b>100.0%</b>	<b>3,363</b>	<b>100.0%</b>	<b>44,719</b>	<b>100.0%</b>	<b>7,426</b>	<b>100.0%</b>	<b>90,940</b>	<b>100.0%</b>

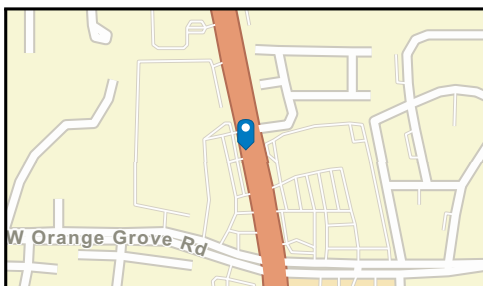
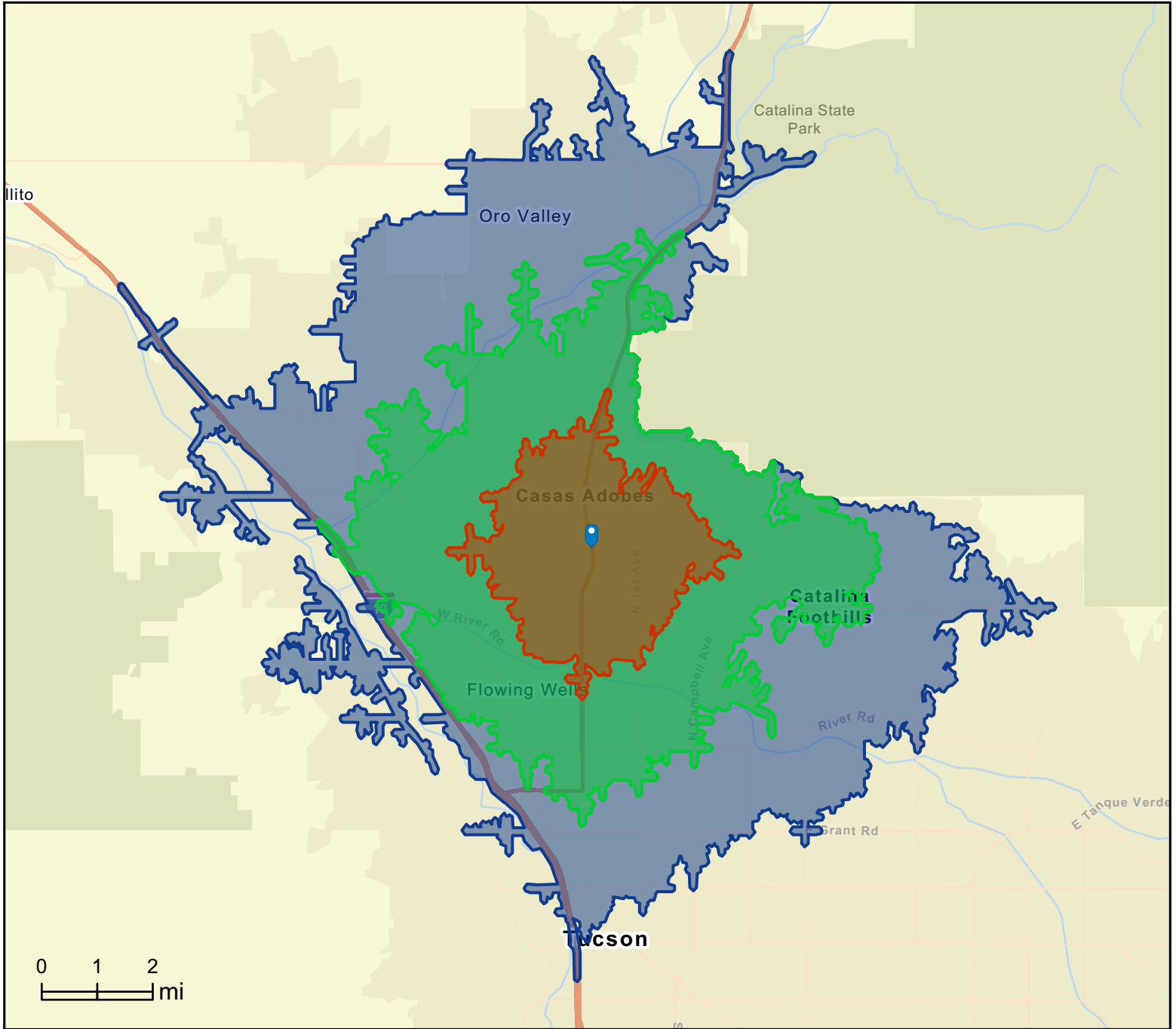
Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

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

# Site Map

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





# Executive Summary

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

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	20,643	119,172	240,389
2020 Population	22,161	125,137	250,527
2024 Population	22,131	125,556	251,339
2029 Population	22,083	126,715	253,040
2010-2020 Annual Rate	0.71%	0.49%	0.41%
2020-2024 Annual Rate	-0.03%	0.08%	0.08%
2024-2029 Annual Rate	-0.04%	0.18%	0.13%
2020 Male Population	47.3%	48.4%	48.8%
2020 Female Population	52.7%	51.6%	51.2%
2020 Median Age	49.3	42.6	41.3
2024 Male Population	47.7%	48.9%	49.4%
2024 Female Population	52.3%	51.1%	50.6%
2024 Median Age	50.0	43.1	41.8

In the identified area, the current year population is 251,339. In 2020, the Census count in the area was 250,527. The rate of change since 2020 was 0.08% annually. The five-year projection for the population in the area is 253,040 representing a change of 0.13% annually from 2024 to 2029. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 41.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	72.7%	64.6%	65.2%
2024 Black Alone	2.4%	3.2%	3.6%
2024 American Indian/Alaska Native Alone	0.8%	1.8%	2.0%
2024 Asian Alone	5.6%	4.8%	4.7%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	5.5%	10.0%	9.2%
2024 Two or More Races	12.8%	15.3%	15.1%
2024 Hispanic Origin (Any Race)	21.1%	30.7%	28.8%

Persons of Hispanic origin represent 28.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.8 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	132	96	96
2010 Households	9,783	52,991	105,064
2020 Households	10,378	56,668	112,223
2024 Households	10,535	57,931	114,876
2029 Households	10,771	59,946	118,683
2010-2020 Annual Rate	0.59%	0.67%	0.66%
2020-2024 Annual Rate	0.35%	0.52%	0.55%
2024-2029 Annual Rate	0.44%	0.69%	0.65%
2024 Average Household Size	2.01	2.12	2.13

The household count in this area has changed from 112,223 in 2020 to 114,876 in the current year, a change of 0.55% annually. The five-year projection of households is 118,683, a change of 0.65% annually from the current year total. Average household size is currently 2.13, compared to 2.17 in the year 2020. The number of families in the current year is 60,779 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

# Executive Summary

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

Prepared by Esri  
Latitude: 32.32448  
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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	33.9%	35.2%	35.2%
<b>Median Household Income</b>			
2024 Median Household Income	\$81,262	\$62,453	\$64,187
2029 Median Household Income	\$103,415	\$77,839	\$79,324
2024-2029 Annual Rate	4.94%	4.50%	4.33%
<b>Average Household Income</b>			
2024 Average Household Income	\$122,316	\$97,993	\$98,936
2029 Average Household Income	\$143,324	\$115,962	\$116,987
2024-2029 Annual Rate	3.22%	3.42%	3.41%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$58,585	\$45,457	\$45,412
2029 Per Capita Income	\$70,183	\$55,121	\$55,058
2024-2029 Annual Rate	3.68%	3.93%	3.93%
<b>GINI Index</b>			
2024 Gini Index	39.5	44.2	44.0
<b>Households by Income</b>			

Current median household income is \$64,187 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$79,324 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$98,936 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$116,987 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,412 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$55,058 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	73	71	71
2010 Total Housing Units	10,658	59,548	117,936
2010 Owner Occupied Housing Units	5,809	29,503	57,644
2010 Renter Occupied Housing Units	3,974	23,488	47,420
2010 Vacant Housing Units	875	6,557	12,872
2020 Total Housing Units	11,171	61,951	123,165
2020 Owner Occupied Housing Units	5,892	30,404	60,244
2020 Renter Occupied Housing Units	4,486	26,264	51,979
2020 Vacant Housing Units	856	5,201	11,032
2024 Total Housing Units	11,231	62,515	124,691
2024 Owner Occupied Housing Units	6,580	34,120	67,455
2024 Renter Occupied Housing Units	3,955	23,811	47,421
2024 Vacant Housing Units	696	4,584	9,815
2029 Total Housing Units	11,408	64,241	128,007
2029 Owner Occupied Housing Units	7,152	36,947	72,912
2029 Renter Occupied Housing Units	3,620	23,000	45,771
2029 Vacant Housing Units	637	4,295	9,324

<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	59.0	47.3	48.3

Currently, 54.1% of the 124,691 housing units in the area are owner occupied; 38.0%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 123,165 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$360,844, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.38% annually to \$468,929.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

# Business Summary

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

Prepared by Esri  
Latitude: 32.32448  
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<b>Data for all businesses in area</b>	<b>5 minutes</b>		<b>10 minutes</b>		<b>15 minutes</b>							
Total Businesses:	1,345		5,562		10,139							
Total Employees:	14,469		69,211		135,668							
Total Population:	22,131		125,556		251,339							
Employee/Population Ratio (per 100 Residents)	65		55		54							
<b>by SIC Codes</b>	<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>		<b>Businesses</b>		<b>Employees</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture & Mining	26	1.9%	215	1.5%	122	2.2%	1,654	2.4%	217	2.1%	2,536	1.9%
Construction	48	3.6%	218	1.5%	329	5.9%	3,267	4.7%	633	6.2%	6,648	4.9%
Manufacturing	15	1.1%	191	1.3%	94	1.7%	1,597	2.3%	244	2.4%	10,692	7.9%
Transportation	20	1.5%	89	0.6%	100	1.8%	1,175	1.7%	182	1.8%	2,205	1.6%
Communication	5	0.4%	38	0.3%	53	1.0%	682	1.0%	77	0.8%	1,158	0.9%
Utility	3	0.2%	41	0.3%	12	0.2%	211	0.3%	20	0.2%	318	0.2%
Wholesale Trade	10	0.7%	88	0.6%	105	1.9%	978	1.4%	249	2.5%	2,725	2.0%
<b>Retail Trade Summary</b>	<b>251</b>	<b>18.7%</b>	<b>3,664</b>	<b>25.3%</b>	<b>1,170</b>	<b>21.0%</b>	<b>18,471</b>	<b>26.7%</b>	<b>1,989</b>	<b>19.6%</b>	<b>28,617</b>	<b>21.1%</b>
Home Improvement	13	1.0%	124	0.9%	59	1.1%	789	1.1%	113	1.1%	1,477	1.1%
General Merchandise Stores	10	0.7%	313	2.2%	39	0.7%	1,823	2.6%	64	0.6%	2,911	2.1%
Food Stores	24	1.8%	594	4.1%	115	2.1%	2,405	3.5%	186	1.8%	3,508	2.6%
Auto Dealers & Gas Stations	9	0.7%	108	0.7%	115	2.1%	1,979	2.9%	194	1.9%	2,550	1.9%
Apparel & Accessory Stores	14	1.0%	152	1.1%	90	1.6%	1,093	1.6%	114	1.1%	1,223	0.9%
Furniture & Home Furnishings	17	1.3%	124	0.9%	90	1.6%	940	1.4%	157	1.5%	1,294	1.0%
Eating & Drinking Places	87	6.5%	1,539	10.6%	346	6.2%	6,610	9.6%	639	6.3%	11,349	8.4%
Miscellaneous Retail	76	5.7%	709	4.9%	317	5.7%	2,832	4.1%	521	5.1%	4,306	3.2%
<b>Finance, Insurance, Real Estate Summary</b>	<b>194</b>	<b>14.4%</b>	<b>2,844</b>	<b>19.7%</b>	<b>770</b>	<b>13.8%</b>	<b>10,034</b>	<b>14.5%</b>	<b>1,209</b>	<b>11.9%</b>	<b>13,024</b>	<b>9.6%</b>
Banks, Savings & Lending Institutions	43	3.2%	439	3.0%	133	2.4%	1,765	2.6%	200	2.0%	2,653	2.0%
Securities Brokers	21	1.6%	193	1.3%	110	2.0%	1,089	1.6%	175	1.7%	1,323	1.0%
Insurance Carriers & Agents	37	2.8%	114	0.8%	127	2.3%	746	1.1%	195	1.9%	1,102	0.8%
Real Estate, Holding, Other Investment Offices	92	6.8%	2,099	14.5%	401	7.2%	6,435	9.3%	639	6.3%	7,946	5.9%
<b>Services Summary</b>	<b>690</b>	<b>51.3%</b>	<b>6,877</b>	<b>47.5%</b>	<b>2,499</b>	<b>44.9%</b>	<b>29,888</b>	<b>43.2%</b>	<b>4,717</b>	<b>46.5%</b>	<b>64,683</b>	<b>47.7%</b>
Hotels & Lodging	10	0.7%	403	2.8%	35	0.6%	1,425	2.1%	80	0.8%	2,611	1.9%
Automotive Services	8	0.6%	82	0.6%	129	2.3%	845	1.2%	255	2.5%	1,465	1.1%
Movies & Amusements	38	2.8%	252	1.7%	119	2.1%	1,511	2.2%	224	2.2%	3,347	2.5%
Health Services	242	18.0%	3,227	22.3%	713	12.8%	10,403	15.0%	1,259	12.4%	18,749	13.8%
Legal Services	45	3.3%	176	1.2%	141	2.5%	1,276	1.8%	243	2.4%	1,809	1.3%
Education Institutions & Libraries	22	1.6%	562	3.9%	124	2.2%	3,843	5.6%	242	2.4%	16,279	12.0%
Other Services	326	24.2%	2,175	15.0%	1,237	22.2%	10,585	15.3%	2,415	23.8%	20,422	15.1%
Government	5	0.4%	41	0.3%	40	0.7%	886	1.3%	102	1.0%	2,393	1.8%
Unclassified Establishments	77	5.7%	163	1.1%	268	4.8%	369	0.5%	501	4.9%	669	0.5%
<b>Totals</b>	<b>1,345</b>	<b>100.0%</b>	<b>14,469</b>	<b>100.0%</b>	<b>5,562</b>	<b>100.0%</b>	<b>69,211</b>	<b>100.0%</b>	<b>10,139</b>	<b>100.0%</b>	<b>135,668</b>	<b>100.0%</b>

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

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# Business Summary

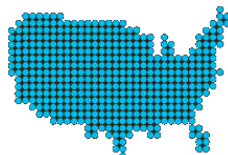
Orange Grove Village.  
 6443 N Oracle Rd, Tucson, Arizona, 85704  
 Drive time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 32.32448  
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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	3	0.2%	13	0.1%	18	0.3%	118	0.2%	31	0.3%	201	0.1%
Mining	1	0.1%	7	0.0%	10	0.2%	327	0.5%	19	0.2%	454	0.3%
Utilities	1	0.1%	39	0.3%	6	0.1%	152	0.2%	11	0.1%	234	0.2%
Construction	56	4.2%	241	1.7%	363	6.5%	3,631	5.2%	684	6.7%	7,232	5.3%
Manufacturing	22	1.6%	269	1.9%	117	2.1%	1,462	2.1%	270	2.7%	10,016	7.4%
Wholesale Trade	10	0.7%	88	0.6%	105	1.9%	978	1.4%	248	2.4%	2,697	2.0%
Retail Trade	155	11.5%	2,025	14.0%	781	14.0%	11,509	16.6%	1,281	12.6%	16,723	12.3%
Motor Vehicle & Parts Dealers	9	0.7%	103	0.7%	108	1.9%	1,948	2.8%	178	1.8%	2,472	1.8%
Furniture & Home Furnishings Stores	14	1.0%	107	0.7%	55	1.0%	498	0.7%	97	1.0%	732	0.5%
Electronics & Appliance Stores	3	0.2%	15	0.1%	31	0.6%	399	0.6%	42	0.4%	447	0.3%
Building Material & Garden Equipment & Supplies Dealers	13	1.0%	124	0.9%	58	1.0%	787	1.1%	111	1.1%	1,468	1.1%
Food & Beverage Stores	14	1.0%	496	3.4%	89	1.6%	2,207	3.2%	150	1.5%	3,216	2.4%
Health & Personal Care Stores	22	1.6%	221	1.5%	95	1.7%	841	1.2%	139	1.4%	1,318	1.0%
Gasoline Stations & Fuel Dealers	1	0.1%	5	0.0%	9	0.2%	49	0.1%	22	0.2%	115	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	21	1.6%	175	1.2%	117	2.1%	1,268	1.8%	150	1.5%	1,423	1.0%
Sporting Goods, Hobby, Book, & Music Stores	38	2.8%	442	3.1%	146	2.6%	1,503	2.2%	261	2.6%	2,265	1.7%
General Merchandise Stores	19	1.4%	337	2.3%	72	1.3%	2,009	2.9%	132	1.3%	3,267	2.4%
Transportation & Warehousing	14	1.0%	63	0.4%	65	1.2%	985	1.4%	117	1.2%	1,651	1.2%
Information	13	1.0%	85	0.6%	92	1.7%	1,863	2.7%	168	1.7%	3,415	2.5%
Finance & Insurance	103	7.7%	756	5.2%	377	6.8%	3,647	5.3%	581	5.7%	5,137	3.8%
Central Bank/Credit Intermediation & Related Activities	41	3.0%	428	3.0%	133	2.4%	1,762	2.5%	196	1.9%	2,628	1.9%
Securities & Commodity Contracts	24	1.8%	214	1.5%	116	2.1%	1,137	1.6%	189	1.9%	1,404	1.0%
Funds, Trusts & Other Financial Vehicles	38	2.8%	114	0.8%	128	2.3%	749	1.1%	196	1.9%	1,105	0.8%
Real Estate, Rental & Leasing	86	6.4%	2,107	14.6%	405	7.3%	6,143	8.9%	681	6.7%	7,687	5.7%
Professional, Scientific & Tech Services	163	12.1%	762	5.3%	598	10.8%	4,739	6.8%	1,109	10.9%	8,456	6.2%
Legal Services	52	3.9%	205	1.4%	159	2.9%	1,372	2.0%	271	2.7%	1,937	1.4%
Management of Companies & Enterprises	3	0.2%	17	0.1%	7	0.1%	27	0.0%	11	0.1%	33	0.0%
Administrative, Support & Waste Management Services	39	2.9%	230	1.6%	201	3.6%	2,077	3.0%	371	3.7%	4,043	3.0%
Educational Services	32	2.4%	607	4.2%	156	2.8%	3,916	5.7%	290	2.9%	16,391	12.1%
Health Care & Social Assistance	285	21.2%	3,753	25.9%	858	15.4%	12,720	18.4%	1,503	14.8%	22,856	16.8%
Arts, Entertainment & Recreation	25	1.9%	184	1.3%	87	1.6%	1,298	1.9%	189	1.9%	3,021	2.2%
Accommodation & Food Services	101	7.5%	1,968	13.6%	396	7.1%	8,140	11.8%	741	7.3%	14,155	10.4%
Accommodation	10	0.7%	403	2.8%	35	0.6%	1,425	2.1%	80	0.8%	2,611	1.9%
Food Services & Drinking Places	91	6.8%	1,565	10.8%	360	6.5%	6,715	9.7%	662	6.5%	11,543	8.5%
Other Services (except Public Administration)	152	11.3%	1,051	7.3%	616	11.1%	4,225	6.1%	1,233	12.2%	8,212	6.1%
Automotive Repair & Maintenance	7	0.5%	79	0.5%	111	2.0%	790	1.1%	217	2.1%	1,346	1.0%
Public Administration	5	0.4%	41	0.3%	40	0.7%	886	1.3%	102	1.0%	2,388	1.8%
Unclassified Establishments	77	5.7%	163	1.1%	268	4.8%	369	0.5%	500	4.9%	666	0.5%
<b>Total</b>	<b>1,345</b>	<b>100.0%</b>	<b>14,469</b>	<b>100.0%</b>	<b>5,562</b>	<b>100.0%</b>	<b>69,211</b>	<b>100.0%</b>	<b>10,139</b>	<b>100.0%</b>	<b>135,668</b>	<b>100.0%</b>

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

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



# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

## Tapestry LifeMode

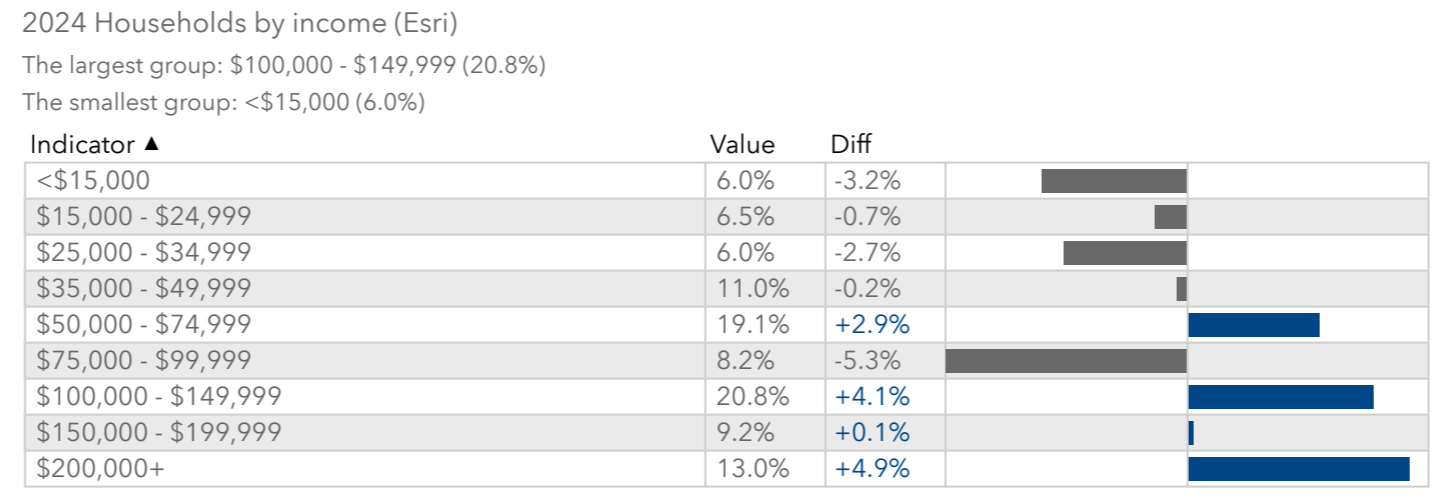
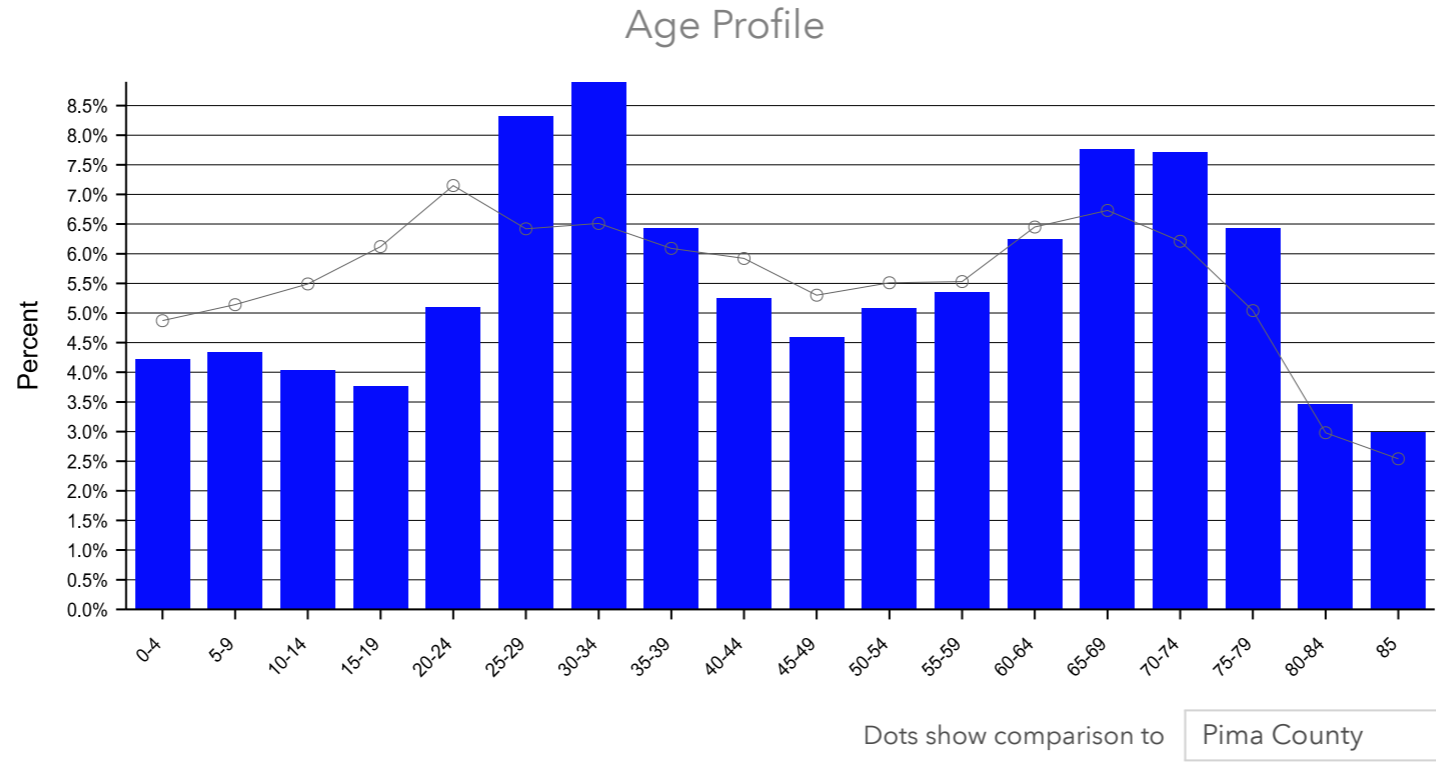
	Households	HHs %	% US HHs	Index
<a href="#">learn more...</a>				
Affluent Estates (L1)	112	2.74%	10.00%	27
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	1,378	33.72%	11.26%	299
Cozy Country Living (L6)	773	18.91%	12.06%	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

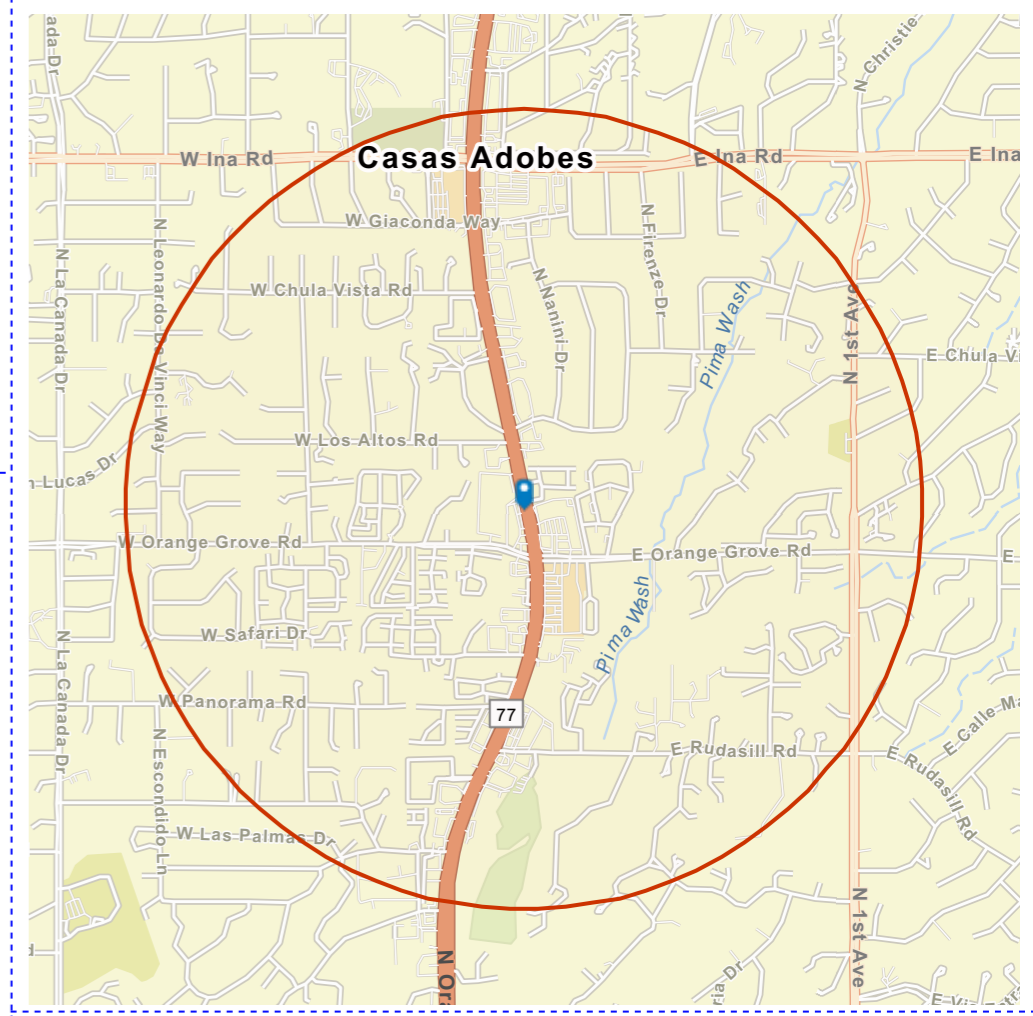
### Education

- 2%** No HS Diploma
- 18%** HS Graduate
- 23%** Some College
- 57%** Degree or Higher



## Orange Grove Village

Ring of 1 mile

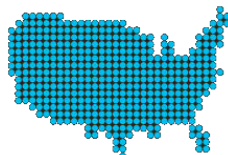


### Tapestry segments

- 8F Old and Newcomers** 44.5% of Households (1,820 households)
- 5B In Style** 33.7% of Households (1,378 households)
- 6C The Great Outdoors** 18.9% of Households (773 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
<a href="#">learn more...</a>				
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

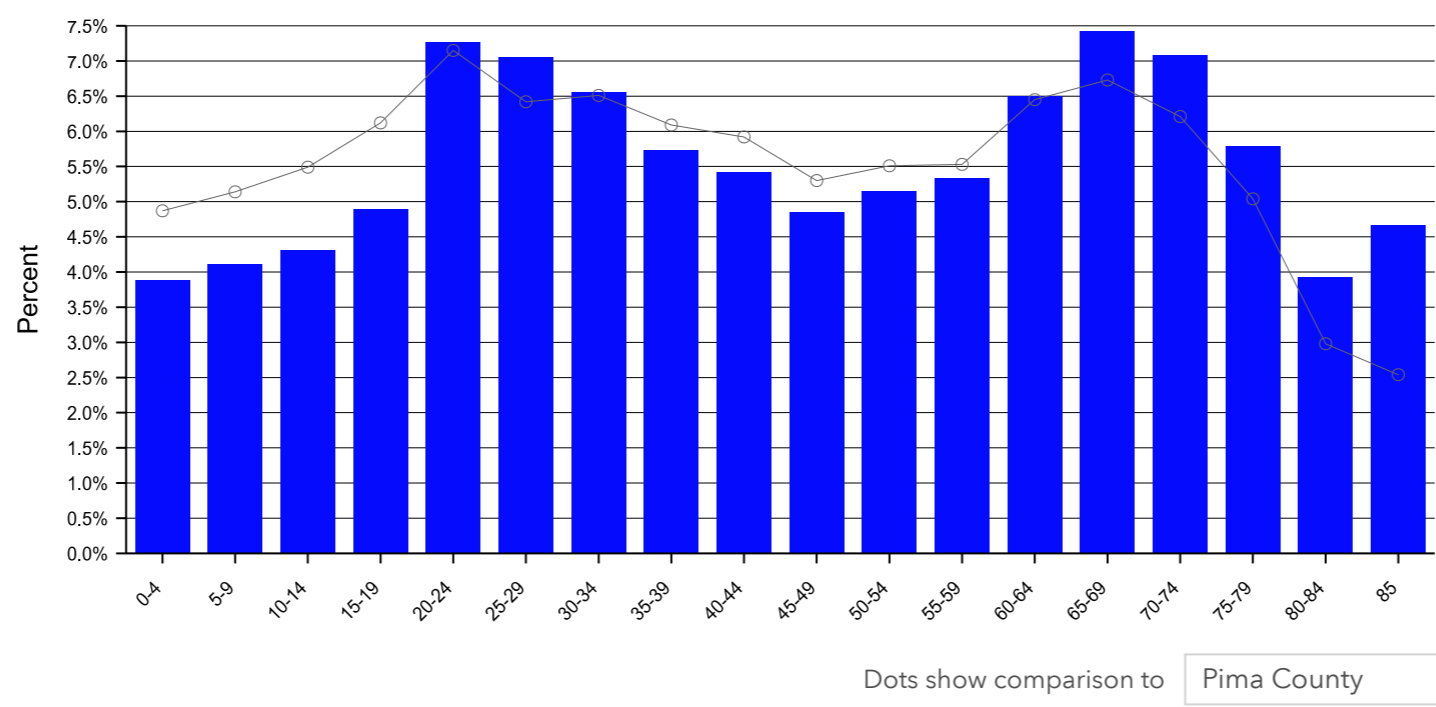
**5%**  
No HS Diploma

**17%**  
HS Graduate

**28%**  
Some College

**50%**  
Degree or Higher

### Age Profile



### 2024 Households by income (Esri)

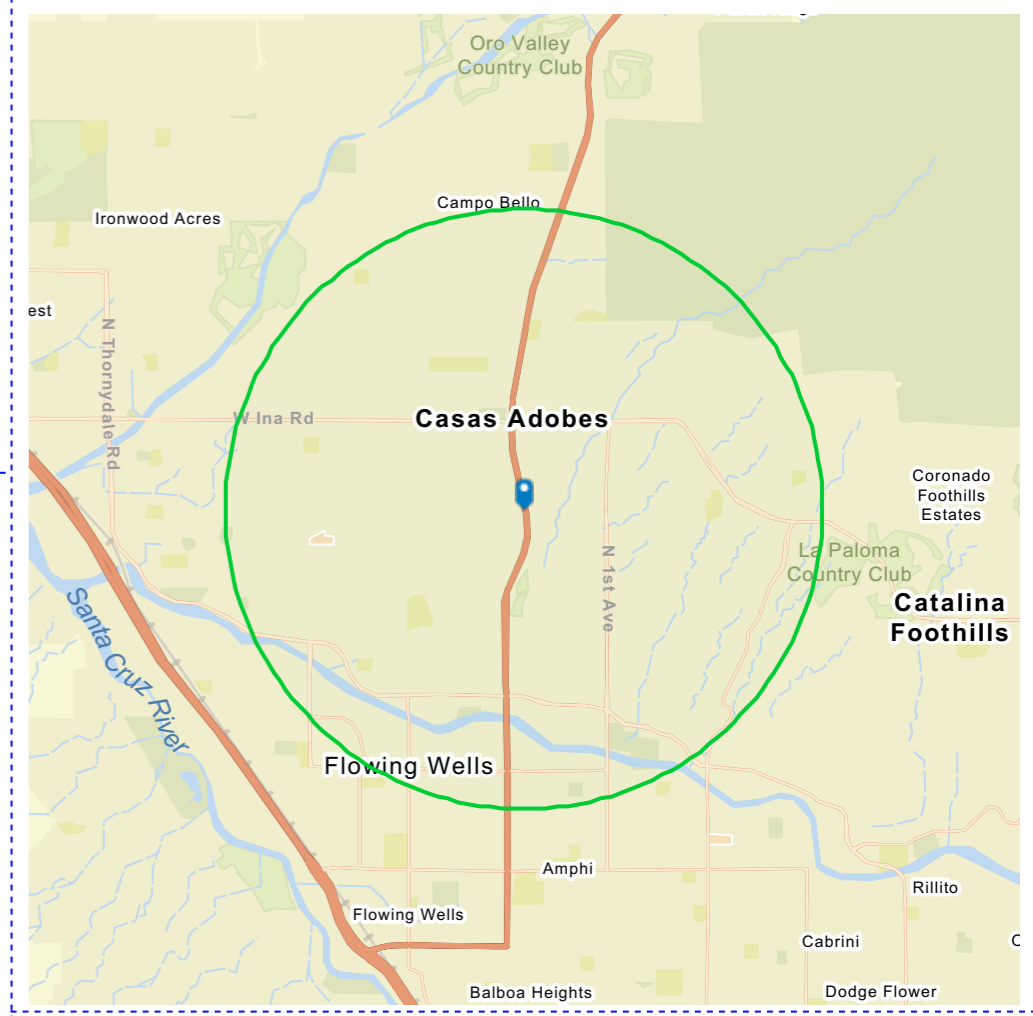
The largest group: \$50,000 - \$74,999 (16.4%)  
 The smallest group: \$15,000 - \$24,999 (6.0%)

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**

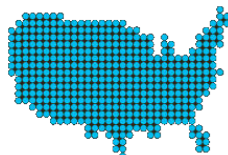
**Exurbanites**

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

[learn more...](#)

	Households	HHs %	% US HHs	Index
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

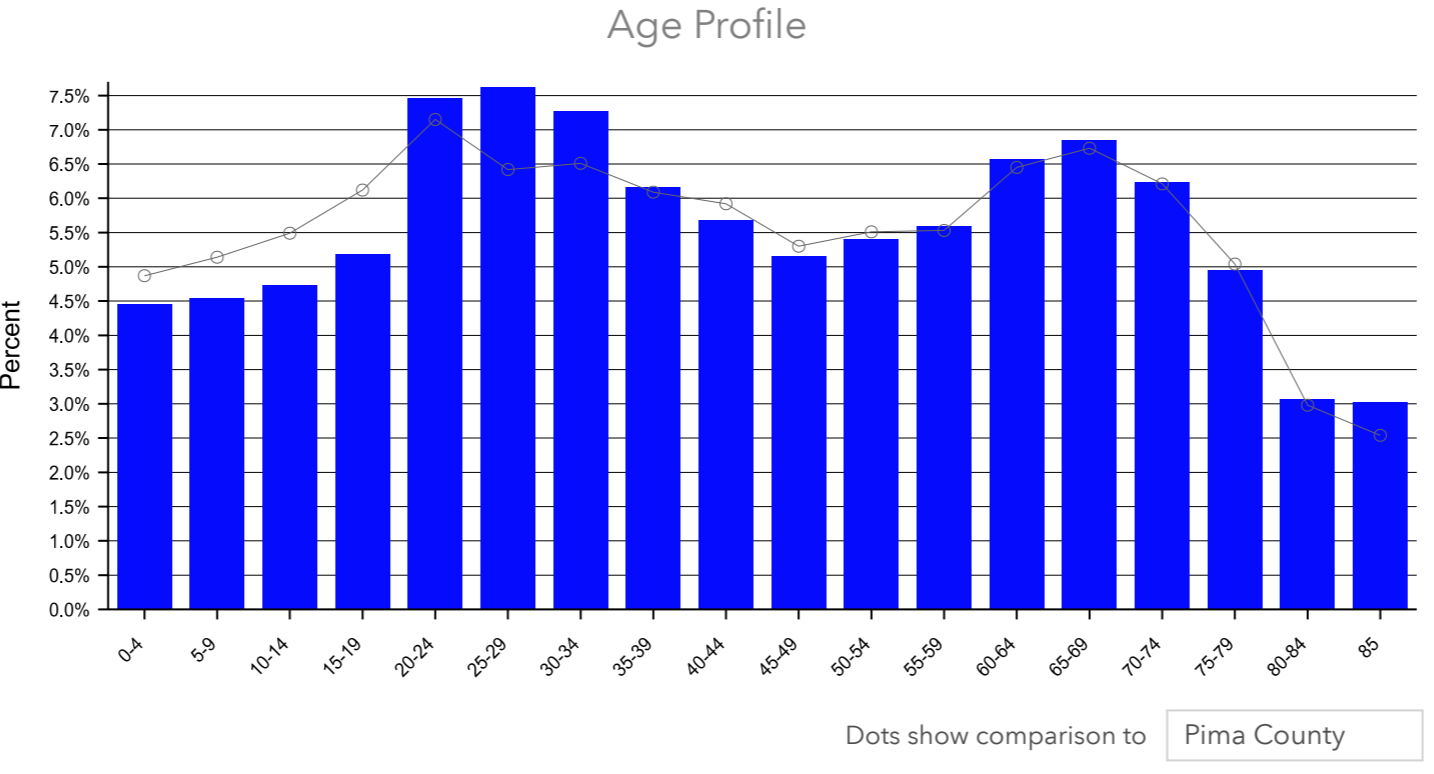
### Education

**9%**  
No HS Diploma

**19%**  
HS Graduate

**30%**  
Some College

**42%**  
Degree or Higher

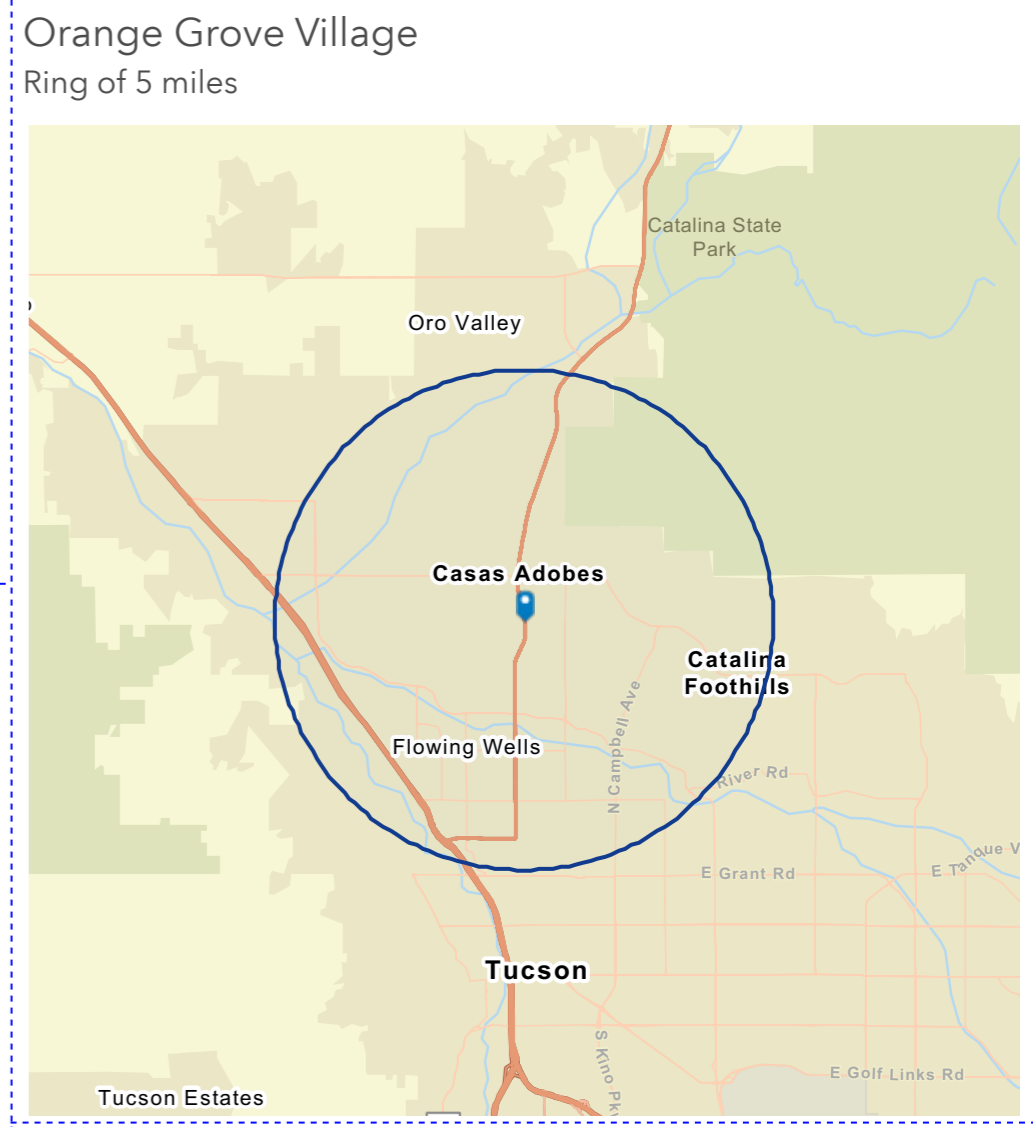


### 2024 Households by income (Esri)

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.

