



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200
Tucson, AZ 85711
Phone: 520-290-3200
Fax: 520-751-7465
www.cradvisorsllc.com

SILVERBELL CENTER



Property Description

Location: 8567 N. Silverbell Road
Tucson, AZ

Space Available: 1,158 SF (2nd Floor)*

Lease Rate: Please contact broker

Triple Net Expenses: \$6.65/SF/YR (estimated)

Zoning: F (Specific Plan): Continental Ranch

*Please do not disturb tenant.

Highlights

- ◆ Rapidly growing Marana, Arizona.
- ◆ Serves the rapidly growing communities of Continental Ranch, Continental Reserve, Ironwood Reserve, Saguaro Bloom, and Cascada.
- ◆ Good family oriented middle class demographics with strong incomes.
- ◆ Good visibility and parking.
- ◆ New Construction.
- ◆ Elevator Service.

Traffic Count

Silverbell Road: 23,253 VPD (2022)

Twin Peaks Road: 11,306 VPD (2022)

Cortaro Road: 21,534 VPD (2022)

Total: 56,093 VPD

(Source: Pima Association of Governments and ADOT)

Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	11,915	32,905	61,674
Households:	4,205	12,244	23,702
Average HH Income:	\$125,571	\$120,834	\$112,473

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

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.

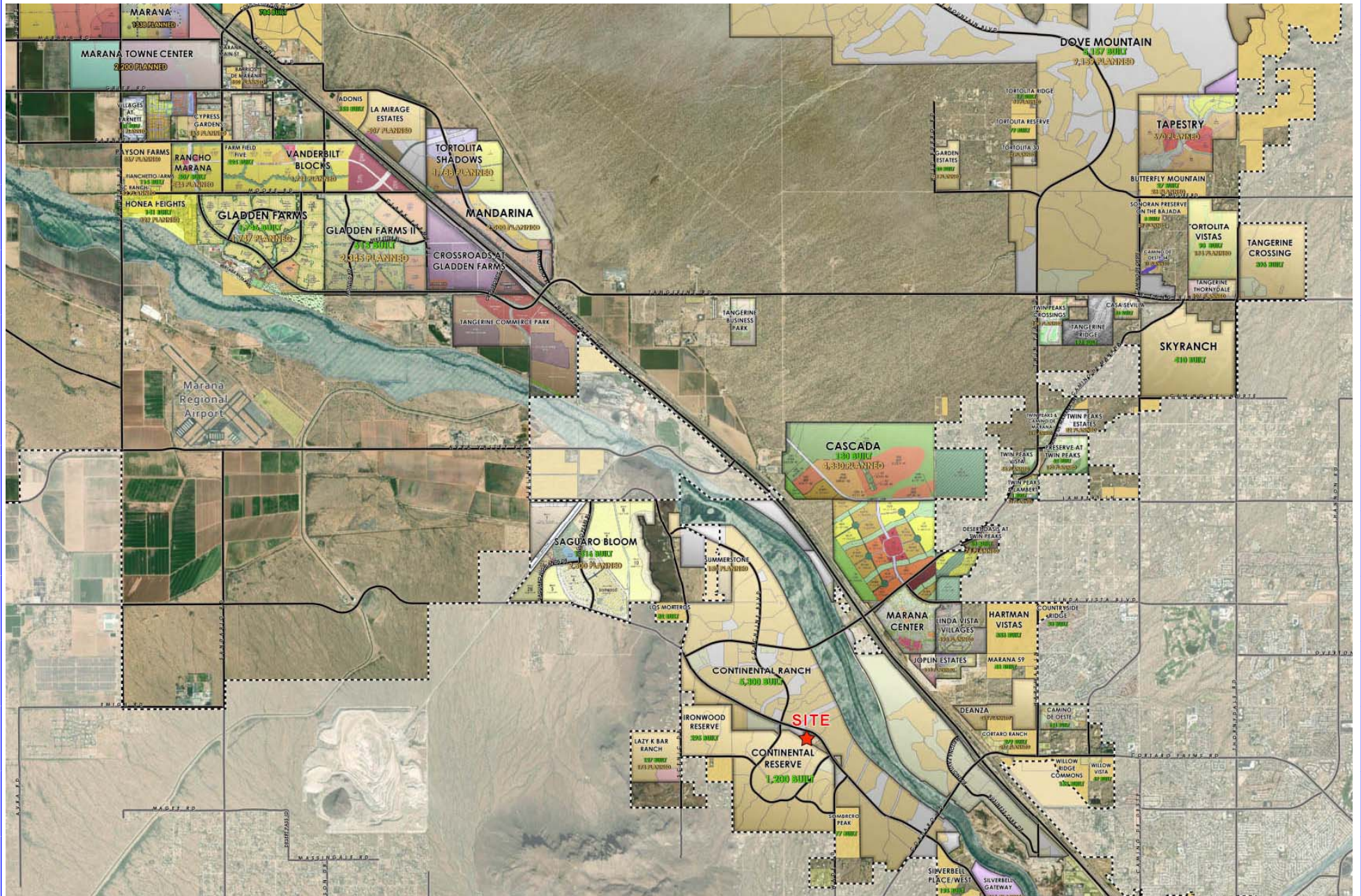
Silverbell Center

Tucson, Arizona



COMMERCIAL RETAIL ADVISORS, LLC

MARANA DEVELOPMENT ACTIVITY



Silverbell Center

Tucson, Arizona

TRADE AREA

COMMERCIAL RETAIL ADVISORS, LLC



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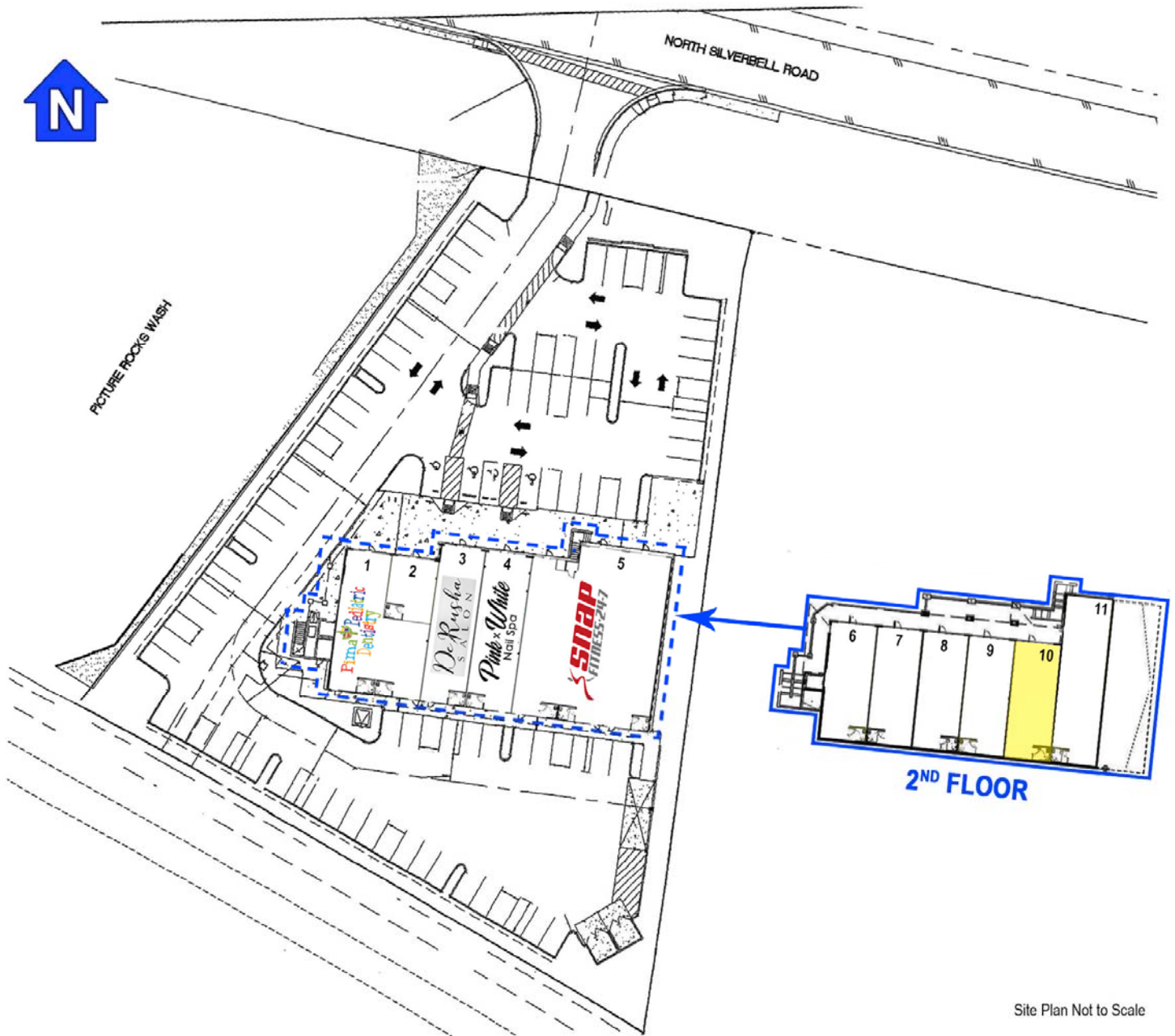
Silverbell Center

Tucson, Arizona



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SITE PLAN



Site Plan Not to Scale

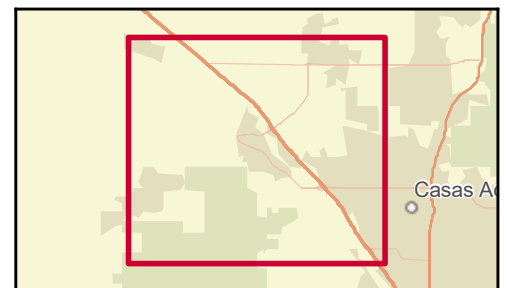
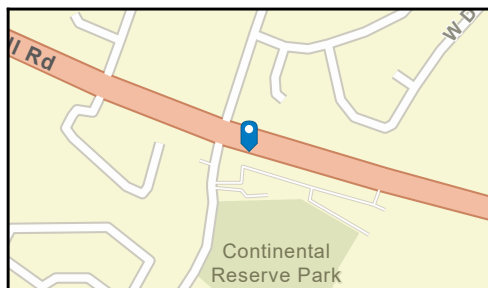
#	Tenant	Address	1st Floor Suite #	SF	#	Tenant	Address	2nd Floor Suite #	SF
1	Pima Pediatric Dentistry	8567 N. Silverbell Road	101	2,147	7	Edward Jones	8567 N. Silverbell Road	207	1,158
2	Soulful Expressions	8567 N. Silverbell Road	107	530	8	Guyton Chiropractic	8567 N. Silverbell Road	211	1,148
3	De Rusha Salon	8567 N. Silverbell Road	111	1,487	9	GuideTech	8567 N. Silverbell Road	215	1,148
4	Pink & White Nails	8567 N. Silverbell Road	115	1,481	10	AVAILABLE (7/1/24)*	8567 N. Silverbell Road	219	1,158
5	Snap Fitness	8567 N. Silverbell Road	119 - 127	4,857	11	The Door Church Marana	8567 N. Silverbell Road	225	1,708
6	Diamondback Real Estate	8567 N. Silverbell Road	201	1,190	TOTAL GLA:				18,012

* Please Do Not Disturb Tenant

Site Map

Silverbell Center
8657 N Silverbell Rd, Tucson, Arizona, 85743
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.36363
Longitude: -111.12276



November 13, 2023

Executive Summary

Silverbell Center
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	1 mile	3 miles	5 miles
Population			
2010 Population	10,941	24,826	50,727
2020 Population	11,685	29,560	57,620
2023 Population	11,915	32,905	61,674
2028 Population	11,760	36,214	65,165
2010-2020 Annual Rate	0.66%	1.76%	1.28%
2020-2023 Annual Rate	0.60%	3.35%	2.11%
2023-2028 Annual Rate	-0.26%	1.93%	1.11%
2020 Male Population	49.5%	49.2%	49.3%
2020 Female Population	50.5%	50.8%	50.7%
2020 Median Age	39.9	40.0	40.5
2023 Male Population	48.9%	48.9%	49.1%
2023 Female Population	51.1%	51.1%	50.9%
2023 Median Age	39.0	40.5	40.3

In the identified area, the current year population is 61,674. In 2020, the Census count in the area was 57,620. The rate of change since 2020 was 2.11% annually. The five-year projection for the population in the area is 65,165 representing a change of 1.11% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	66.5%	67.8%	68.8%
2023 Black Alone	2.5%	2.8%	2.6%
2023 American Indian/Alaska Native Alone	1.2%	1.2%	1.3%
2023 Asian Alone	5.5%	5.1%	4.0%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	7.6%	7.1%	7.3%
2023 Two or More Races	16.5%	15.9%	15.9%
2023 Hispanic Origin (Any Race)	29.0%	27.4%	27.3%

Persons of Hispanic origin represent 27.3% of the population in the identified area compared to 19.4% 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 69.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	115	113	102
2010 Households	3,811	9,111	18,968
2020 Households	4,075	10,966	21,937
2023 Households	4,205	12,244	23,702
2028 Households	4,214	13,552	25,309
2010-2020 Annual Rate	0.67%	1.87%	1.46%
2020-2023 Annual Rate	0.97%	3.45%	2.41%
2023-2028 Annual Rate	0.04%	2.05%	1.32%
2023 Average Household Size	2.82	2.68	2.60

The household count in this area has changed from 21,937 in 2020 to 23,702 in the current year, a change of 2.41% annually. The five-year projection of households is 25,309, a change of 1.32% annually from the current year total. Average household size is currently 2.60, compared to 2.62 in the year 2020. The number of families in the current year is 17,230 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2023 Percent of Income for Mortgage	17.6%	17.6%	18.6%
Median Household Income			
2023 Median Household Income	\$104,492	\$102,026	\$91,349
2028 Median Household Income	\$113,593	\$108,936	\$102,801
2023-2028 Annual Rate	1.68%	1.32%	2.39%
Average Household Income			
2023 Average Household Income	\$125,571	\$120,834	\$112,473
2028 Average Household Income	\$145,951	\$138,027	\$130,254
2023-2028 Annual Rate	3.05%	2.70%	2.98%
Per Capita Income			
2023 Per Capita Income	\$45,140	\$44,931	\$43,095
2028 Per Capita Income	\$53,264	\$51,606	\$50,330
2023-2028 Annual Rate	3.37%	2.81%	3.15%
GINI Index			
2023 Gini Index	29.4	30.9	33.0
Households by Income			

Current median household income is \$91,349 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$102,801 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$112,473 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$130,254 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$43,095 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,330 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	136	136	129
2010 Total Housing Units	3,979	9,718	20,396
2010 Owner Occupied Housing Units	3,171	7,484	15,192
2010 Renter Occupied Housing Units	632	1,626	3,773
2010 Vacant Housing Units	168	607	1,428
2020 Total Housing Units	4,260	11,740	23,361
2020 Owner Occupied Housing Units	3,472	9,167	17,662
2020 Renter Occupied Housing Units	603	1,799	4,275
2020 Vacant Housing Units	277	809	1,430
2023 Total Housing Units	4,419	13,021	25,036
2023 Owner Occupied Housing Units	3,277	10,174	19,082
2023 Renter Occupied Housing Units	928	2,070	4,620
2023 Vacant Housing Units	214	777	1,334
2028 Total Housing Units	4,426	14,214	26,473
2028 Owner Occupied Housing Units	3,352	11,062	20,250
2028 Renter Occupied Housing Units	862	2,490	5,059
2028 Vacant Housing Units	212	662	1,164
Socioeconomic Status Index			
2023 Socioeconomic Status Index	60.5	59.6	56.4

Currently, 76.2% of the 25,036 housing units in the area are owner occupied; 18.5%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 23,361 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.15%. Median home value in the area is \$283,273, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.55% annually to \$291,088.

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.
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Business Summary

Silverbell Center
8657 N Silverbell Rd, Tucson, Arizona, 85743
Rings: 1, 3, 5 mile radii

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Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				138		577				1,284			
Total Employees:				1,140		7,876				15,984			
Total Residential Population:				11,915		32,905				61,674			
Employee/Residential Population Ratio (per 100 Residents)				10		24				26			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	5	3.6%	21	1.8%	14	2.4%	68	0.9%	34	2.6%	265	1.7%	
Construction	11	8.0%	38	3.3%	41	7.1%	205	2.6%	124	9.7%	1,288	8.1%	
Manufacturing	1	0.7%	9	0.8%	23	4.0%	1,050	13.3%	47	3.7%	2,009	12.6%	
Transportation	2	1.4%	8	0.7%	8	1.4%	44	0.6%	31	2.4%	188	1.2%	
Communication	1	0.7%	26	2.3%	10	1.7%	287	3.6%	15	1.2%	314	2.0%	
Utility	0	0.0%	0	0.0%	1	0.2%	14	0.2%	1	0.1%	17	0.1%	
Wholesale Trade	1	0.7%	5	0.4%	13	2.3%	338	4.3%	35	2.7%	532	3.3%	
Retail Trade Summary	28	20.3%	370	32.5%	173	30.0%	3,132	39.8%	342	26.6%	5,705	35.7%	
Home Improvement	4	2.9%	13	1.1%	9	1.6%	60	0.8%	28	2.2%	504	3.2%	
General Merchandise Stores	0	0.0%	0	0.0%	6	1.0%	507	6.4%	12	0.9%	898	5.6%	
Food Stores	3	2.2%	106	9.3%	13	2.3%	267	3.4%	30	2.3%	547	3.4%	
Auto Dealers & Gas Stations	1	0.7%	13	1.1%	9	1.6%	80	1.0%	29	2.3%	263	1.6%	
Apparel & Accessory Stores	0	0.0%	0	0.0%	12	2.1%	137	1.7%	18	1.4%	161	1.0%	
Furniture & Home Furnishings	2	1.4%	4	0.4%	7	1.2%	54	0.7%	17	1.3%	95	0.6%	
Eating & Drinking Places	12	8.7%	205	18.0%	57	9.9%	1,286	16.3%	113	8.8%	2,225	13.9%	
Miscellaneous Retail	7	5.1%	28	2.5%	60	10.4%	741	9.4%	94	7.3%	1,012	6.3%	
Finance, Insurance, Real Estate Summary	12	8.7%	64	5.6%	45	7.8%	412	5.2%	91	7.1%	744	4.7%	
Banks, Savings & Lending Institutions	3	2.2%	19	1.7%	15	2.6%	285	3.6%	26	2.0%	467	2.9%	
Securities Brokers	3	2.2%	9	0.8%	5	0.9%	14	0.2%	7	0.5%	18	0.1%	
Insurance Carriers & Agents	3	2.2%	8	0.7%	8	1.4%	26	0.3%	15	1.2%	47	0.3%	
Real Estate, Holding, Other Investment Offices	3	2.2%	28	2.5%	17	2.9%	87	1.1%	43	3.3%	212	1.3%	
Services Summary	67	48.6%	595	52.2%	204	35.4%	1,946	24.7%	469	36.5%	4,316	27.0%	
Hotels & Lodging	2	1.4%	27	2.4%	12	2.1%	156	2.0%	17	1.3%	213	1.3%	
Automotive Services	2	1.4%	13	1.1%	9	1.6%	85	1.1%	39	3.0%	229	1.4%	
Movies & Amusements	11	8.0%	49	4.3%	21	3.6%	166	2.1%	42	3.3%	488	3.1%	
Health Services	15	10.9%	83	7.3%	41	7.1%	288	3.7%	70	5.5%	559	3.5%	
Legal Services	1	0.7%	3	0.3%	2	0.3%	6	0.1%	6	0.5%	17	0.1%	
Education Institutions & Libraries	4	2.9%	223	19.6%	8	1.4%	410	5.2%	23	1.8%	1,183	7.4%	
Other Services	32	23.2%	197	17.3%	111	19.2%	836	10.6%	274	21.3%	1,627	10.2%	
Government	0	0.0%	0	0.0%	3	0.5%	322	4.1%	9	0.7%	507	3.2%	
Unclassified Establishments	9	6.5%	3	0.3%	42	7.3%	58	0.7%	85	6.6%	98	0.6%	
Totals	138	100.0%	1,140	100.0%	577	100.0%	7,876	100.0%	1,284	100.0%	15,984	100.0%	

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.

November 13, 2023

Business Summary

Silverbell Center
8657 N Silverbell Rd, Tucson, Arizona, 85743
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.36363
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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	0	0.0%	0	0.0%	1	0.2%	2	0.0%	3	0.2%	15	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	9	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	11	8.0%	38	3.3%	42	7.3%	206	2.6%	127	9.9%	1,293	8.1%
Manufacturing	1	0.7%	9	0.8%	23	4.0%	1,023	13.0%	50	3.9%	1,267	7.9%
Wholesale Trade	1	0.7%	5	0.4%	13	2.3%	338	4.3%	34	2.6%	530	3.3%
Retail Trade	17	12.3%	165	14.5%	113	19.6%	1,818	23.1%	222	17.3%	3,439	21.5%
Motor Vehicle & Parts Dealers	1	0.7%	13	1.1%	9	1.6%	80	1.0%	27	2.1%	250	1.6%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	4	0.7%	44	0.6%	10	0.8%	72	0.5%
Electronics & Appliance Stores	2	1.4%	4	0.4%	3	0.5%	8	0.1%	5	0.4%	13	0.1%
Building Material & Garden Equipment & Supplies Dealers	4	2.9%	13	1.1%	8	1.4%	57	0.7%	27	2.1%	501	3.1%
Food & Beverage Stores	3	2.2%	107	9.4%	10	1.7%	243	3.1%	24	1.9%	511	3.2%
Health & Personal Care Stores	3	2.2%	17	1.5%	17	2.9%	116	1.5%	28	2.2%	229	1.4%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.2%	13	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	0	0.0%	12	2.1%	137	1.7%	20	1.6%	166	1.0%
Sporting Goods, Hobby, Book, & Music Stores	3	2.2%	10	0.9%	14	2.4%	190	2.4%	32	2.5%	338	2.1%
General Merchandise Stores	0	0.0%	1	0.1%	36	6.2%	942	12.0%	47	3.7%	1,346	8.4%
Transportation & Warehousing	2	1.4%	8	0.7%	6	1.0%	41	0.5%	20	1.6%	200	1.3%
Information	2	1.4%	28	2.5%	17	2.9%	409	5.2%	28	2.2%	1,201	7.5%
Finance & Insurance	9	6.5%	35	3.1%	28	4.9%	325	4.1%	48	3.7%	534	3.3%
Central Bank/Credit Intermediation & Related Activities	3	2.2%	19	1.7%	15	2.6%	285	3.6%	25	1.9%	462	2.9%
Securities & Commodity Contracts	3	2.2%	9	0.8%	5	0.9%	14	0.2%	9	0.7%	24	0.2%
Funds, Trusts & Other Financial Vehicles	3	2.2%	8	0.7%	8	1.4%	26	0.3%	15	1.2%	47	0.3%
Real Estate, Rental & Leasing	3	2.2%	28	2.5%	19	3.3%	138	1.8%	59	4.6%	295	1.8%
Professional, Scientific & Tech Services	9	6.5%	88	7.7%	40	6.9%	384	4.9%	94	7.3%	589	3.7%
Legal Services	1	0.7%	3	0.3%	2	0.3%	6	0.1%	8	0.6%	26	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.3%	2	0.0%	3	0.2%	3	0.0%
Administrative, Support & Waste Management Services	2	1.4%	4	0.4%	14	2.4%	102	1.3%	52	4.0%	369	2.3%
Educational Services	5	3.6%	225	19.7%	9	1.6%	386	4.9%	32	2.5%	1,201	7.5%
Health Care & Social Assistance	17	12.3%	103	9.0%	47	8.1%	335	4.3%	87	6.8%	707	4.4%
Arts, Entertainment & Recreation	9	6.5%	49	4.3%	18	3.1%	130	1.7%	32	2.5%	391	2.4%
Accommodation & Food Services	14	10.1%	232	20.4%	72	12.5%	1,462	18.6%	134	10.4%	2,465	15.4%
Accommodation	2	1.4%	27	2.4%	12	2.1%	156	2.0%	17	1.3%	213	1.3%
Food Services & Drinking Places	12	8.7%	205	18.0%	59	10.2%	1,306	16.6%	117	9.1%	2,252	14.1%
Other Services (except Public Administration)	27	19.6%	118	10.4%	68	11.8%	397	5.0%	163	12.7%	874	5.5%
Automotive Repair & Maintenance	2	1.4%	13	1.1%	8	1.4%	83	1.1%	28	2.2%	198	1.2%
Public Administration	0	0.0%	0	0.0%	3	0.5%	321	4.1%	9	0.7%	505	3.2%
Unclassified Establishments	9	6.5%	3	0.3%	42	7.3%	58	0.7%	85	6.6%	98	0.6%
Total	138	100.0%	1,140	100.0%	577	100.0%	7,876	100.0%	1,284	100.0%	15,984	100.0%

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

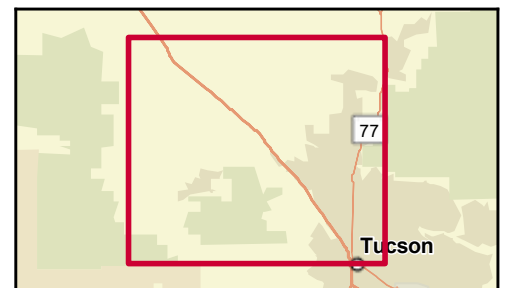
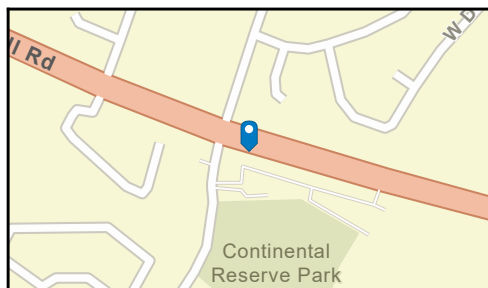
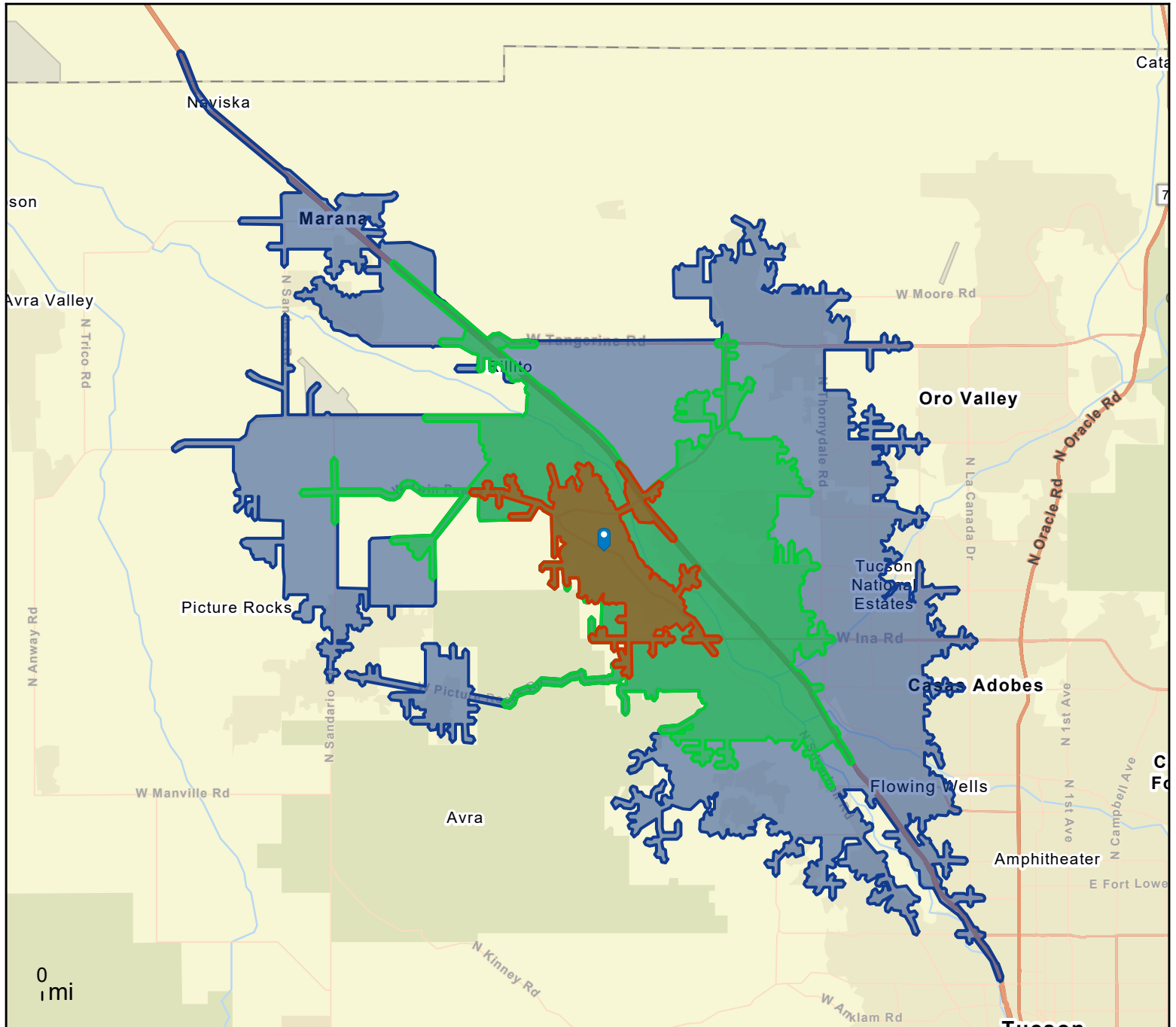
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November 13, 2023

Site Map

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8657 N Silverbell Rd, Tucson, Arizona, 85743
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.36363
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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	14,883	35,608	102,075
2020 Population	16,081	41,490	118,909
2023 Population	16,465	44,695	125,218
2028 Population	16,910	48,062	129,441
2010-2020 Annual Rate	0.78%	1.54%	1.54%
2020-2023 Annual Rate	0.73%	2.32%	1.60%
2023-2028 Annual Rate	0.53%	1.46%	0.67%
2020 Male Population	48.9%	49.3%	49.1%
2020 Female Population	51.1%	50.7%	50.9%
2020 Median Age	42.9	39.9	40.2
2023 Male Population	48.7%	49.1%	49.1%
2023 Female Population	51.3%	50.9%	50.9%
2023 Median Age	39.9	40.2	40.6

In the identified area, the current year population is 125,218. In 2020, the Census count in the area was 118,909. The rate of change since 2020 was 1.60% annually. The five-year projection for the population in the area is 129,441 representing a change of 0.67% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	67.8%	67.9%	67.1%
2023 Black Alone	2.6%	2.7%	2.7%
2023 American Indian/Alaska Native Alone	1.1%	1.2%	1.4%
2023 Asian Alone	5.8%	4.5%	3.8%
2023 Pacific Islander Alone	0.2%	0.1%	0.2%
2023 Other Race	7.1%	7.5%	8.4%
2023 Two or More Races	15.4%	16.1%	16.4%
2023 Hispanic Origin (Any Race)	26.9%	27.9%	29.8%

Persons of Hispanic origin represent 29.8% of the population in the identified area compared to 19.4% 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 71.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	106	108	97
2010 Households	5,642	12,964	39,102
2020 Households	6,191	15,368	46,407
2023 Households	6,385	16,708	49,231
2028 Households	6,694	18,128	51,419
2010-2020 Annual Rate	0.93%	1.72%	1.73%
2020-2023 Annual Rate	0.95%	2.61%	1.83%
2023-2028 Annual Rate	0.95%	1.64%	0.87%
2023 Average Household Size	2.57	2.67	2.53

The household count in this area has changed from 46,407 in 2020 to 49,231 in the current year, a change of 1.83% annually. The five-year projection of households is 51,419, a change of 0.87% annually from the current year total. Average household size is currently 2.53, compared to 2.55 in the year 2020. The number of families in the current year is 34,424 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

Silverbell Center 2
8657 N Silverbell Rd, Tucson, Arizona, 85743
Drive time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	17.6%	17.7%	20.2%
Median Household Income			
2023 Median Household Income	\$102,087	\$97,509	\$84,066
2028 Median Household Income	\$109,013	\$106,159	\$95,739
2023-2028 Annual Rate	1.32%	1.71%	2.63%
Average Household Income			
2023 Average Household Income	\$118,194	\$117,003	\$105,618
2028 Average Household Income	\$135,754	\$134,742	\$122,996
2023-2028 Annual Rate	2.81%	2.86%	3.09%
Per Capita Income			
2023 Per Capita Income	\$46,339	\$43,995	\$41,659
2028 Per Capita Income	\$54,279	\$51,042	\$49,010
2023-2028 Annual Rate	3.21%	3.02%	3.30%
GINI Index			
2023 Gini Index	30.7	32.2	35.4
Households by Income			

Current median household income is \$84,066 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$95,739 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$105,618 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$122,996 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$41,659 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$49,010 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	136	136	119
2010 Total Housing Units	6,024	14,013	42,524
2010 Owner Occupied Housing Units	4,569	10,554	29,457
2010 Renter Occupied Housing Units	1,073	2,410	9,643
2010 Vacant Housing Units	382	1,049	3,422
2020 Total Housing Units	6,536	16,465	49,653
2020 Owner Occupied Housing Units	5,024	12,611	34,430
2020 Renter Occupied Housing Units	1,167	2,757	11,977
2020 Vacant Housing Units	416	1,034	3,217
2023 Total Housing Units	6,716	17,701	52,289
2023 Owner Occupied Housing Units	5,065	13,642	37,161
2023 Renter Occupied Housing Units	1,320	3,066	12,070
2023 Vacant Housing Units	331	993	3,058
2028 Total Housing Units	7,019	19,022	54,268
2028 Owner Occupied Housing Units	5,182	14,600	38,931
2028 Renter Occupied Housing Units	1,511	3,529	12,488
2028 Vacant Housing Units	325	894	2,849
Socioeconomic Status Index			
2023 Socioeconomic Status Index	61.3	57.3	52.7

Currently, 71.1% of the 52,289 housing units in the area are owner occupied; 23.1%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 49,653 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.60%. Median home value in the area is \$281,966, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.59% annually to \$290,371.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Business Summary

Silverbell Center 2
8657 N Silverbell Rd, Tucson, Arizona, 85743
Drive time: 5, 10, 15 minute radii

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Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				217		862				2,803			
Total Employees:				2,374		10,973				34,022			
Total Residential Population:				16,465		44,695				125,218			
Employee/Residential Population Ratio (per 100 Residents)				14		25				27			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	7	3.2%	31	1.3%	22	2.6%	151	1.4%	72	2.6%	792	2.3%	
Construction	15	6.9%	56	2.4%	74	8.6%	568	5.2%	289	10.3%	3,211	9.4%	
Manufacturing	6	2.8%	241	10.2%	33	3.8%	1,359	12.4%	86	3.1%	2,984	8.8%	
Transportation	3	1.4%	16	0.7%	18	2.1%	129	1.2%	73	2.6%	899	2.6%	
Communication	3	1.4%	77	3.2%	13	1.5%	305	2.8%	23	0.8%	377	1.1%	
Utility	0	0.0%	3	0.1%	1	0.1%	15	0.1%	4	0.1%	54	0.2%	
Wholesale Trade	3	1.4%	80	3.4%	20	2.3%	449	4.1%	88	3.1%	1,000	2.9%	
Retail Trade Summary	47	21.7%	772	32.5%	242	28.1%	4,222	38.5%	634	22.6%	9,601	28.2%	
Home Improvement	5	2.3%	17	0.7%	17	2.0%	293	2.7%	51	1.8%	707	2.1%	
General Merchandise Stores	2	0.9%	119	5.0%	9	1.0%	653	6.0%	20	0.7%	1,339	3.9%	
Food Stores	5	2.3%	140	5.9%	22	2.6%	408	3.7%	68	2.4%	1,309	3.8%	
Auto Dealers & Gas Stations	3	1.4%	26	1.1%	18	2.1%	154	1.4%	51	1.8%	425	1.2%	
Apparel & Accessory Stores	0	0.0%	2	0.1%	14	1.6%	145	1.3%	26	0.9%	191	0.6%	
Furniture & Home Furnishings	3	1.4%	14	0.6%	9	1.0%	62	0.6%	45	1.6%	309	0.9%	
Eating & Drinking Places	19	8.8%	390	16.4%	80	9.3%	1,662	15.1%	205	7.3%	3,751	11.0%	
Miscellaneous Retail	11	5.1%	63	2.7%	73	8.5%	845	7.7%	169	6.0%	1,569	4.6%	
Finance, Insurance, Real Estate Summary	20	9.2%	143	6.0%	63	7.3%	496	4.5%	250	8.9%	1,797	5.3%	
Banks, Savings & Lending Institutions	6	2.8%	79	3.3%	18	2.1%	306	2.8%	49	1.7%	713	2.1%	
Securities Brokers	3	1.4%	10	0.4%	5	0.6%	14	0.1%	29	1.0%	217	0.6%	
Insurance Carriers & Agents	5	2.3%	13	0.5%	12	1.4%	40	0.4%	55	2.0%	194	0.6%	
Real Estate, Holding, Other Investment Offices	6	2.8%	41	1.7%	28	3.2%	136	1.2%	117	4.2%	673	2.0%	
Services Summary	97	44.7%	871	36.7%	311	36.1%	2,736	24.9%	1,079	38.5%	11,474	33.7%	
Hotels & Lodging	4	1.8%	46	1.9%	14	1.6%	165	1.5%	20	0.7%	345	1.0%	
Automotive Services	3	1.4%	24	1.0%	22	2.6%	146	1.3%	77	2.7%	449	1.3%	
Movies & Amusements	12	5.5%	72	3.0%	27	3.1%	266	2.4%	71	2.5%	794	2.3%	
Health Services	21	9.7%	136	5.7%	51	5.9%	381	3.5%	244	8.7%	3,132	9.2%	
Legal Services	1	0.5%	3	0.1%	4	0.5%	12	0.1%	18	0.6%	136	0.4%	
Education Institutions & Libraries	5	2.3%	250	10.5%	13	1.5%	629	5.7%	56	2.0%	2,493	7.3%	
Other Services	50	23.0%	339	14.3%	181	21.0%	1,138	10.4%	592	21.1%	4,125	12.1%	
Government	1	0.5%	67	2.8%	7	0.8%	475	4.3%	33	1.2%	1,565	4.6%	
Unclassified Establishments	15	6.9%	15	0.6%	58	6.7%	70	0.6%	172	6.1%	268	0.8%	
Totals	217	100.0%	2,374	100.0%	862	100.0%	10,973	100.0%	2,803	100.0%	34,022	100.0%	

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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.

November 13, 2023

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	0	0.0%	1	0.0%	2	0.2%	9	0.1%	6	0.2%	32	0.1%
Mining	0	0.0%	0	0.0%	1	0.1%	8	0.1%	3	0.1%	59	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	13	0.0%
Construction	15	6.9%	56	2.4%	75	8.7%	570	5.2%	300	10.7%	3,252	9.6%
Manufacturing	6	2.8%	236	9.9%	33	3.8%	1,141	10.4%	90	3.2%	2,061	6.1%
Wholesale Trade	3	1.4%	80	3.4%	19	2.2%	447	4.1%	87	3.1%	998	2.9%
Retail Trade	28	12.9%	377	15.9%	158	18.3%	2,528	23.0%	409	14.6%	5,730	16.8%
Motor Vehicle & Parts Dealers	3	1.4%	26	1.1%	17	2.0%	146	1.3%	47	1.7%	404	1.2%
Furniture & Home Furnishings Stores	1	0.5%	9	0.4%	5	0.6%	53	0.5%	22	0.8%	189	0.6%
Electronics & Appliance Stores	2	0.9%	5	0.2%	3	0.3%	8	0.1%	17	0.6%	83	0.2%
Building Material & Garden Equipment & Supplies Dealers	5	2.3%	16	0.7%	16	1.9%	290	2.6%	49	1.7%	702	2.1%
Food & Beverage Stores	4	1.8%	137	5.8%	17	2.0%	377	3.4%	53	1.9%	1,209	3.6%
Health & Personal Care Stores	6	2.8%	40	1.7%	20	2.3%	157	1.4%	52	1.9%	373	1.1%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	1	0.1%	8	0.1%	4	0.1%	37	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	0	0.0%	2	0.1%	14	1.6%	146	1.3%	32	1.1%	215	0.6%
Sporting Goods, Hobby, Book, & Music Stores	5	2.3%	21	0.9%	23	2.7%	250	2.3%	68	2.4%	681	2.0%
General Merchandise Stores	2	0.9%	121	5.1%	40	4.6%	1,093	10.0%	65	2.3%	1,836	5.4%
Transportation & Warehousing	3	1.4%	16	0.7%	13	1.5%	137	1.2%	50	1.8%	832	2.4%
Information	5	2.3%	105	4.4%	23	2.7%	640	5.8%	56	2.0%	1,669	4.9%
Finance & Insurance	14	6.5%	102	4.3%	35	4.1%	360	3.3%	133	4.7%	1,124	3.3%
Central Bank/Credit Intermediation & Related Activities	6	2.8%	79	3.3%	18	2.1%	306	2.8%	47	1.7%	704	2.1%
Securities & Commodity Contracts	3	1.4%	10	0.4%	5	0.6%	14	0.1%	31	1.1%	225	0.7%
Funds, Trusts & Other Financial Vehicles	5	2.3%	13	0.5%	12	1.4%	40	0.4%	55	2.0%	194	0.6%
Real Estate, Rental & Leasing	6	2.8%	52	2.2%	38	4.4%	224	2.0%	144	5.1%	789	2.3%
Professional, Scientific & Tech Services	16	7.4%	162	6.8%	64	7.4%	471	4.3%	223	8.0%	1,878	5.5%
Legal Services	1	0.5%	3	0.1%	5	0.6%	13	0.1%	22	0.8%	148	0.4%
Management of Companies & Enterprises	1	0.5%	1	0.0%	3	0.3%	3	0.0%	3	0.1%	3	0.0%
Administrative, Support & Waste Management Services	4	1.8%	23	1.0%	28	3.2%	199	1.8%	129	4.6%	953	2.8%
Educational Services	6	2.8%	246	10.4%	17	2.0%	621	5.7%	72	2.6%	2,482	7.3%
Health Care & Social Assistance	24	11.1%	159	6.7%	62	7.2%	475	4.3%	302	10.8%	3,826	11.2%
Arts, Entertainment & Recreation	11	5.1%	63	2.7%	21	2.4%	190	1.7%	50	1.8%	591	1.7%
Accommodation & Food Services	24	11.1%	439	18.5%	98	11.4%	1,851	16.9%	233	8.3%	4,153	12.2%
Accommodation	4	1.8%	46	1.9%	14	1.6%	165	1.5%	20	0.7%	345	1.0%
Food Services & Drinking Places	20	9.2%	393	16.6%	83	9.6%	1,686	15.4%	213	7.6%	3,808	11.2%
Other Services (except Public Administration)	36	16.6%	174	7.3%	107	12.4%	557	5.1%	306	10.9%	1,745	5.1%
Automotive Repair & Maintenance	3	1.4%	24	1.0%	16	1.9%	130	1.2%	61	2.2%	388	1.1%
Public Administration	1	0.5%	67	2.8%	7	0.8%	474	4.3%	33	1.2%	1,564	4.6%
Unclassified Establishments	15	6.9%	15	0.6%	58	6.7%	70	0.6%	172	6.1%	268	0.8%
Total	217	100.0%	2,374	100.0%	862	100.0%	10,973	100.0%	2,803	100.0%	34,022	100.0%

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November 13, 2023