



COMMERCIAL RETAIL ADVISORS, LLC

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DEVELOPMENT SITE



**The Property
± 8.05 Acres
(350,511 SF)**

Property Description

Location: North of the northeast corner of Tangerine Rd. & Rancho Vistoso Blvd.
12176 –12256 N. Rancho Vistoso Blvd.
Oro Valley, AZ

Lot Available: ± 8.05 Acres (350,511 SF)

Sales Price: \$2,250,000.00 (\$6.28/SF)

Real Estate Taxes: \$22,492.11 (2019)

Zoning: PAD - Rancho Vistoso
Allows for office, retail and residential uses
(similar to C1 zoning)

Parcel No.: 219-54-003B

PAD Available: TBD - Please Contact Broker.

Highlights

- ◆ Tangerine Rd, a major growth corridor of Oro Valley, is being widened to four lanes from Oracle Rd. to I-10 and Marana on Tucson's northwest side.
- ◆ Rancho Vistoso Blvd. turns into 1st Ave at Tangerine Rd. It has been widened to four lanes divided and connects to Oracle Rd to the east. This intersection is the main entrance into Rancho Vistoso to the north, a 7,500 acres master planned community.
- ◆ Several major residential subdivisions are planned or under construction and will bring approximately 2,183 new homes to the area.
- ◆ 10,904 employees in 3 mile radius with Oro Valley Hospital, Ventana Medical Systems/Roche, ICAGEN, Honeywell, and Meggitt Securaplane in the immediate area.
- ◆ Future signalized intersection planned at the entrance of this site.

Demographic Highlights

2019 Estimates	1 Mile	3 Miles	5 Miles
Population:	4,343	34,903	55,108
Households:	1,701	15,046	23,395
Average HH Income:	\$135,358	\$120,239	\$111,499

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

Traffic Count

Tangerine Rd: 18,895 VPD (2019)

Rancho Vistoso Blvd: 12,011 VPD (2019)

Total: 30,906 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
cfinfrock@cradvisorsllc.com

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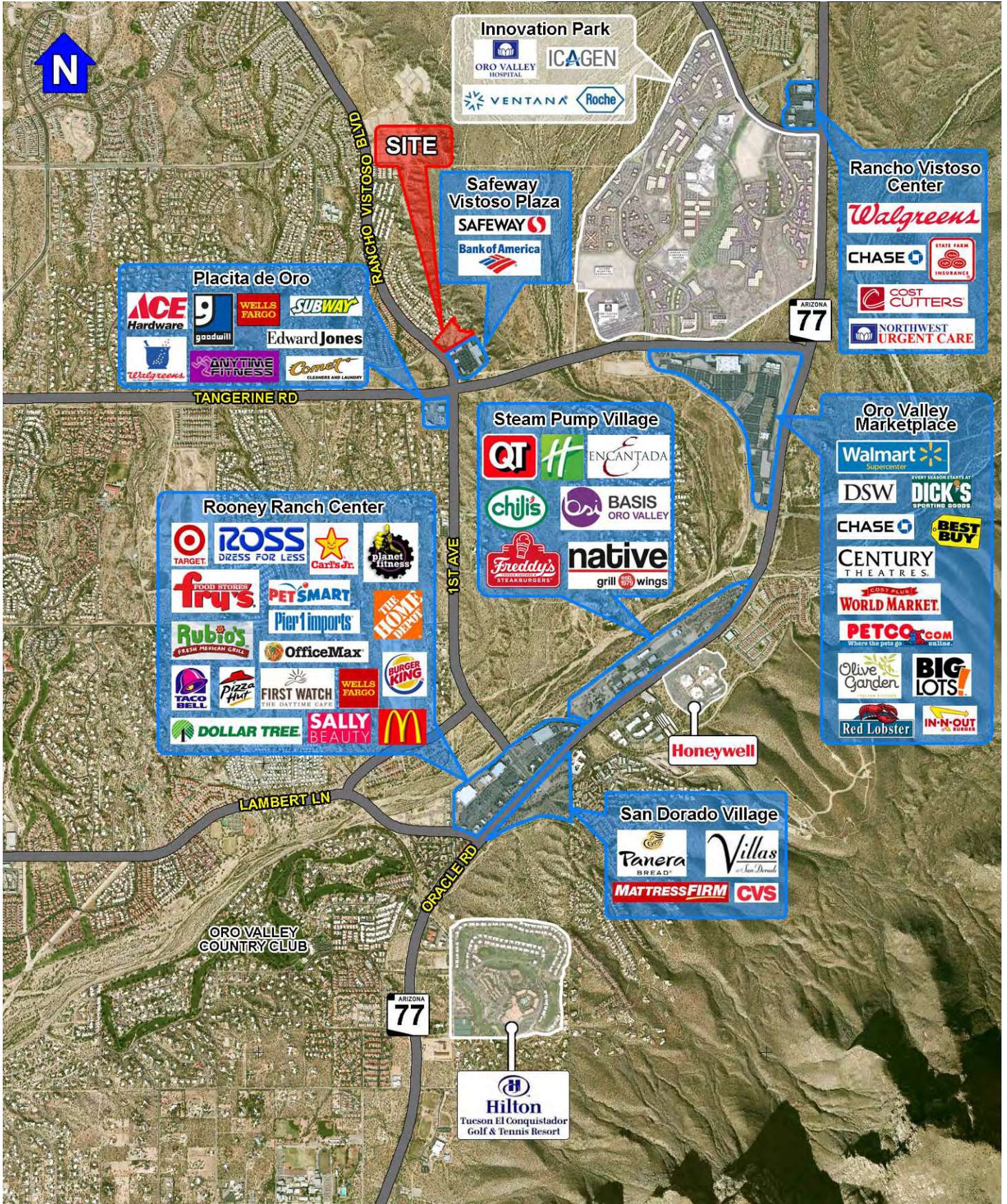
Development Site

Oro Valley, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

TRADE AREA



Development Site



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Oro Valley, Arizona

AERIAL



Development Site

Oro Valley, Arizona



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Development Site

Oro Valley, Arizona



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Oro Valley named Arizona's best small city

By Howard Fischer

CAPITOL MEDIA SERVICES

The way WalletHub sees it, the best small city for living in Arizona is Oro Valley.

And Sun City and Yuma? Not so much.

That's all based on a matrix of factors the online financial advice site used to compare more than 1,200 communities across the country with populations between 25,000 and 100,000. The 33 'indicators of livability' WalletHub uses range from housing costs and restaurants per capita to crime rates and even the percentage of the population that is obese.

A few things make Oro Valley tops in Arizona and No. 217 nationally:

- There's a relatively low rate of violent crime.
- Only 5.6 percent of residents live below the poverty level.
- More than 95 percent of the population is insured.
- And more than 97 percent have at least a high school diploma.

Coming in at No. 2 in the state is Florence.

Only about three out of every four residents in Florence have graduated from high school. And its median household income is just \$47,891 compared with the \$77,770 figure for Oro Valley.

But that is more than offset by other factors that WalletHub considers important, including the 10th fastest population growth among cities of its size nationwide in the past five years and among the lowest cost of living of any Arizona community studied.

And its rate of property crime is the sixth-lowest in the country.

No. 3 Marana got a boost from its relatively low poverty rate and relatively high rate of home ownership.

Other communities had their own things that stood out, good or bad.

Flagstaff, for example, had the lowest percentage

See BEST CITIES, A4



The Oro Valley Music Festival is held annually in the best small city in Arizona, according to the website WalletHub.

MIKE CHRISTY / ARIZONA DAILY STAR 2016

BEST CITIES

Continued from Page A1

of physically inactive adults. And it also picked up points both for having a high rate of coffee shops on a per capita basis as well as the fact that one out of every nine residents walks to work, one of the best rates in the country.

Prescott gained points for having among the lowest debt rates when compared to median income, with Queen Creek at the high end. And WalletHub also credited Prescott for a relatively high number of bars when the size of the community is considered.

Lake Havasu was near the top of the list in the percentage of adults who are not physically active. But, like Prescott, it got points for the number of bars.

Where Sun City shines, the study says, is the nearly 80.1 percent home-ownership rate. But it's hard to find a bar in the unincorporated community.

And only San Luis and Bullhead City rank lower in median household income, at least as far as Arizona communities are concerned.

Mohave County communities lost points in the rankings because of lackluster growth rates.

Kingman's population grew by just 1.7 percent in the past five years. That outpaced Lake Havasu City with a 0.6 percent growth rate and Bullhead City, where the population actually declined by 1.2 percent.

So where are the best small cities nationwide?

WalletHub ranks Princeton, N.J., at the top, driven by the community's economic health. Other top-tier communities include Lexington and Milton, Mass.; Leakwood, Kan.; Brentwood, Tenn.; and Los Altos, Calif.



The Tohono Chul Park Holiday Nights combine lights and music every December in Oro Valley.

RON MEDVESCEK / ARIZONA DAILY STAR 2015



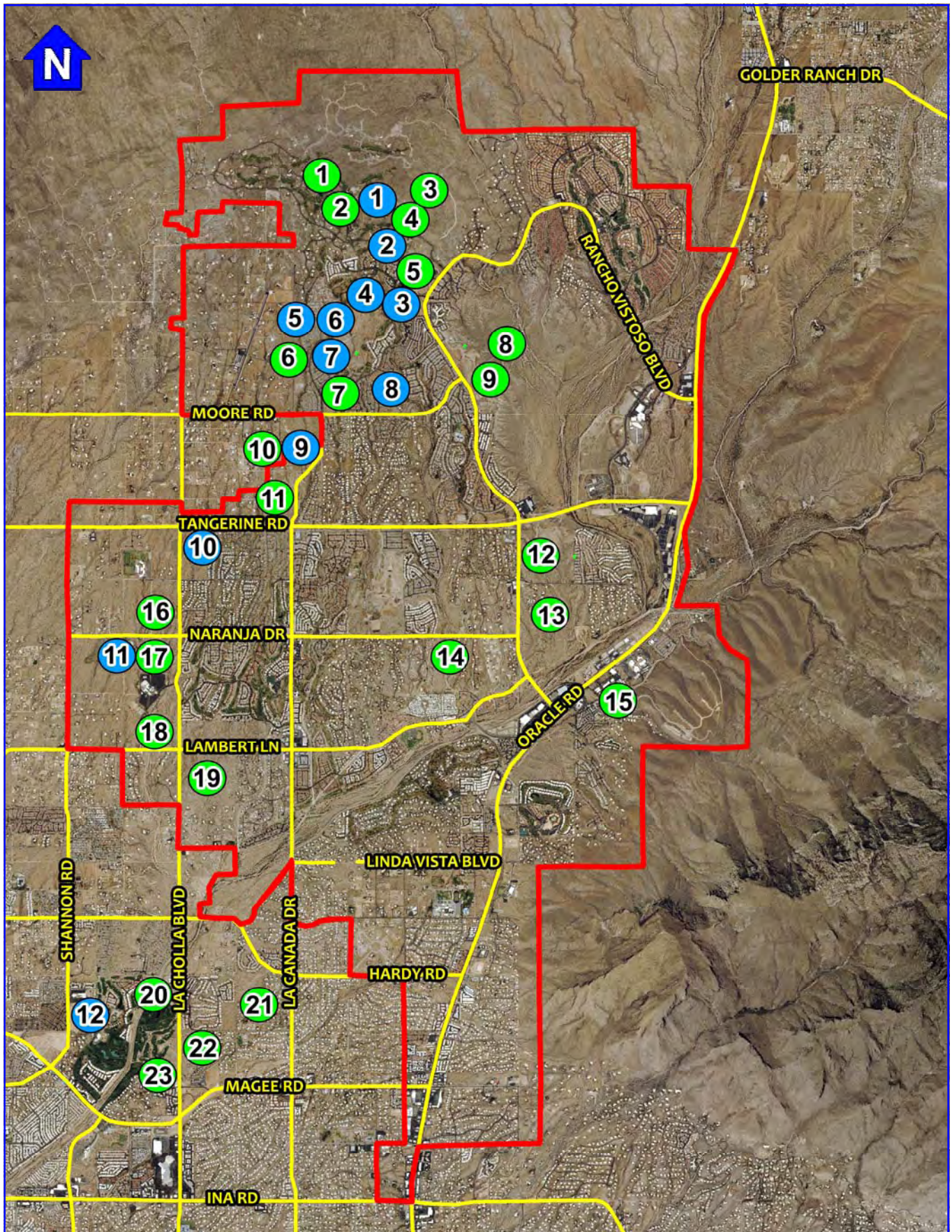
The Oro Valley Aquatic Center hosted the 2017 U.S. National Synchronized Swimming Championships in April.

MIKE CHRISTY / ARIZONA DAILY STAR

2017 Housing Study - Oro Valley



COMMERCIAL RETAIL ADVISORS, LLC



2017 Housing Study - Oro Valley



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FUTURE SUBDIVISIONS

#	Subdivision	Owner	Location	Plat Number	Total Lots
1	STONE CANYON CASITAS	STONE CANYON CASITAS LLC	STONE CANYON	20160710258	28
2	THE ENCLAVE AT STONE CANYON V	FAIRFIELD HOMES	NE TORTOLITA MOUNTAIN CL & HOHOKAM VILLAGE PL	20143040306	16
3	BOULDER VISTA AT STONE CANYON	MERITAGE HOMES	N OF TORTOLITA MTN CL, W OF RANCHO VISTOSO BLVD	20163090571	36
4	STONE CANYON PH 10	FAIRFIELD HOMES	STONE CANYON	PAD AREA AMENDMENT	19
5	RANCHO VISTOSO 10-J	VISTOSO HIGHLANDS PROPERTY	NWC VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	AT REZONING	37
6	RANCHO VISTOSO 10-A - 20 AC	ZARIFI, AHMAD	NW LA CANADA DR & MOORE RD	CSP APPROVED	29
7	RANCHO VISTOSO 10-T	GRACE HOLDINGS LLC	NEC MOORE RD & LA CANADA DR	REZONING APRVD	19
8 *	VISTOSO TRAILS PH II (RV 5G, 5K & 5V)	MATTAMY HOMES	NE RANCHO VISTOSO BLVD & MOORE RD	PRELIM PLAT	194
9 *	VIEWPOINTE AT VISTOSO TRAILS (RV 6B)	MATTAMY HOMES	SEC MOORE RD & RANCHO VISTOSO BLVD	ACTIVE PLAT	37
9 *	VIEWPOINTE AT VISTOSO TRAILS II (RV 6C)	MATTAMY HOMES	SEC MOORE RD & RANCHO VISTOSO BLVD	IN REPLAT FROM CONDO LOTS	40
10	LA CANADA RIDGE	LA CANADA HILLS CUSTOM LOTS LLLP	SW LA CANADA RD & MOORE RD	20082040092	21
11	MILLER RANCH	DESCO-MILLER LLC	NWC TANGERINE RD & LA CANADA DR	COUNCIL MTG	30
12 *	VILLAGES AT SILVERHAWKE (NORTH)	MERITAGE HOMES	SEC TANGERINE RD & FIRST AVE	REZONING APPROVED	211
13 *	SANCTUARY AT SILVERHAWKE (SOUTH)	MERITAGE HOMES	SEC FIRST AVE & PALISADES RD	CSP APPROVED	44
14 *	NARANJA TRAILS	DAVIS DEVELOPMENT & PROPERTIES LLC	S SIDE OF NARANJA W OF PUSCH RIDGE VISTAS	AT PLANNING - 58 ACRES	51
15	LA RESERVE VILLAS	MIRAMONTE HOMES	NE ORACLE RD & FIRST AVE	20070890010	4
15	LA RESERVE VILLAS	PUSCH RIDGE PROPERTIES	NE ORACLE RD & FIRST AVE	20070890010	36
16	SAGUAROS VIEJOS	LIN FAMILY	NWC NARANJA DR & LA CHOLLA BLVD	CSP APPROVED	118
17	CAPELLA PLANNED AREA DEVELOPMENT PROPOSED TOWNHOMES	LA CHOLLA 311 PROPERTY LLC	SW LA CHOLLA BLVD & NARANJA RD	AT REZONING	228
18	CAPELLA PLANNED AREA DEVELOPMENT PROPOSED SFR DETACHED	LA CHOLLA 311 PROPERTY LLC	SW LA CHOLLA BLVD & NARANJA RD	AT REZONING	302
19	FASSEAS PROPERTY - NEARLY 1 ACRE LOTS	FASSEAS, PETER (FUTURE ARIZONA INC)	SEC LAMBERT LN & LA CHOLLA BLVD	IN FOR REZONING	91
20	MONTARETTO ESTATES	KB HOME	SW LA CHOLLA BLVD & HARDY DR (EXT)	FINAL PLAT	95
21	OVERTON RESERVE	GST LLC/ANNLEE PROPERTIES LLC	SW OVERTON RD & LA CHOLLA BLVD	TENTATIVE PLAT IN	106
21	12S13E SEC27 58 ACRES ZONED RESIDENTIAL	TUCSON LAND & CATTLE CO LLC	BETWEEN LA CHOLLA & LA CANADA, S OF HARDY DR	UNSUBDIVIDED	
22	SUNSET MESA	THOMAS A BOWERS REVOC TR	NE LA CHOLLA BLVD & MAGEE RD	20110270003	25
23	HILLS AT TUCSON NATIONAL	T N R & S ACQUISITION INC	NW LA CHOLLA BLVD & MAGEE RD	20070680308	
	Totals (23)				1817

* Indicates Planned Housing Subdivisions in Close Proximity to Plaza at Vistoso



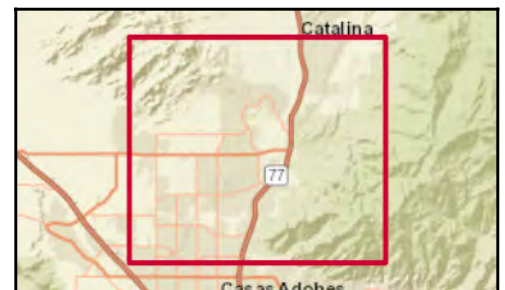
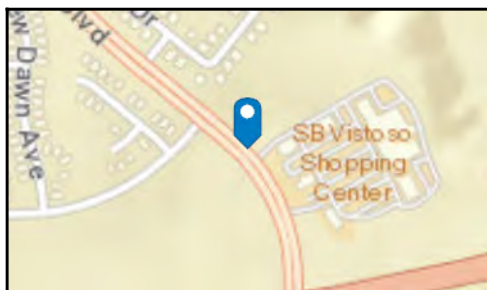
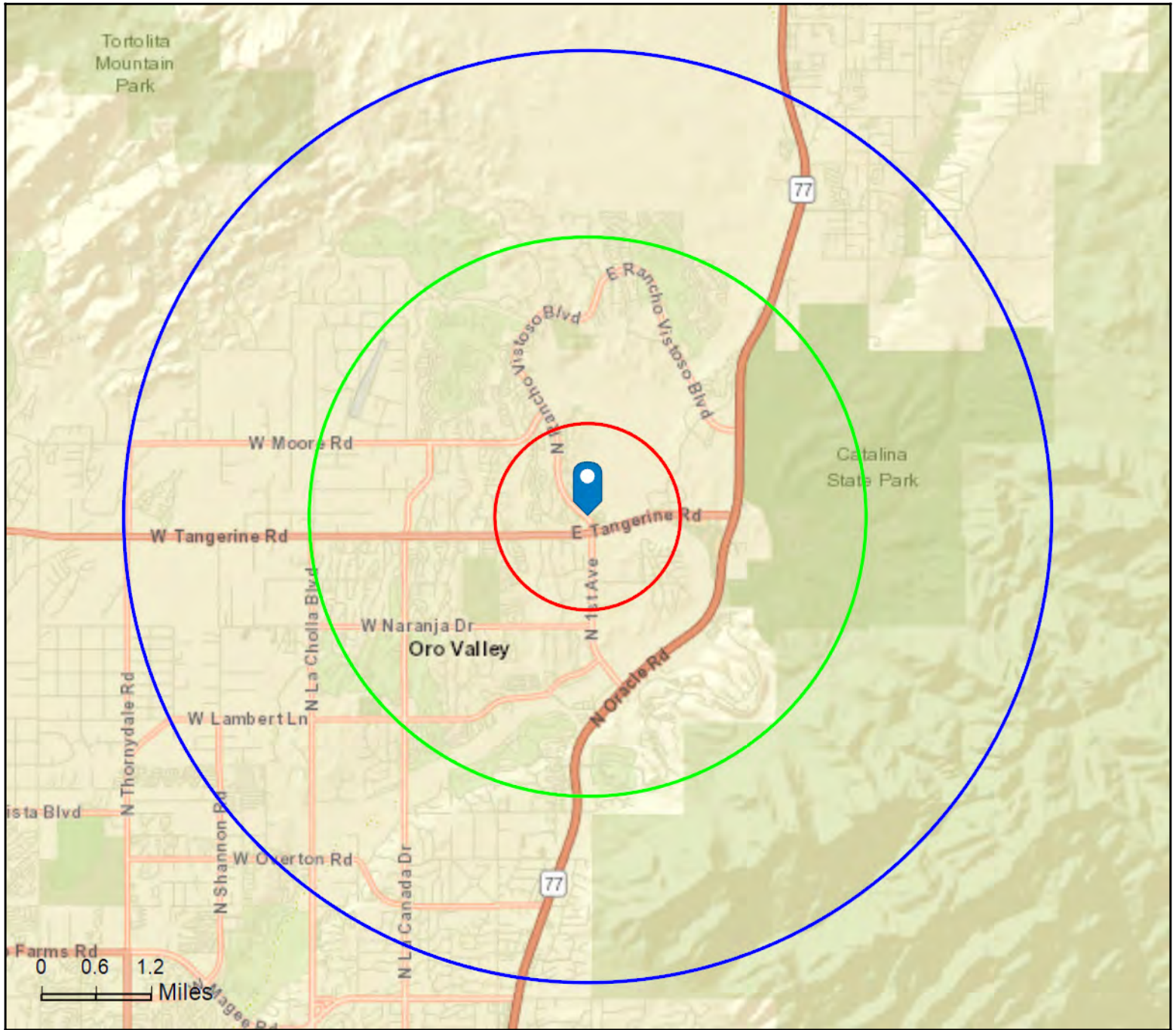
ACTIVE SUBDIVISIONS

#	Subdivision	Builder	Location	Total Lots	Vacant Lots	Specs
1	THE ENCLAVE AT STONE CANYON V	MATTAMY HOMES	NE TORTOLITA MOUNTAIN CL & HOHOKAM VILLAGE PL	15	10	1
2	STONE GATE AT STONE CANYON BY MONTEREY HOMES	MERITAGE HOMES	NW VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	24	7	3
3	DISCOVERY AT VISTOSO RESERVE	LENNAR HOMES	SWC VISTOSO HIGHLANDS DR & RANCHO VISTOSO BLVD	27	0	2
4	MARACAY AT VISTOSO - THE PINNACLE (BLK 4)	MARACAY HOMES	N LA CANADA RD EXTENSION	75	24	1
5	MARACAY AT VISTOSO - DESERT CREST (BLK 3)	MARACAY HOMES	N LA CANADA RD EXTENSION	101	71	3
6	MARACAY AT VISTOSO - SUMMIT (BLK 2 & 5)	MARACAY HOMES	N LA CANADA RD EXTENSION	86	42	2
7	MARACAY AT VISTOSO - THE COVE (BLK 1)	MARACAY HOMES	N LA CANADA RD EXTENSION	81	52	0
8	EAGLES SUMMIT AT VISTOSO	LENNAR HOMES	N SIDE OF MOORE RD E OF LA CANADA	75	61	4
9	LA CANADA RIDGE	INSIGHT HOMES	SW LA CANADA RD & MOORE RD	12	9	0
10	RANCHO DEL COBRE	MARACAY HOMES	SEC TANGERINE RD & LA CHOLLA BLVD	68	4	2
11	ESTATES AT CAPELLA - THE CANYONS	MERITAGE HOMES	SWC NARANJA RD & LA CHOLLA BLVD	76	40	6
11	ESTATES AT CAPELLA - THE VISTAS	MERITAGE HOMES	SWC NARANJA RD & LA CHOLLA BLVD	44	16	4
12	SHANNON ESTATES	D R HORTON	NE SHANNON DR & CLUB DR	55	0	2
	Totals (12)			739	336	30

Site Map

Plaza at Vistoso
12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.42672
Longitude: -110.96198



Executive Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.42672
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	1 mile	3 miles	5 miles
Population			
2000 Population	2,841	22,409	39,190
2010 Population	3,868	30,945	49,309
2019 Population	4,343	34,903	55,108
2024 Population	4,584	37,067	58,106
2000-2010 Annual Rate	3.13%	3.28%	2.32%
2010-2019 Annual Rate	1.26%	1.31%	1.21%
2019-2024 Annual Rate	1.09%	1.21%	1.07%
2019 Male Population	48.9%	47.7%	48.0%
2019 Female Population	51.1%	52.3%	52.0%
2019 Median Age	54.3	54.7	53.4

In the identified area, the current year population is 55,108. In 2010, the Census count in the area was 49,309. The rate of change since 2010 was 1.21% annually. The five-year projection for the population in the area is 58,106 representing a change of 1.07% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 54.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	88.8%	87.2%	87.2%
2019 Black Alone	2.0%	1.8%	1.7%
2019 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2019 Asian Alone	3.5%	4.4%	3.9%
2019 Pacific Islander Alone	0.2%	0.2%	0.1%
2019 Other Race	2.4%	3.3%	3.6%
2019 Two or More Races	2.6%	2.8%	2.9%
2019 Hispanic Origin (Any Race)	13.5%	13.7%	15.1%

Persons of Hispanic origin represent 15.1% of the population in the identified area compared to 18.6% 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 43.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	243	207	184
2000 Households	1,007	9,233	15,846
2010 Households	1,502	13,214	20,862
2019 Total Households	1,701	15,046	23,395
2024 Total Households	1,796	16,003	24,669
2000-2010 Annual Rate	4.08%	3.65%	2.79%
2010-2019 Annual Rate	1.35%	1.41%	1.25%
2019-2024 Annual Rate	1.09%	1.24%	1.07%
2019 Average Household Size	2.54	2.31	2.35

The household count in this area has changed from 20,862 in 2010 to 23,395 in the current year, a change of 1.25% annually. The five-year projection of households is 24,669, a change of 1.07% annually from the current year total. Average household size is currently 2.35, compared to 2.35 in the year 2010. The number of families in the current year is 16,512 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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	18.5%	19.5%	20.2%
Median Household Income			
2019 Median Household Income	\$100,676	\$90,750	\$83,585
2024 Median Household Income	\$108,289	\$100,690	\$92,958
2019-2024 Annual Rate	1.47%	2.10%	2.15%
Average Household Income			
2019 Average Household Income	\$135,358	\$120,239	\$111,499
2024 Average Household Income	\$151,511	\$135,422	\$126,508
2019-2024 Annual Rate	2.28%	2.41%	2.56%
Per Capita Income			
2019 Per Capita Income	\$53,918	\$51,572	\$47,850
2024 Per Capita Income	\$60,451	\$58,187	\$54,334
2019-2024 Annual Rate	2.31%	2.44%	2.57%

Households by Income

Current median household income is \$83,585 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$92,958 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$111,499 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$126,508 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$47,850 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$54,334 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	126	120	116
2000 Total Housing Units	1,066	10,704	17,772
2000 Owner Occupied Housing Units	965	8,130	13,210
2000 Renter Occupied Housing Units	42	1,103	2,636
2000 Vacant Housing Units	59	1,471	1,926
2010 Total Housing Units	1,621	15,316	23,630
2010 Owner Occupied Housing Units	1,325	10,790	16,547
2010 Renter Occupied Housing Units	177	2,424	4,315
2010 Vacant Housing Units	119	2,102	2,768
2019 Total Housing Units	1,804	17,300	26,430
2019 Owner Occupied Housing Units	1,451	11,796	18,130
2019 Renter Occupied Housing Units	250	3,250	5,265
2019 Vacant Housing Units	103	2,254	3,035
2024 Total Housing Units	1,904	18,413	27,895
2024 Owner Occupied Housing Units	1,541	12,647	19,315
2024 Renter Occupied Housing Units	255	3,356	5,354
2024 Vacant Housing Units	108	2,410	3,226

Currently, 68.6% of the 26,430 housing units in the area are owner occupied; 19.9%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 23,630 housing units in the area - 70.0% owner occupied, 18.3% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 5.10%. Median home value in the area is \$344,576, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.86% annually to \$377,750.

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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	111		776		1,190							
Total Employees:	1,483		10,723		14,148							
Total Residential Population:	4,343		34,903		55,108							
Employee/Residential Population Ratio (per 100 Residents)	34		31		26							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	1.8%	10	0.7%	12	1.5%	66	0.6%	26	2.2%	154	1.1%
Construction	5	4.5%	28	1.9%	33	4.3%	143	1.3%	72	6.1%	354	2.5%
Manufacturing	1	0.9%	237	16.0%	17	2.2%	1,538	14.3%	24	2.0%	1,593	11.3%
Transportation	1	0.9%	4	0.3%	11	1.4%	42	0.4%	21	1.8%	69	0.5%
Communication	0	0.0%	1	0.1%	4	0.5%	19	0.2%	5	0.4%	42	0.3%
Utility	0	0.0%	0	0.0%	2	0.3%	39	0.4%	2	0.2%	39	0.3%
Wholesale Trade	1	0.9%	4	0.3%	14	1.8%	62	0.6%	19	1.6%	81	0.6%
Retail Trade Summary	22	19.8%	503	33.9%	143	18.4%	2,891	27.0%	209	17.6%	3,523	24.9%
Home Improvement	3	2.7%	60	4.0%	10	1.3%	202	1.9%	18	1.5%	234	1.7%
General Merchandise Stores	1	0.9%	106	7.1%	8	1.0%	585	5.5%	11	0.9%	619	4.4%
Food Stores	1	0.9%	36	2.4%	10	1.3%	383	3.6%	14	1.2%	465	3.3%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%	5	0.6%	31	0.3%	10	0.8%	79	0.6%
Apparel & Accessory Stores	1	0.9%	8	0.5%	4	0.5%	30	0.3%	5	0.4%	33	0.2%
Furniture & Home Furnishings	1	0.9%	37	2.5%	8	1.0%	142	1.3%	17	1.4%	170	1.2%
Eating & Drinking Places	8	7.2%	200	13.5%	57	7.3%	1,185	11.1%	77	6.5%	1,533	10.8%
Miscellaneous Retail	6	5.4%	56	3.8%	40	5.2%	334	3.1%	57	4.8%	390	2.8%
Finance, Insurance, Real Estate Summary	13	11.7%	58	3.9%	92	11.9%	601	5.6%	139	11.7%	964	6.8%
Banks, Savings & Lending Institutions	2	1.8%	22	1.5%	13	1.7%	116	1.1%	22	1.8%	170	1.2%
Securities Brokers	2	1.8%	5	0.3%	9	1.2%	25	0.2%	14	1.2%	41	0.3%
Insurance Carriers & Agents	4	3.6%	12	0.8%	21	2.7%	68	0.6%	32	2.7%	101	0.7%
Real Estate, Holding, Other Investment Offices	5	4.5%	19	1.3%	49	6.3%	392	3.7%	71	6.0%	652	4.6%
Services Summary	57	51.4%	625	42.1%	364	46.9%	4,782	44.6%	553	46.5%	6,777	47.9%
Hotels & Lodging	0	0.0%	6	0.4%	5	0.6%	689	6.4%	8	0.7%	842	6.0%
Automotive Services	1	0.9%	4	0.3%	12	1.5%	61	0.6%	22	1.8%	123	0.9%
Motion Pictures & Amusements	5	4.5%	20	1.3%	24	3.1%	564	5.3%	39	3.3%	886	6.3%
Health Services	15	13.5%	346	23.3%	98	12.6%	1,775	16.6%	128	10.8%	1,994	14.1%
Legal Services	1	0.9%	4	0.3%	14	1.8%	42	0.4%	17	1.4%	50	0.4%
Education Institutions & Libraries	3	2.7%	109	7.3%	13	1.7%	367	3.4%	23	1.9%	875	6.2%
Other Services	31	27.9%	136	9.2%	198	25.5%	1,283	12.0%	316	26.6%	2,007	14.2%
Government	0	0.0%	9	0.6%	15	1.9%	523	4.9%	15	1.3%	528	3.7%
Unclassified Establishments	9	8.1%	3	0.2%	71	9.1%	18	0.2%	105	8.8%	24	0.2%
Totals	111	100.0%	1,483	100.0%	776	100.0%	10,723	100.0%	1,190	100.0%	14,148	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.42672
 Longitude: -110.96198

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%	1	0.1%	4	0.5%	16	0.1%	5	0.4%	20	0.1%
Mining	0	0.0%	2	0.1%	1	0.1%	7	0.1%	2	0.2%	11	0.1%
Utilities	0	0.0%	0	0.0%	2	0.3%	39	0.4%	2	0.2%	39	0.3%
Construction	5	4.5%	31	2.1%	36	4.6%	169	1.6%	78	6.6%	391	2.8%
Manufacturing	2	1.8%	242	16.3%	17	2.2%	1,554	14.5%	26	2.2%	1,626	11.5%
Wholesale Trade	1	0.9%	4	0.3%	14	1.8%	62	0.6%	19	1.6%	81	0.6%
Retail Trade	14	12.6%	300	20.2%	83	10.7%	1,683	15.7%	127	10.7%	1,944	13.7%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%	2	0.3%	12	0.1%	5	0.4%	44	0.3%
Furniture & Home Furnishings Stores	1	0.9%	8	0.5%	6	0.8%	41	0.4%	9	0.8%	51	0.4%
Electronics & Appliance Stores	0	0.0%	29	2.0%	2	0.3%	101	0.9%	6	0.5%	117	0.8%
Bldg Material & Garden Equipment & Supplies Dealers	3	2.7%	60	4.0%	10	1.3%	202	1.9%	18	1.5%	234	1.7%
Food & Beverage Stores	1	0.9%	34	2.3%	8	1.0%	359	3.3%	11	0.9%	423	3.0%
Health & Personal Care Stores	2	1.8%	33	2.2%	16	2.1%	179	1.7%	19	1.6%	199	1.4%
Gasoline Stations	0	0.0%	0	0.0%	4	0.5%	19	0.2%	5	0.4%	34	0.2%
Clothing & Clothing Accessories Stores	1	0.9%	8	0.5%	4	0.5%	30	0.3%	6	0.5%	38	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.1%	7	0.9%	14	0.1%	9	0.8%	19	0.1%
General Merchandise Stores	1	0.9%	106	7.1%	8	1.0%	585	5.5%	11	0.9%	619	4.4%
Miscellaneous Store Retailers	3	2.7%	22	1.5%	16	2.1%	141	1.3%	21	1.8%	159	1.1%
Nonstore Retailers	1	0.9%	0	0.0%	3	0.4%	0	0.0%	6	0.5%	6	0.0%
Transportation & Warehousing	0	0.0%	2	0.1%	6	0.8%	20	0.2%	13	1.1%	40	0.3%
Information	1	0.9%	5	0.3%	11	1.4%	139	1.3%	16	1.3%	173	1.2%
Finance & Insurance	8	7.2%	39	2.6%	43	5.5%	209	1.9%	68	5.7%	313	2.2%
Central Bank/Credit Intermediation & Related Activities	2	1.8%	22	1.5%	13	1.7%	116	1.1%	22	1.8%	170	1.2%
Securities, Commodity Contracts & Other Financial	2	1.8%	5	0.3%	9	1.2%	25	0.2%	15	1.3%	41	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	4	3.6%	12	0.8%	21	2.7%	68	0.6%	32	2.7%	101	0.7%
Real Estate, Rental & Leasing	6	5.4%	18	1.2%	53	6.8%	394	3.7%	79	6.6%	662	4.7%
Professional, Scientific & Tech Services	12	10.8%	45	3.0%	95	12.2%	523	4.9%	147	12.4%	802	5.7%
Legal Services	1	0.9%	4	0.3%	15	1.9%	45	0.4%	19	1.6%	64	0.5%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.4%	3	0.0%	3	0.3%	4	0.0%
Administrative & Support & Waste Management & Remediation	5	4.5%	22	1.5%	30	3.9%	108	1.0%	49	4.1%	206	1.5%
Educational Services	3	2.7%	109	7.3%	17	2.2%	371	3.5%	30	2.5%	894	6.3%
Health Care & Social Assistance	16	14.4%	345	23.3%	110	14.2%	1,950	18.2%	147	12.4%	2,292	16.2%
Arts, Entertainment & Recreation	5	4.5%	25	1.7%	23	3.0%	589	5.5%	35	2.9%	894	6.3%
Accommodation & Food Services	9	8.1%	206	13.9%	63	8.1%	1,883	17.6%	86	7.2%	2,389	16.9%
Accommodation	0	0.0%	6	0.4%	5	0.6%	689	6.4%	8	0.7%	842	6.0%
Food Services & Drinking Places	8	7.2%	200	13.5%	57	7.3%	1,194	11.1%	78	6.6%	1,547	10.9%
Other Services (except Public Administration)	14	12.6%	75	5.1%	81	10.4%	462	4.3%	140	11.8%	815	5.8%
Automotive Repair & Maintenance	0	0.0%	2	0.1%	7	0.9%	48	0.4%	13	1.1%	92	0.7%
Public Administration	0	0.0%	9	0.6%	15	1.9%	523	4.9%	15	1.3%	528	3.7%
Unclassified Establishments	9	8.1%	3	0.2%	71	9.1%	18	0.2%	105	8.8%	24	0.2%
Total	111	100.0%	1,483	100.0%	776	100.0%	10,723	100.0%	1,190	100.0%	14,148	100.0%

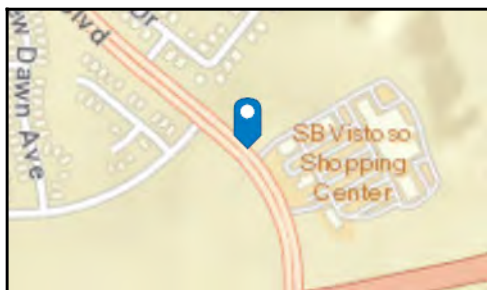
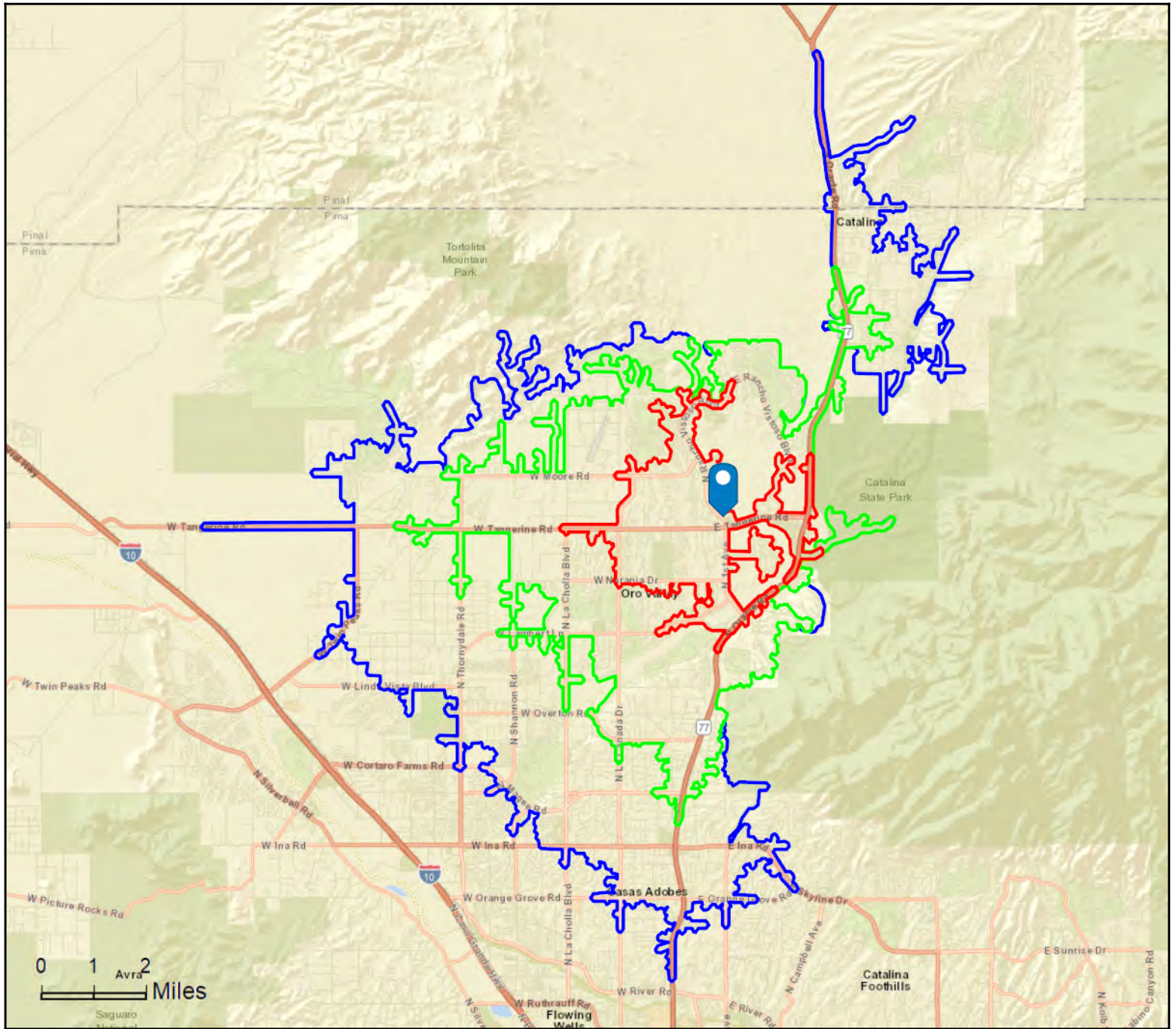
Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.42672
 Longitude: -110.96198





Executive Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.42672
 Longitude: -110.96198

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	8,596	32,565	69,764
2010 Population	12,616	41,718	82,987
2019 Population	13,515	46,544	92,848
2024 Population	14,255	49,099	97,960
2000-2010 Annual Rate	3.91%	2.51%	1.75%
2010-2019 Annual Rate	0.75%	1.19%	1.22%
2019-2024 Annual Rate	1.07%	1.07%	1.08%
2019 Male Population	48.8%	47.8%	47.8%
2019 Female Population	51.2%	52.2%	52.2%
2019 Median Age	50.5	54.1	51.3

In the identified area, the current year population is 92,848. In 2010, the Census count in the area was 82,987. The rate of change since 2010 was 1.22% annually. The five-year projection for the population in the area is 97,960 representing a change of 1.08% annually from 2019 to 2024. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 50.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.0%	87.2%	85.5%
2019 Black Alone	2.1%	1.8%	1.9%
2019 American Indian/Alaska Native Alone	0.4%	0.6%	0.8%
2019 Asian Alone	4.3%	4.0%	3.6%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	3.1%	3.4%	4.7%
2019 Two or More Races	3.0%	2.8%	3.3%
2019 Hispanic Origin (Any Race)	14.7%	14.4%	17.8%

Persons of Hispanic origin represent 17.8% of the population in the identified area compared to 18.6% 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 48.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	230	190	158
2000 Households	2,969	13,453	28,534
2010 Households	4,785	17,905	35,573
2019 Total Households	5,212	20,048	39,946
2024 Total Households	5,508	21,145	42,150
2000-2010 Annual Rate	4.89%	2.90%	2.23%
2010-2019 Annual Rate	0.93%	1.23%	1.26%
2019-2024 Annual Rate	1.11%	1.07%	1.08%
2019 Average Household Size	2.58	2.32	2.31

The household count in this area has changed from 35,573 in 2010 to 39,946 in the current year, a change of 1.26% annually. The five-year projection of households is 42,150, a change of 1.08% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 26,908 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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.42672
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2019 Percent of Income for Mortgage	17.3%	20.5%	21.3%
Median Household Income			
2019 Median Household Income	\$102,464	\$84,519	\$76,185
2024 Median Household Income	\$109,240	\$93,859	\$84,499
2019-2024 Annual Rate	1.29%	2.12%	2.09%
Average Household Income			
2019 Average Household Income	\$132,727	\$113,222	\$102,456
2024 Average Household Income	\$149,262	\$128,090	\$116,918
2019-2024 Annual Rate	2.38%	2.50%	2.68%
Per Capita Income			
2019 Per Capita Income	\$51,040	\$49,098	\$44,212
2024 Per Capita Income	\$57,526	\$55,581	\$50,467
2019-2024 Annual Rate	2.42%	2.51%	2.68%

Households by Income

Current median household income is \$76,185 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$84,499 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$102,456 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$116,918 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$44,212 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$50,467 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	135	114	109
2000 Total Housing Units	3,227	15,253	31,587
2000 Owner Occupied Housing Units	2,831	11,138	22,120
2000 Renter Occupied Housing Units	138	2,315	6,414
2000 Vacant Housing Units	258	1,800	3,053
2010 Total Housing Units	5,303	20,390	39,953
2010 Owner Occupied Housing Units	4,213	14,056	26,345
2010 Renter Occupied Housing Units	572	3,849	9,228
2010 Vacant Housing Units	518	2,485	4,380
2019 Total Housing Units	5,806	22,761	44,758
2019 Owner Occupied Housing Units	4,523	15,365	28,967
2019 Renter Occupied Housing Units	688	4,683	10,978
2019 Vacant Housing Units	594	2,713	4,812
2024 Total Housing Units	6,145	24,030	47,238
2024 Owner Occupied Housing Units	4,808	16,383	30,923
2024 Renter Occupied Housing Units	700	4,762	11,227
2024 Vacant Housing Units	637	2,885	5,088

Currently, 64.7% of the 44,758 housing units in the area are owner occupied; 24.5%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 39,953 housing units in the area - 65.9% owner occupied, 23.1% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 5.18%. Median home value in the area is \$331,709, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.01% annually to \$366,341.

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, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.42672
 Longitude: -110.96198

Data for all businesses in area	5 minutes				10 minutes				15 minutes			
Total Businesses:	229				994				2,673			
Total Employees:	2,511				12,514				27,378			
Total Residential Population:	13,515				46,544				92,848			
Employee/Residential Population Ratio (per 100 Residents)	19				27				29			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	2.2%	28	1.1%	19	1.9%	109	0.9%	55	2.1%	346	1.3%
Construction	14	6.1%	59	2.3%	56	5.6%	301	2.4%	141	5.3%	642	2.3%
Manufacturing	6	2.6%	203	8.1%	19	1.9%	1,395	11.1%	41	1.5%	1,674	6.1%
Transportation	2	0.9%	10	0.4%	16	1.6%	61	0.5%	47	1.8%	240	0.9%
Communication	1	0.4%	3	0.1%	4	0.4%	36	0.3%	18	0.7%	182	0.7%
Utility	0	0.0%	0	0.0%	2	0.2%	37	0.3%	3	0.1%	41	0.1%
Wholesale Trade	5	2.2%	27	1.1%	16	1.6%	73	0.6%	41	1.5%	224	0.8%
Retail Trade Summary	38	16.6%	739	29.4%	173	17.4%	3,238	25.9%	509	19.0%	7,805	28.5%
Home Improvement	5	2.2%	54	2.2%	12	1.2%	208	1.7%	32	1.2%	315	1.2%
General Merchandise Stores	3	1.3%	197	7.8%	9	0.9%	608	4.9%	17	0.6%	1,154	4.2%
Food Stores	1	0.4%	101	4.0%	13	1.3%	447	3.6%	46	1.7%	1,255	4.6%
Auto Dealers, Gas Stations, Auto Aftermarket	1	0.4%	8	0.3%	8	0.8%	66	0.5%	19	0.7%	154	0.6%
Apparel & Accessory Stores	2	0.9%	9	0.4%	4	0.4%	31	0.2%	32	1.2%	245	0.9%
Furniture & Home Furnishings	3	1.3%	37	1.5%	13	1.3%	157	1.3%	41	1.5%	340	1.2%
Eating & Drinking Places	11	4.8%	229	9.1%	65	6.5%	1,367	10.9%	170	6.4%	3,256	11.9%
Miscellaneous Retail	14	6.1%	104	4.1%	49	4.9%	354	2.8%	150	5.6%	1,086	4.0%
Finance, Insurance, Real Estate Summary	26	11.4%	177	7.0%	124	12.5%	883	7.1%	371	13.9%	2,489	9.1%
Banks, Savings & Lending Institutions	4	1.7%	34	1.4%	19	1.9%	154	1.2%	66	2.5%	612	2.2%
Securities Brokers	4	1.7%	9	0.4%	12	1.2%	34	0.3%	41	1.5%	143	0.5%
Insurance Carriers & Agents	5	2.2%	18	0.7%	28	2.8%	90	0.7%	84	3.1%	267	1.0%
Real Estate, Holding, Other Investment Offices	13	5.7%	116	4.6%	64	6.4%	605	4.8%	180	6.7%	1,468	5.4%
Services Summary	109	47.6%	1,236	49.2%	466	46.9%	5,836	46.6%	1,209	45.2%	13,008	47.5%
Hotels & Lodging	1	0.4%	16	0.6%	6	0.6%	636	5.1%	22	0.8%	1,656	6.0%
Automotive Services	5	2.2%	25	1.0%	18	1.8%	111	0.9%	29	1.1%	181	0.7%
Motion Pictures & Amusements	9	3.9%	149	5.9%	32	3.2%	793	6.3%	86	3.2%	1,260	4.6%
Health Services	25	10.9%	385	15.3%	119	12.0%	1,887	15.1%	293	11.0%	3,765	13.8%
Legal Services	4	1.7%	13	0.5%	17	1.7%	51	0.4%	54	2.0%	193	0.7%
Education Institutions & Libraries	7	3.1%	271	10.8%	19	1.9%	679	5.4%	43	1.6%	1,544	5.6%
Other Services	58	25.3%	377	15.0%	256	25.8%	1,678	13.4%	682	25.5%	4,410	16.1%
Government	1	0.4%	24	1.0%	15	1.5%	526	4.2%	25	0.9%	625	2.3%
Unclassified Establishments	21	9.2%	5	0.2%	85	8.6%	19	0.2%	213	8.0%	101	0.4%
Totals	229	100.0%	2,511	100.0%	994	100.0%	12,514	100.0%	2,673	100.0%	27,378	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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Business Summary

Plaza at Vistoso
 12176 N Rancho Vistoso Blvd, Tucson, Arizona, 85755
 Drive Time: 5, 10, 15 minute radii

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 Latitude: 32.42672
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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	0.9%	7	0.3%	4	0.4%	15	0.1%	8	0.3%	29	0.1%
Mining	0	0.0%	2	0.1%	2	0.2%	11	0.1%	6	0.2%	30	0.1%
Utilities	0	0.0%	0	0.0%	2	0.2%	37	0.3%	2	0.1%	39	0.1%
Construction	14	6.1%	61	2.4%	61	6.1%	336	2.7%	154	5.8%	715	2.6%
Manufacturing	5	2.2%	203	8.1%	20	2.0%	1,423	11.4%	48	1.8%	1,753	6.4%
Wholesale Trade	5	2.2%	27	1.1%	16	1.6%	73	0.6%	39	1.5%	213	0.8%
Retail Trade	27	11.8%	508	20.2%	104	10.5%	1,835	14.7%	319	11.9%	4,372	16.0%
Motor Vehicle & Parts Dealers	0	0.0%	3	0.1%	4	0.4%	39	0.3%	10	0.4%	87	0.3%
Furniture & Home Furnishings Stores	2	0.9%	15	0.6%	7	0.7%	45	0.4%	24	0.9%	169	0.6%
Electronics & Appliance Stores	0	0.0%	21	0.8%	5	0.5%	111	0.9%	14	0.5%	153	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	5	2.2%	54	2.2%	12	1.2%	208	1.7%	32	1.2%	315	1.2%
Food & Beverage Stores	1	0.4%	99	3.9%	9	0.9%	411	3.3%	32	1.2%	1,102	4.0%
Health & Personal Care Stores	3	1.3%	38	1.5%	18	1.8%	181	1.4%	45	1.7%	481	1.8%
Gasoline Stations	1	0.4%	5	0.2%	4	0.4%	27	0.2%	9	0.3%	67	0.2%
Clothing & Clothing Accessories Stores	2	0.9%	9	0.4%	5	0.5%	34	0.3%	42	1.6%	278	1.0%
Sport Goods, Hobby, Book, & Music Stores	3	1.3%	5	0.2%	8	0.8%	16	0.1%	29	1.1%	186	0.7%
General Merchandise Stores	3	1.3%	197	7.8%	9	0.9%	608	4.9%	17	0.6%	1,154	4.2%
Miscellaneous Store Retailers	7	3.1%	62	2.5%	19	1.9%	152	1.2%	56	2.1%	372	1.4%
Nonstore Retailers	1	0.4%	0	0.0%	4	0.4%	2	0.0%	9	0.3%	7	0.0%
Transportation & Warehousing	2	0.9%	6	0.2%	9	0.9%	36	0.3%	31	1.2%	177	0.6%
Information	4	1.7%	13	0.5%	12	1.2%	159	1.3%	41	1.5%	453	1.7%
Finance & Insurance	13	5.7%	61	2.4%	60	6.0%	278	2.2%	194	7.3%	1,028	3.8%
Central Bank/Credit Intermediation & Related Activities	4	1.7%	34	1.4%	19	1.9%	154	1.2%	65	2.4%	609	2.2%
Securities, Commodity Contracts & Other Financial	4	1.7%	9	0.4%	12	1.2%	34	0.3%	45	1.7%	152	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	5	2.2%	18	0.7%	28	2.8%	90	0.7%	84	3.1%	267	1.0%
Real Estate, Rental & Leasing	14	6.1%	116	4.6%	69	6.9%	605	4.8%	185	6.9%	1,421	5.2%
Professional, Scientific & Tech Services	30	13.1%	182	7.2%	123	12.4%	673	5.4%	321	12.0%	1,633	6.0%
Legal Services	4	1.7%	13	0.5%	18	1.8%	60	0.5%	63	2.4%	249	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.2%	3	0.0%	5	0.2%	6	0.0%
Administrative & Support & Waste Management & Remediation	9	3.9%	39	1.6%	41	4.1%	178	1.4%	103	3.9%	510	1.9%
Educational Services	8	3.5%	274	10.9%	24	2.4%	702	5.6%	64	2.4%	1,614	5.9%
Health Care & Social Assistance	30	13.1%	457	18.2%	135	13.6%	2,131	17.0%	358	13.4%	4,611	16.8%
Arts, Entertainment & Recreation	8	3.5%	152	6.1%	29	2.9%	799	6.4%	60	2.2%	1,187	4.3%
Accommodation & Food Services	12	5.2%	245	9.8%	72	7.2%	2,017	16.1%	199	7.4%	4,996	18.2%
Accommodation	1	0.4%	16	0.6%	6	0.6%	636	5.1%	22	0.8%	1,656	6.0%
Food Services & Drinking Places	11	4.8%	229	9.1%	66	6.6%	1,381	11.0%	177	6.6%	3,340	12.2%
Other Services (except Public Administration)	22	9.6%	129	5.1%	109	11.0%	660	5.3%	298	11.1%	1,886	6.9%
Automotive Repair & Maintenance	3	1.3%	23	0.9%	12	1.2%	94	0.8%	22	0.8%	157	0.6%
Public Administration	1	0.4%	24	1.0%	15	1.5%	526	4.2%	25	0.9%	625	2.3%
Unclassified Establishments	21	9.2%	5	0.2%	85	8.6%	19	0.2%	213	8.0%	79	0.3%
Total	229	100.0%	2,511	100.0%	994	100.0%	12,514	100.0%	2,673	100.0%	27,378	100.0%

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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.