



COMMERCIAL RETAIL ADVISORS, LLC

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## Property Description

Location:	NWC of Ruthrauff Rd. & La Cholla Blvd. 2120 W. Ruthrauff Road Tucson, AZ
PAD Available:	± 16,080 SF - Ground Lease or BTS
Lease Rate:	Please call broker for price.
Zoning:	Multiple Use zoning, City of Tucson, AZ

## Demographic Highlights

2021 Estimates	1 Mile	3 Miles	5 Miles
Population:	11,218	67,860	180,369
Households:	4,465	31,007	83,006
Average HH Income:	\$61,558	\$64,442	\$68,122

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

For information, contact:

**Craig Finfrock, CCIM, CRX, CLS**  
Designated Broker  
[cfinfrock@cradvisorsllc.com](mailto:cfinfrock@cradvisorsllc.com)

## Highlights

- ◆ Located at the intersection of Ruthrauff Road and La Cholla Blvd, with traffic counts over 20,000 VPD, some of the highest in the Flowing Wells area.
- ◆ Construction is nearly completed at the Ruthrauff and I-10 interchange, widening Ruthrauff to two lanes in each direction, as well as creating an overpass for both I-10 and the railroad making Ruthrauff more convenient than other nearby East-West roads.
- ◆ Sought after developable multi-use land in a highly developed surrounding area.
- ◆ Flowing Wells is a diverse, mature residential area in Northwest Tucson.
- ◆ There is a Walmart Neighborhood Market across the street and various industrial users.

## Traffic Count

Ruthrauff Rd.:	21,690 VPD (2020)
La Cholla Blvd.:	23,068 VPD (2020)
Total:	44,758 VPD

(Source: Pima Association of Governments and ADOT)

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



# NWC of Ruthrauff & La Cholla

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AERIAL

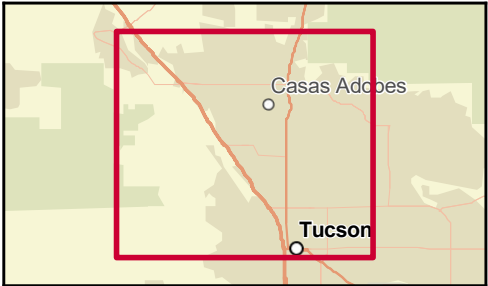
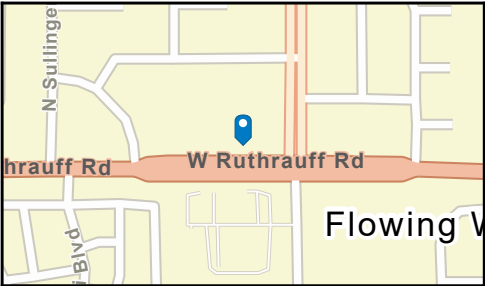
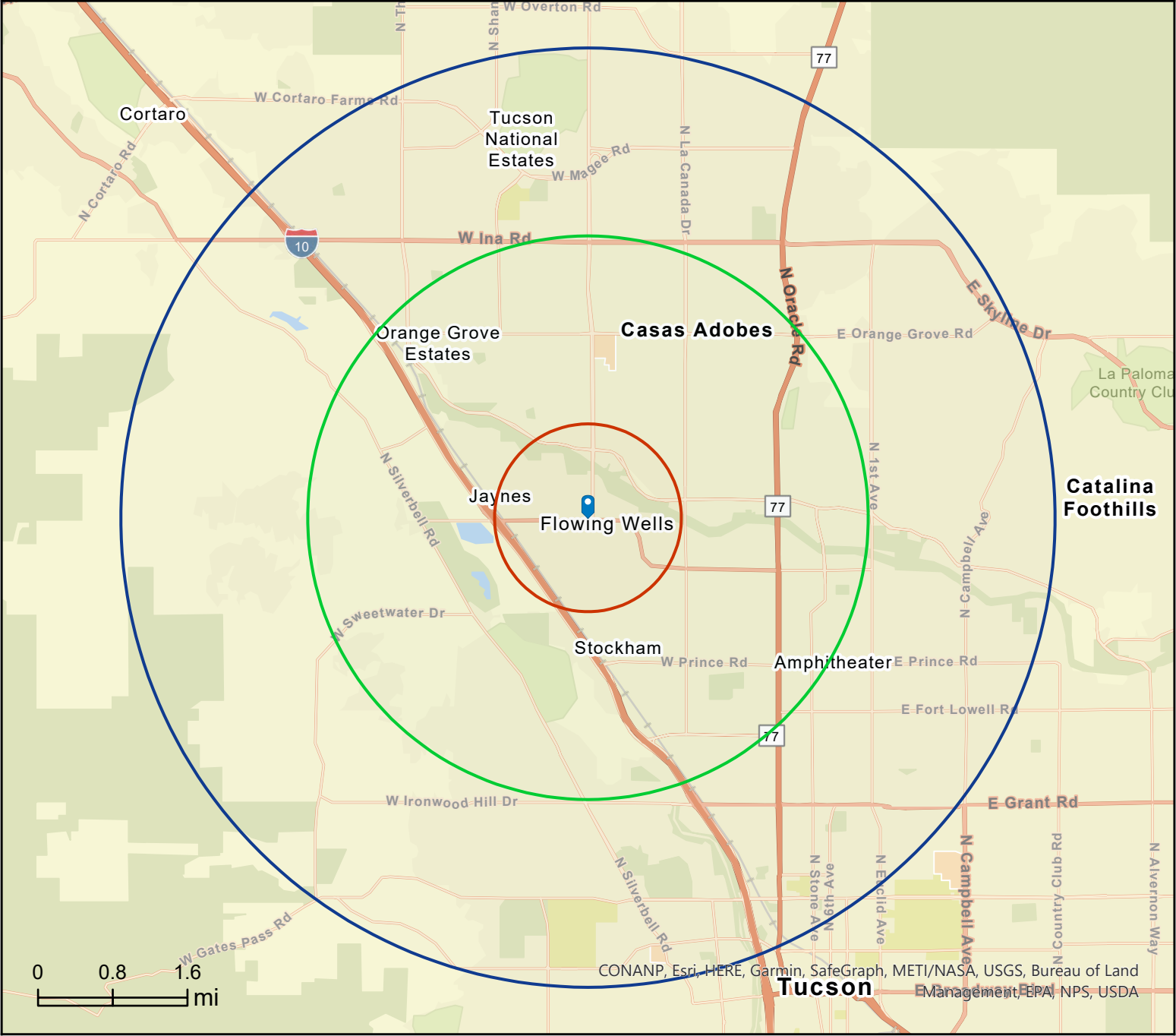




# Site Map

Ruthrauff & La Cholla  
2120 W Ruthrauff Rd, Tucson, Arizona, 85705  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.29470  
Longitude: -111.01299



## Executive Summary

Ruthrauff & La Cholla  
2120 W Ruthrauff Rd, Tucson, Arizona, 85705  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,423	63,059	170,178
2010 Population	10,100	67,860	180,369
2021 Population	11,218	73,037	192,693
2026 Population	11,506	75,414	198,686
2000-2010 Annual Rate	0.70%	0.74%	0.58%
2010-2021 Annual Rate	0.94%	0.66%	0.59%
2021-2026 Annual Rate	0.51%	0.64%	0.61%
2021 Male Population	48.7%	48.5%	49.1%
2021 Female Population	51.3%	51.5%	50.9%
2021 Median Age	39.7	40.1	37.6

In the identified area, the current year population is 192,693. In 2010, the Census count in the area was 180,369. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 198,686 representing a change of 0.61% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	74.7%	73.3%	71.1%
2021 Black Alone	2.3%	2.8%	3.7%
2021 American Indian/Alaska Native Alone	1.8%	2.0%	2.7%
2021 Asian Alone	3.6%	3.9%	4.3%
2021 Pacific Islander Alone	0.1%	0.1%	0.2%
2021 Other Race	13.0%	13.7%	13.7%
2021 Two or More Races	4.5%	4.2%	4.4%
2021 Hispanic Origin (Any Race)	37.4%	39.4%	38.7%

Persons of Hispanic origin represent 38.7% of the population in the identified area compared to 18.9% 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 73.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	51	58	66
2000 Households	3,658	26,894	72,527
2010 Households	3,953	28,752	77,295
2021 Total Households	4,465	31,007	83,006
2026 Total Households	4,586	32,029	85,660
2000-2010 Annual Rate	0.78%	0.67%	0.64%
2010-2021 Annual Rate	1.09%	0.67%	0.64%
2021-2026 Annual Rate	0.54%	0.65%	0.63%
2021 Average Household Size	2.48	2.33	2.29

The household count in this area has changed from 77,295 in 2010 to 83,006 in the current year, a change of 0.64% annually. The five-year projection of households is 85,660, a change of 0.63% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2010. The number of families in the current year is 43,819 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	10.4%	19.0%	20.4%
<b>Median Household Income</b>			
2021 Median Household Income	\$44,316	\$46,336	\$47,995
2026 Median Household Income	\$51,529	\$53,496	\$54,382
2021-2026 Annual Rate	3.06%	2.92%	2.53%
<b>Average Household Income</b>			
2021 Average Household Income	\$61,558	\$64,442	\$68,122
2026 Average Household Income	\$71,232	\$74,738	\$77,764
2021-2026 Annual Rate	2.96%	3.01%	2.68%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$25,228	\$27,432	\$29,324
2026 Per Capita Income	\$29,243	\$31,819	\$33,505
2021-2026 Annual Rate	3.00%	3.01%	2.70%
<b>Households by Income</b>			

Current median household income is \$47,995 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$54,382 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$68,122 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,764 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$29,324 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,505 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	211	116	111
2000 Total Housing Units	3,947	30,080	79,389
2000 Owner Occupied Housing Units	2,816	17,825	40,590
2000 Renter Occupied Housing Units	842	9,069	31,937
2000 Vacant Housing Units	289	3,186	6,862
2010 Total Housing Units	4,296	32,334	86,181
2010 Owner Occupied Housing Units	2,751	17,920	40,790
2010 Renter Occupied Housing Units	1,202	10,832	36,505
2010 Vacant Housing Units	343	3,582	8,886
2021 Total Housing Units	4,789	34,190	91,376
2021 Owner Occupied Housing Units	2,891	18,468	42,364
2021 Renter Occupied Housing Units	1,574	12,539	40,642
2021 Vacant Housing Units	324	3,183	8,370
2026 Total Housing Units	4,910	35,261	94,246
2026 Owner Occupied Housing Units	3,062	19,569	44,822
2026 Renter Occupied Housing Units	1,524	12,460	40,838
2026 Vacant Housing Units	324	3,232	8,586

Currently, 46.4% of the 91,376 housing units in the area are owner occupied; 44.5%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 86,181 housing units in the area - 47.3% owner occupied, 42.4% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 2.64%. Median home value in the area is \$233,543, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.58% annually to \$292,199.

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# Business Summary

Ruthrauff & La Cholla  
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Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				397		2,927				7,474			
Total Employees:				5,562		38,218				87,858			
Total Residential Population:				11,218		73,037				192,693			
Employee/Residential Population Ratio (per 100 Residents)				50		52				46			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	13	3.3%	384	6.9%	77	2.6%	1,131	3.0%	158	2.1%	1,901	2.2%	
Construction	58	14.6%	1,098	19.7%	280	9.6%	3,646	9.5%	517	6.9%	5,811	6.6%	
Manufacturing	22	5.5%	337	6.1%	95	3.2%	2,134	5.6%	201	2.7%	3,518	4.0%	
Transportation	13	3.3%	210	3.8%	69	2.4%	934	2.4%	154	2.1%	1,670	1.9%	
Communication	5	1.3%	68	1.2%	38	1.3%	777	2.0%	80	1.1%	1,508	1.7%	
Utility	2	0.5%	36	0.6%	11	0.4%	136	0.4%	20	0.3%	237	0.3%	
Wholesale Trade	24	6.0%	236	4.2%	99	3.4%	1,452	3.8%	218	2.9%	2,430	2.8%	
Retail Trade Summary	65	16.4%	569	10.2%	697	23.8%	10,900	28.5%	1,659	22.2%	23,867	27.2%	
Home Improvement	7	1.8%	71	1.3%	49	1.7%	787	2.1%	98	1.3%	1,503	1.7%	
General Merchandise Stores	2	0.5%	9	0.2%	25	0.9%	1,200	3.1%	49	0.7%	2,301	2.6%	
Food Stores	12	3.0%	170	3.1%	59	2.0%	993	2.6%	150	2.0%	3,080	3.5%	
Auto Dealers, Gas Stations, Auto Aftermarket	6	1.5%	34	0.6%	83	2.8%	1,929	5.0%	165	2.2%	2,535	2.9%	
Apparel & Accessory Stores	1	0.3%	4	0.1%	54	1.8%	674	1.8%	95	1.3%	958	1.1%	
Furniture & Home Furnishings	7	1.8%	38	0.7%	59	2.0%	651	1.7%	138	1.8%	1,201	1.4%	
Eating & Drinking Places	9	2.3%	98	1.8%	165	5.6%	2,986	7.8%	478	6.4%	8,481	9.7%	
Miscellaneous Retail	22	5.5%	146	2.6%	202	6.9%	1,680	4.4%	487	6.5%	3,809	4.3%	
Finance, Insurance, Real Estate Summary	27	6.8%	119	2.1%	252	8.6%	1,777	4.6%	803	10.7%	7,919	9.0%	
Banks, Savings & Lending Institutions	3	0.8%	11	0.2%	44	1.5%	536	1.4%	142	1.9%	1,513	1.7%	
Securities Brokers	1	0.3%	13	0.2%	21	0.7%	176	0.5%	84	1.1%	595	0.7%	
Insurance Carriers & Agents	6	1.5%	43	0.8%	46	1.6%	220	0.6%	149	2.0%	593	0.7%	
Real Estate, Holding, Other Investment Offices	17	4.3%	52	0.9%	141	4.8%	844	2.2%	428	5.7%	5,218	5.9%	
Services Summary	142	35.8%	2,472	44.4%	1,143	39.1%	14,141	37.0%	3,175	42.5%	36,696	41.8%	
Hotels & Lodging	1	0.3%	5	0.1%	20	0.7%	210	0.5%	56	0.7%	932	1.1%	
Automotive Services	10	2.5%	45	0.8%	102	3.5%	644	1.7%	256	3.4%	1,440	1.6%	
Motion Pictures & Amusements	8	2.0%	119	2.1%	74	2.5%	602	1.6%	199	2.7%	1,739	2.0%	
Health Services	42	10.6%	1,171	21.1%	307	10.5%	5,802	15.2%	744	10.0%	12,566	14.3%	
Legal Services	4	1.0%	12	0.2%	29	1.0%	111	0.3%	135	1.8%	704	0.8%	
Education Institutions & Libraries	5	1.3%	240	4.3%	50	1.7%	1,868	4.9%	139	1.9%	4,964	5.7%	
Other Services	73	18.4%	880	15.8%	563	19.2%	4,903	12.8%	1,647	22.0%	14,350	16.3%	
Government	1	0.3%	6	0.1%	13	0.4%	960	2.5%	52	0.7%	1,764	2.0%	
Unclassified Establishments	25	6.3%	27	0.5%	152	5.2%	230	0.6%	437	5.8%	538	0.6%	
Totals	397	100.0%	5,562	100.0%	2,927	100.0%	38,218	100.0%	7,474	100.0%	87,858	100.0%	

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

**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.

January 28, 2022

## Business Summary

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.5%	9	0.2%	7	0.2%	42	0.1%	15	0.2%	149	0.2%
Mining	0	0.0%	0	0.0%	4	0.1%	39	0.1%	9	0.1%	108	0.1%
Utilities	0	0.0%	15	0.3%	5	0.2%	88	0.2%	12	0.2%	162	0.2%
Construction	63	15.9%	1,116	20.1%	302	10.3%	3,685	9.6%	555	7.4%	5,920	6.7%
Manufacturing	24	6.0%	355	6.4%	104	3.6%	2,200	5.8%	217	2.9%	3,652	4.2%
Wholesale Trade	24	6.0%	236	4.2%	93	3.2%	1,407	3.7%	208	2.8%	2,373	2.7%
Retail Trade	54	13.6%	453	8.1%	521	17.8%	7,852	20.5%	1,149	15.4%	15,128	17.2%
Motor Vehicle & Parts Dealers	5	1.3%	29	0.5%	77	2.6%	1,903	5.0%	153	2.0%	2,480	2.8%
Furniture & Home Furnishings Stores	2	0.5%	7	0.1%	32	1.1%	342	0.9%	82	1.1%	693	0.8%
Electronics & Appliance Stores	4	1.0%	29	0.5%	23	0.8%	291	0.8%	44	0.6%	426	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	7	1.8%	71	1.3%	47	1.6%	780	2.0%	96	1.3%	1,496	1.7%
Food & Beverage Stores	10	2.5%	159	2.9%	48	1.6%	931	2.4%	128	1.7%	2,918	3.3%
Health & Personal Care Stores	6	1.5%	40	0.7%	55	1.9%	498	1.3%	129	1.7%	1,344	1.5%
Gasoline Stations	1	0.3%	5	0.1%	6	0.2%	26	0.1%	11	0.1%	55	0.1%
Clothing & Clothing Accessories Stores	1	0.3%	4	0.1%	68	2.3%	759	2.0%	121	1.6%	1,109	1.3%
Sport Goods, Hobby, Book, & Music Stores	2	0.5%	15	0.3%	32	1.1%	360	0.9%	78	1.0%	805	0.9%
General Merchandise Stores	2	0.5%	9	0.2%	25	0.9%	1,200	3.1%	49	0.7%	2,301	2.6%
Miscellaneous Store Retailers	5	1.3%	14	0.3%	75	2.6%	667	1.7%	187	2.5%	1,389	1.6%
Nonstore Retailers	9	2.3%	73	1.3%	31	1.1%	94	0.2%	71	0.9%	112	0.1%
Transportation & Warehousing	11	2.8%	185	3.3%	47	1.6%	536	1.4%	101	1.4%	995	1.1%
Information	10	2.5%	88	1.6%	53	1.8%	875	2.3%	148	2.0%	2,016	2.3%
Finance & Insurance	10	2.5%	67	1.2%	114	3.9%	946	2.5%	379	5.1%	2,722	3.1%
Central Bank/Credit Intermediation & Related Activities	3	0.8%	11	0.2%	47	1.6%	550	1.4%	142	1.9%	1,512	1.7%
Securities, Commodity Contracts & Other Financial	1	0.3%	13	0.2%	21	0.7%	176	0.5%	88	1.2%	616	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	6	1.5%	43	0.8%	46	1.6%	220	0.6%	149	2.0%	593	0.7%
Real Estate, Rental & Leasing	22	5.5%	65	1.2%	182	6.2%	873	2.3%	517	6.9%	5,289	6.0%
Professional, Scientific & Tech Services	25	6.3%	284	5.1%	234	8.0%	1,891	4.9%	708	9.5%	5,389	6.1%
Legal Services	4	1.0%	12	0.2%	33	1.1%	128	0.3%	156	2.1%	801	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.0%	1	0.0%	8	0.1%	18	0.0%
Administrative & Support & Waste Management & Remediation	30	7.6%	648	11.7%	131	4.5%	1,875	4.9%	313	4.2%	3,823	4.4%
Educational Services	5	1.3%	239	4.3%	68	2.3%	1,935	5.1%	188	2.5%	5,084	5.8%
Health Care & Social Assistance	49	12.3%	1,292	23.2%	374	12.8%	6,897	18.0%	942	12.6%	15,896	18.1%
Arts, Entertainment & Recreation	4	1.0%	118	2.1%	42	1.4%	532	1.4%	122	1.6%	1,600	1.8%
Accommodation & Food Services	9	2.3%	102	1.8%	189	6.5%	3,235	8.5%	545	7.3%	9,508	10.8%
Accommodation	1	0.3%	5	0.1%	20	0.7%	210	0.5%	56	0.7%	932	1.1%
Food Services & Drinking Places	9	2.3%	98	1.8%	169	5.8%	3,025	7.9%	489	6.5%	8,576	9.8%
Other Services (except Public Administration)	29	7.3%	256	4.6%	291	9.9%	2,118	5.5%	850	11.4%	5,728	6.5%
Automotive Repair & Maintenance	8	2.0%	38	0.7%	85	2.9%	592	1.5%	218	2.9%	1,317	1.5%
Public Administration	1	0.3%	6	0.1%	13	0.4%	960	2.5%	52	0.7%	1,762	2.0%
Unclassified Establishments	25	6.3%	27	0.5%	152	5.2%	230	0.6%	435	5.8%	535	0.6%
Total	397	100.0%	5,562	100.0%	2,927	100.0%	38,218	100.0%	7,474	100.0%	87,858	100.0%

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

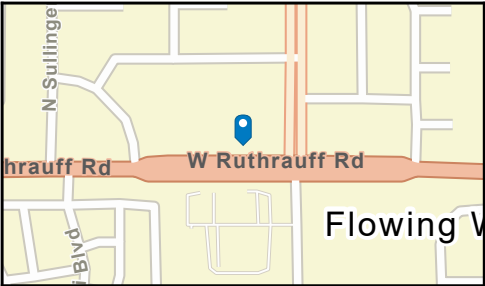
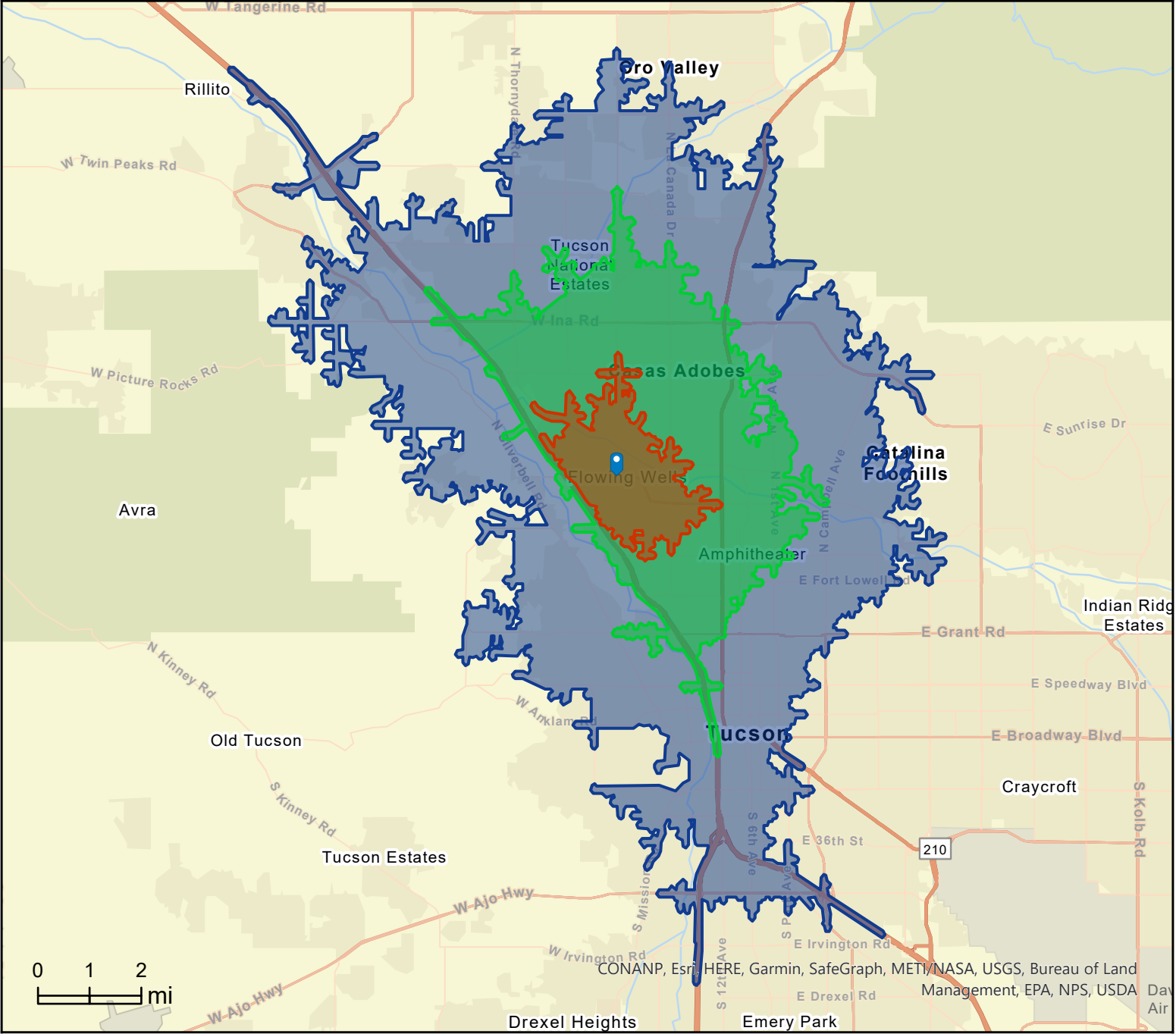
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January 28, 2022

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	18,156	84,268	225,609
2010 Population	19,048	86,655	239,818
2021 Population	20,612	93,466	256,806
2026 Population	21,162	96,514	267,467
2000-2010 Annual Rate	0.48%	0.28%	0.61%
2010-2021 Annual Rate	0.70%	0.67%	0.61%
2021-2026 Annual Rate	0.53%	0.64%	0.82%
2021 Male Population	48.6%	48.8%	49.4%
2021 Female Population	51.4%	51.2%	50.6%
2021 Median Age	40.3	38.3	36.4

In the identified area, the current year population is 256,806. In 2010, the Census count in the area was 239,818. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 267,467 representing a change of 0.82% annually from 2021 to 2026. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 40.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	73.7%	72.0%	70.3%
2021 Black Alone	2.1%	3.3%	3.7%
2021 American Indian/Alaska Native Alone	1.9%	2.3%	2.9%
2021 Asian Alone	3.1%	3.9%	4.1%
2021 Pacific Islander Alone	0.1%	0.2%	0.2%
2021 Other Race	14.5%	13.8%	14.4%
2021 Two or More Races	4.5%	4.4%	4.5%
2021 Hispanic Origin (Any Race)	39.7%	39.3%	39.9%

Persons of Hispanic origin represent 39.9% of the population in the identified area compared to 18.9% 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 74.1 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	49	52	64
2000 Households	7,478	36,666	94,030
2010 Households	7,820	37,596	99,283
2021 Total Households	8,516	40,675	106,966
2026 Total Households	8,751	42,032	111,993
2000-2010 Annual Rate	0.45%	0.25%	0.55%
2010-2021 Annual Rate	0.76%	0.70%	0.66%
2021-2026 Annual Rate	0.55%	0.66%	0.92%
2021 Average Household Size	2.39	2.27	2.31

The household count in this area has changed from 99,283 in 2010 to 106,966 in the current year, a change of 0.66% annually. The five-year projection of households is 111,993, a change of 0.92% 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 56,619 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

## Executive Summary

Ruthrauff & La Cholla.  
2120 W Ruthrauff Rd, Tucson, Arizona, 85705  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.29470  
Longitude: -111.01299

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.0%	20.5%	20.6%
<b>Median Household Income</b>			
2021 Median Household Income	\$42,712	\$42,023	\$47,795
2026 Median Household Income	\$50,850	\$49,273	\$54,324
2021-2026 Annual Rate	3.55%	3.23%	2.59%
<b>Average Household Income</b>			
2021 Average Household Income	\$58,619	\$59,931	\$67,540
2026 Average Household Income	\$68,187	\$69,198	\$77,247
2021-2026 Annual Rate	3.07%	2.92%	2.72%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$24,024	\$25,944	\$28,229
2026 Per Capita Income	\$27,967	\$29,975	\$32,464
2021-2026 Annual Rate	3.09%	2.93%	2.84%
<b>Households by Income</b>			

Current median household income is \$47,795 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$54,324 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$67,540 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,247 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,229 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,464 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	168	109	110
2000 Total Housing Units	8,315	40,963	102,879
2000 Owner Occupied Housing Units	5,585	20,324	51,694
2000 Renter Occupied Housing Units	1,893	16,342	42,335
2000 Vacant Housing Units	837	4,297	8,850
2010 Total Housing Units	8,622	42,426	110,667
2010 Owner Occupied Housing Units	5,357	19,756	51,507
2010 Renter Occupied Housing Units	2,463	17,840	47,776
2010 Vacant Housing Units	802	4,830	11,384
2021 Total Housing Units	9,236	45,137	118,023
2021 Owner Occupied Housing Units	5,561	20,377	53,956
2021 Renter Occupied Housing Units	2,955	20,298	53,010
2021 Vacant Housing Units	720	4,462	11,057
2026 Total Housing Units	9,474	46,606	123,315
2026 Owner Occupied Housing Units	5,877	21,678	57,177
2026 Renter Occupied Housing Units	2,874	20,354	54,816
2026 Vacant Housing Units	723	4,574	11,322

Currently, 45.7% of the 118,023 housing units in the area are owner occupied; 44.9%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 110,667 housing units in the area - 46.5% owner occupied, 43.2% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 2.90%. Median home value in the area is \$234,181, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.46% annually to \$291,239.

**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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

# Business Summary

Ruthrauff & La Cholla.  
2120 W Ruthrauff Rd, Tucson, Arizona, 85705  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.29470  
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Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				667		4,235				10,676			
Total Employees:				9,794		51,166				134,347			
Total Residential Population:				20,612		93,466				256,806			
Employee/Residential Population Ratio (per 100 Residents)				48		55				52			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	23	3.4%	521	5.3%	100	2.4%	1,345	2.6%	200	1.9%	2,241	1.7%	
Construction	93	13.9%	1,503	15.3%	334	7.9%	4,134	8.1%	661	6.2%	6,968	5.2%	
Manufacturing	30	4.5%	634	6.5%	115	2.7%	2,456	4.8%	282	2.6%	5,541	4.1%	
Transportation	19	2.8%	247	2.5%	95	2.2%	1,011	2.0%	212	2.0%	2,579	1.9%	
Communication	7	1.0%	84	0.9%	54	1.3%	974	1.9%	110	1.0%	1,966	1.5%	
Utility	5	0.7%	70	0.7%	13	0.3%	161	0.3%	35	0.3%	995	0.7%	
Wholesale Trade	32	4.8%	293	3.0%	129	3.0%	1,421	2.8%	307	2.9%	3,699	2.8%	
Retail Trade Summary	117	17.5%	1,359	13.9%	1,013	23.9%	15,901	31.1%	2,330	21.8%	31,720	23.6%	
Home Improvement	12	1.8%	120	1.2%	63	1.5%	1,091	2.1%	133	1.2%	1,781	1.3%	
General Merchandise Stores	3	0.4%	14	0.1%	34	0.8%	1,971	3.9%	68	0.6%	2,912	2.2%	
Food Stores	16	2.4%	254	2.6%	88	2.1%	1,642	3.2%	213	2.0%	3,858	2.9%	
Auto Dealers, Gas Stations, Auto Aftermarket	20	3.0%	440	4.5%	109	2.6%	2,144	4.2%	211	2.0%	2,855	2.1%	
Apparel & Accessory Stores	2	0.3%	10	0.1%	69	1.6%	804	1.6%	131	1.2%	1,132	0.8%	
Furniture & Home Furnishings	10	1.5%	94	1.0%	86	2.0%	879	1.7%	186	1.7%	1,475	1.1%	
Eating & Drinking Places	19	2.8%	207	2.1%	269	6.4%	4,816	9.4%	736	6.9%	12,744	9.5%	
Miscellaneous Retail	35	5.2%	219	2.2%	295	7.0%	2,554	5.0%	652	6.1%	4,963	3.7%	
Finance, Insurance, Real Estate Summary	48	7.2%	390	4.0%	426	10.1%	3,425	6.7%	1,089	10.2%	10,255	7.6%	
Banks, Savings & Lending Institutions	10	1.5%	223	2.3%	74	1.7%	788	1.5%	199	1.9%	2,013	1.5%	
Securities Brokers	2	0.3%	19	0.2%	40	0.9%	298	0.6%	110	1.0%	714	0.5%	
Insurance Carriers & Agents	8	1.2%	63	0.6%	89	2.1%	383	0.7%	195	1.8%	764	0.6%	
Real Estate, Holding, Other Investment Offices	27	4.0%	85	0.9%	223	5.3%	1,956	3.8%	586	5.5%	6,763	5.0%	
Services Summary	260	39.0%	4,506	46.0%	1,711	40.4%	19,088	37.3%	4,514	42.3%	55,723	41.5%	
Hotels & Lodging	2	0.3%	9	0.1%	28	0.7%	323	0.6%	96	0.9%	1,869	1.4%	
Automotive Services	28	4.2%	178	1.8%	159	3.8%	955	1.9%	345	3.2%	1,895	1.4%	
Motion Pictures & Amusements	12	1.8%	137	1.4%	107	2.5%	980	1.9%	290	2.7%	2,847	2.1%	
Health Services	83	12.4%	2,223	22.7%	446	10.5%	7,001	13.7%	888	8.3%	15,667	11.7%	
Legal Services	5	0.7%	18	0.2%	53	1.3%	245	0.5%	283	2.7%	1,416	1.1%	
Education Institutions & Libraries	11	1.6%	474	4.8%	74	1.7%	2,628	5.1%	247	2.3%	10,397	7.7%	
Other Services	119	17.8%	1,468	15.0%	843	19.9%	6,955	13.6%	2,364	22.1%	21,632	16.1%	
Government	1	0.1%	143	1.5%	25	0.6%	968	1.9%	273	2.6%	11,597	8.6%	
Unclassified Establishments	34	5.1%	45	0.5%	221	5.2%	282	0.6%	664	6.2%	1,064	0.8%	
Totals	667	100.0%	9,794	100.0%	4,235	100.0%	51,166	100.0%	10,676	100.0%	134,347	100.0%	

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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January 28, 2022



## Business Summary

Ruthrauff & La Cholla.  
2120 W Ruthrauff Rd, Tucson, Arizona, 85705  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.29470  
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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	0.3%	10	0.1%	7	0.2%	49	0.1%	18	0.2%	179	0.1%
Mining	1	0.1%	6	0.1%	5	0.1%	35	0.1%	14	0.1%	145	0.1%
Utilities	3	0.4%	43	0.4%	7	0.2%	109	0.2%	24	0.2%	883	0.7%
Construction	100	15.0%	1,530	15.6%	361	8.5%	4,219	8.2%	706	6.6%	7,134	5.3%
Manufacturing	34	5.1%	655	6.7%	126	3.0%	2,524	4.9%	317	3.0%	5,229	3.9%
Wholesale Trade	31	4.6%	289	3.0%	120	2.8%	1,370	2.7%	295	2.8%	3,624	2.7%
Retail Trade	95	14.2%	1,135	11.6%	727	17.2%	10,949	21.4%	1,538	14.4%	18,595	13.8%
Motor Vehicle & Parts Dealers	19	2.8%	435	4.4%	102	2.4%	2,105	4.1%	197	1.8%	2,790	2.1%
Furniture & Home Furnishings Stores	3	0.4%	50	0.5%	51	1.2%	501	1.0%	108	1.0%	859	0.6%
Electronics & Appliance Stores	5	0.7%	40	0.4%	31	0.7%	337	0.7%	54	0.5%	456	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	11	1.6%	119	1.2%	61	1.4%	1,084	2.1%	130	1.2%	1,773	1.3%
Food & Beverage Stores	14	2.1%	243	2.5%	74	1.7%	1,553	3.0%	181	1.7%	3,605	2.7%
Health & Personal Care Stores	9	1.3%	64	0.7%	83	2.0%	833	1.6%	156	1.5%	1,689	1.3%
Gasoline Stations	1	0.1%	5	0.1%	8	0.2%	39	0.1%	14	0.1%	65	0.0%
Clothing & Clothing Accessories Stores	3	0.4%	12	0.1%	88	2.1%	913	1.8%	170	1.6%	1,330	1.0%
Sport Goods, Hobby, Book, & Music Stores	5	0.7%	31	0.3%	43	1.0%	596	1.2%	105	1.0%	975	0.7%
General Merchandise Stores	3	0.4%	14	0.1%	34	0.8%	1,971	3.9%	68	0.6%	2,912	2.2%
Miscellaneous Store Retailers	9	1.3%	31	0.3%	108	2.6%	922	1.8%	257	2.4%	1,726	1.3%
Nonstore Retailers	12	1.8%	91	0.9%	46	1.1%	96	0.2%	99	0.9%	416	0.3%
Transportation & Warehousing	15	2.2%	220	2.2%	63	1.5%	659	1.3%	150	1.4%	1,854	1.4%
Information	13	1.9%	113	1.2%	84	2.0%	1,255	2.5%	211	2.0%	3,426	2.6%
Finance & Insurance	21	3.1%	305	3.1%	207	4.9%	1,485	2.9%	513	4.8%	3,527	2.6%
Central Bank/Credit Intermediation & Related Activities	10	1.5%	223	2.3%	76	1.8%	800	1.6%	197	1.8%	2,002	1.5%
Securities, Commodity Contracts & Other Financial	2	0.3%	19	0.2%	41	1.0%	302	0.6%	122	1.1%	761	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	8	1.2%	63	0.6%	89	2.1%	383	0.7%	195	1.8%	764	0.6%
Real Estate, Rental & Leasing	36	5.4%	127	1.3%	279	6.6%	1,943	3.8%	694	6.5%	6,488	4.8%
Professional, Scientific & Tech Services	41	6.1%	483	4.9%	345	8.1%	2,514	4.9%	1,100	10.3%	8,388	6.2%
Legal Services	5	0.7%	18	0.2%	63	1.5%	286	0.6%	315	3.0%	1,554	1.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.0%	5	0.0%	10	0.1%	473	0.4%
Administrative & Support & Waste Management & Remediation	47	7.0%	972	9.9%	188	4.4%	2,543	5.0%	415	3.9%	4,825	3.6%
Educational Services	11	1.6%	468	4.8%	102	2.4%	2,696	5.3%	306	2.9%	10,379	7.7%
Health Care & Social Assistance	95	14.2%	2,402	24.5%	550	13.0%	8,483	16.6%	1,140	10.7%	20,294	15.1%
Arts, Entertainment & Recreation	7	1.0%	134	1.4%	59	1.4%	842	1.6%	199	1.9%	2,813	2.1%
Accommodation & Food Services	21	3.1%	216	2.2%	303	7.2%	5,200	10.2%	848	7.9%	14,737	11.0%
Accommodation	2	0.3%	9	0.1%	28	0.7%	323	0.6%	96	0.9%	1,869	1.4%
Food Services & Drinking Places	19	2.8%	207	2.1%	275	6.5%	4,876	9.5%	752	7.0%	12,869	9.6%
Other Services (except Public Administration)	59	8.8%	498	5.1%	453	10.7%	3,038	5.9%	1,241	11.6%	8,596	6.4%
Automotive Repair & Maintenance	23	3.4%	156	1.6%	134	3.2%	878	1.7%	293	2.7%	1,703	1.3%
Public Administration	1	0.1%	143	1.5%	25	0.6%	968	1.9%	274	2.6%	11,697	8.7%
Unclassified Establishments	34	5.1%	45	0.5%	221	5.2%	282	0.6%	662	6.2%	1,058	0.8%
Total	667	100.0%	9,794	100.0%	4,235	100.0%	51,166	100.0%	10,676	100.0%	134,347	100.0%

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

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January 28, 2022