



COMMERCIAL RETAIL ADVISORS, LLC

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# VALENCIA VILLAGE PADS AVAILABLE



## Property Description

**Location:** SWC OF Valencia Rd. & Westover Ave.  
Tucson, AZ

**PADs Available:** Three buildable drive-thru PADs  
available for ground lease or BTS

**PAD Rental Rates:** Please contact broker

**Zoning:** CB-1

## Demographic Highlights

2022 Estimates	1 MI	3 MI	5 MI
Population	9,593	54,269	127,600
Households	3,306	18,417	43,989
Average HH Income	\$72,660	\$68,721	\$62,920

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2020)

For information, contact:

**Craig Finrock, CCIM, CRX, CLS**

**Designated Broker**

cfinrock@cradvisorsllc.com

## Highlights

- ◆ Anchored by a 39,845 SF Walmart Neighborhood Market.
- ◆ Major retailers at the intersection include Safeway, Family Dollar, Desert Sports & Fitness, O'Reilly Auto Parts, Auto Zone, Ace Hardware, Walgreens, eegee's, McDonald's, KFC, Subway, Jack-In-The-Box, Filiberto's and many more.
- ◆ Valencia Road is a heavily traveled arterial connecting the far southwest side of Tucson with I-19, the Tucson International Airport and I-10 on the southeast side.
- ◆ Pima County Department of Transportation has plans to widen Valencia to six lanes starting in 2024.
- ◆ Casino Del Sol and Casino of the Sun are located to the west on Valencia Rd. Casino del Sol has added a new hotel, convention center and golf course.
- ◆ This is the main neighborhood intersection closest to the major housing areas to the west, which includes some of the southwest Tucson's largest master planned communities such as Midvale Park and Star Valley.

## Traffic Counts

Valencia Rd: 46,092 VPD ( 2022 )

Cardinal Ave: 9,653 VPD ( 2022 )

Total: 55,745 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.

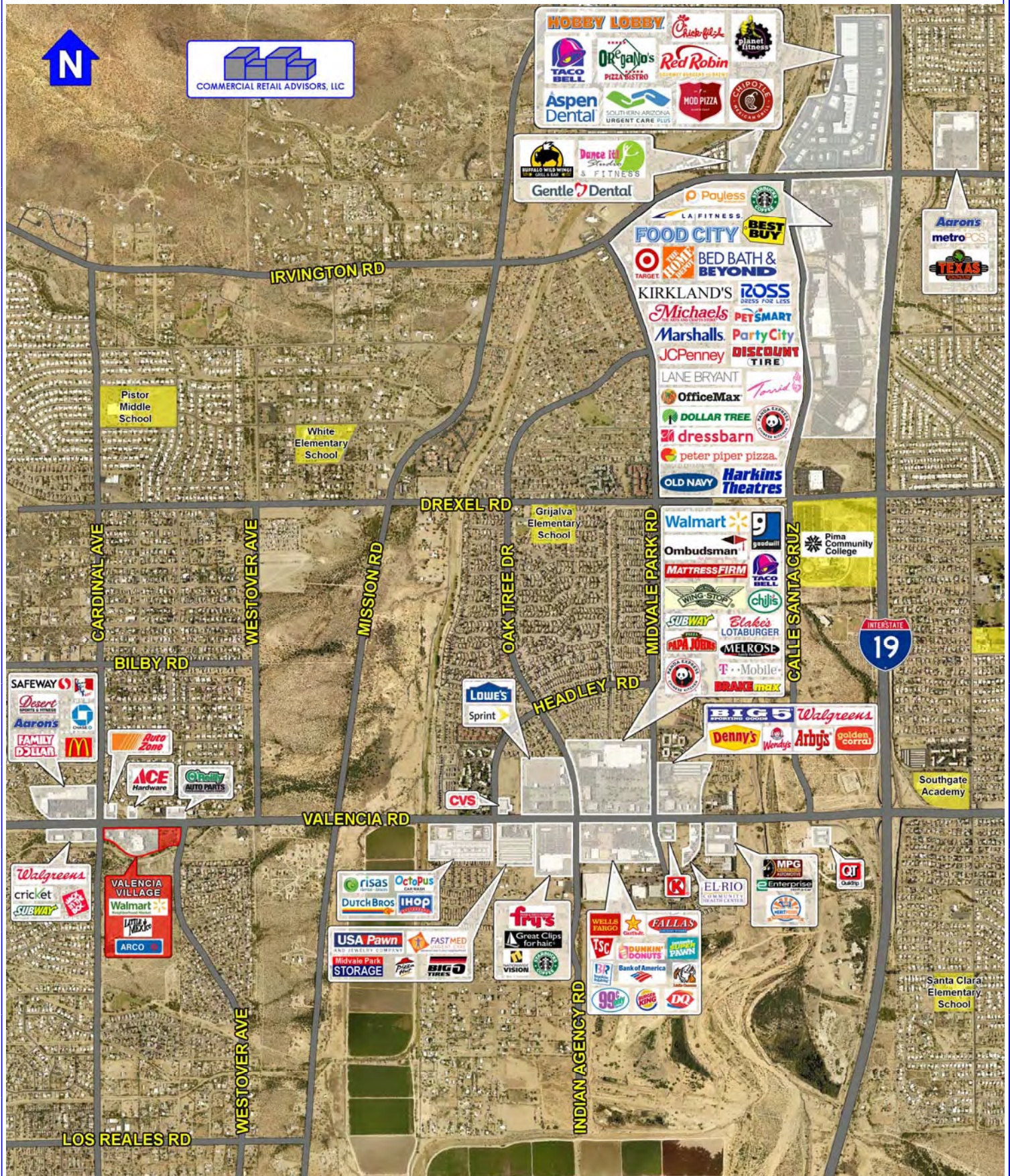


# Valencia Village

Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

## TRADE AERIAL





## Tucson, Arizona



# CONCEPTUAL SITE PLAN

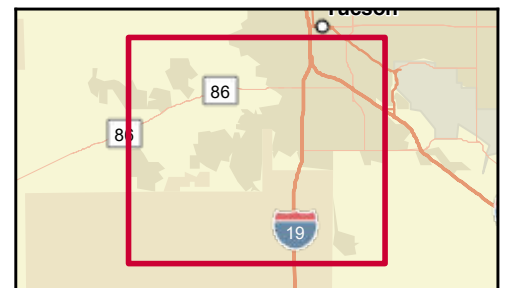
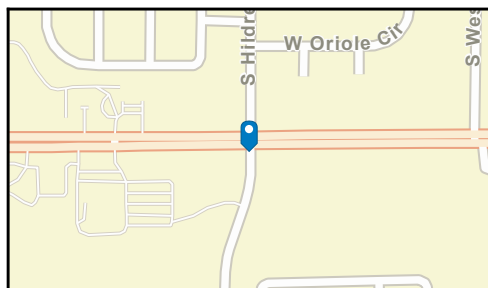




# Site Map

Valencia Village 2  
6500 S Westover Ave, Tucson, Arizona, 85746  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.13367  
Longitude: -111.02418



March 28, 2023



## Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,407	54,786	130,684
2020 Population	9,645	54,600	127,647
2022 Population	9,593	54,269	127,600
2027 Population	9,591	54,093	128,573
2010-2020 Annual Rate	0.25%	-0.03%	-0.23%
2020-2022 Annual Rate	-0.24%	-0.27%	-0.02%
2022-2027 Annual Rate	0.00%	-0.06%	0.15%
2022 Male Population	48.3%	48.7%	48.9%
2022 Female Population	51.7%	51.3%	51.1%
2022 Median Age	34.0	32.7	31.8

In the identified area, the current year population is 127,600. In 2020, the Census count in the area was 127,647. The rate of change since 2020 was -0.02% annually. The five-year projection for the population in the area is 128,573 representing a change of 0.15% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 31.8, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	33.8%	31.9%	30.7%
2022 Black Alone	2.7%	2.1%	2.4%
2022 American Indian/Alaska Native Alone	7.0%	8.0%	8.5%
2022 Asian Alone	1.2%	1.0%	0.8%
2022 Pacific Islander Alone	0.2%	0.2%	0.1%
2022 Other Race	28.6%	27.9%	29.0%
2022 Two or More Races	26.6%	29.1%	28.5%
2022 Hispanic Origin (Any Race)	73.1%	74.9%	75.7%

Persons of Hispanic origin represent 75.7% of the population in the identified area compared to 19.0% 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 83.1 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	52	48	44
2010 Households	3,091	17,137	40,958
2020 Households	3,284	18,305	43,655
2022 Households	3,306	18,417	43,989
2027 Households	3,326	18,493	44,571
2010-2020 Annual Rate	0.61%	0.66%	0.64%
2020-2022 Annual Rate	0.30%	0.27%	0.34%
2022-2027 Annual Rate	0.12%	0.08%	0.26%
2022 Average Household Size	2.88	2.94	2.89

The household count in this area has changed from 43,655 in 2020 to 43,989 in the current year, a change of 0.34% annually. The five-year projection of households is 44,571, a change of 0.26% annually from the current year total. Average household size is currently 2.89, compared to 2.91 in the year 2020. The number of families in the current year is 32,385 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	15.9%	17.0%	17.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$57,095	\$53,941	\$47,207
2027 Median Household Income	\$66,325	\$65,586	\$56,414
2022-2027 Annual Rate	3.04%	3.99%	3.63%
<b>Average Household Income</b>			
2022 Average Household Income	\$72,660	\$68,721	\$62,920
2027 Average Household Income	\$89,239	\$84,265	\$77,150
2022-2027 Annual Rate	4.20%	4.16%	4.16%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$25,614	\$23,321	\$21,790
2027 Per Capita Income	\$31,665	\$28,815	\$26,869
2022-2027 Annual Rate	4.33%	4.32%	4.28%
<b>Households by Income</b>			

Current median household income is \$47,207 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$56,414 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$62,920 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$77,150 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$21,790 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$26,869 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	151	140	135
2010 Total Housing Units	3,344	19,272	46,210
2010 Owner Occupied Housing Units	2,102	12,266	26,613
2010 Renter Occupied Housing Units	988	4,874	14,338
2010 Vacant Housing Units	253	2,135	5,252
2020 Total Housing Units	3,467	19,698	47,119
2020 Vacant Housing Units	183	1,393	3,464
2022 Total Housing Units	3,467	19,707	47,241
2022 Owner Occupied Housing Units	2,166	12,494	28,287
2022 Renter Occupied Housing Units	1,140	5,923	15,702
2022 Vacant Housing Units	161	1,290	3,252
2027 Total Housing Units	3,478	19,789	47,852
2027 Owner Occupied Housing Units	2,241	12,778	29,337
2027 Renter Occupied Housing Units	1,085	5,716	15,235
2027 Vacant Housing Units	152	1,296	3,281

Currently, 59.9% of the 47,241 housing units in the area are owner occupied; 33.2%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 47,119 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$157,184, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 9.07% annually to \$242,623.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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# Business Summary

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Rings: 1, 3, 5 mile radii

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Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		103		704		1,775						
Total Employees:		1,136		8,994		23,921						
Total Residential Population:		9,593		54,269		127,600						
Employee/Residential Population Ratio (per 100 Residents)		12		17		19						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	1.0%	4	0.4%	12	1.7%	57	0.6%	30	1.7%	168	0.7%
Construction	6	5.8%	16	1.4%	63	8.9%	325	3.6%	142	8.0%	916	3.8%
Manufacturing	0	0.0%	7	0.6%	7	1.0%	74	0.8%	40	2.3%	2,219	9.3%
Transportation	1	1.0%	1	0.1%	13	1.8%	66	0.7%	37	2.1%	454	1.9%
Communication	2	1.9%	9	0.8%	13	1.8%	62	0.7%	29	1.6%	113	0.5%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	0.0%
Wholesale Trade	1	1.0%	5	0.4%	13	1.8%	123	1.4%	48	2.7%	677	2.8%
Retail Trade Summary	37	35.9%	596	52.5%	224	31.8%	4,089	45.5%	515	29.0%	7,492	31.3%
Home Improvement	3	2.9%	18	1.6%	14	2.0%	322	3.6%	25	1.4%	403	1.7%
General Merchandise Stores	2	1.9%	10	0.9%	14	2.0%	461	5.1%	31	1.7%	670	2.8%
Food Stores	7	6.8%	207	18.2%	32	4.5%	684	7.6%	77	4.3%	1,371	5.7%
Auto Dealers, Gas Stations, Auto Aftermarket	3	2.9%	27	2.4%	12	1.7%	104	1.2%	45	2.5%	279	1.2%
Apparel & Accessory Stores	0	0.0%	0	0.0%	8	1.1%	108	1.2%	18	1.0%	166	0.7%
Furniture & Home Furnishings	0	0.0%	0	0.0%	5	0.7%	190	2.1%	19	1.1%	378	1.6%
Eating & Drinking Places	12	11.7%	266	23.4%	71	10.1%	1,723	19.2%	164	9.2%	3,233	13.5%
Miscellaneous Retail	11	10.7%	68	6.0%	67	9.5%	498	5.5%	135	7.6%	992	4.1%
Finance, Insurance, Real Estate Summary	13	12.6%	59	5.2%	54	7.7%	287	3.2%	151	8.5%	755	3.2%
Banks, Savings & Lending Institutions	5	4.9%	22	1.9%	19	2.7%	122	1.4%	39	2.2%	277	1.2%
Securities Brokers	1	1.0%	3	0.3%	4	0.6%	9	0.1%	7	0.4%	28	0.1%
Insurance Carriers & Agents	2	1.9%	4	0.4%	11	1.6%	49	0.5%	36	2.0%	121	0.5%
Real Estate, Holding, Other Investment Offices	6	5.8%	30	2.6%	21	3.0%	107	1.2%	68	3.8%	329	1.4%
Services Summary	37	35.9%	432	38.0%	261	37.1%	3,365	37.4%	667	37.6%	9,437	39.5%
Hotels & Lodging	0	0.0%	1	0.1%	2	0.3%	36	0.4%	16	0.9%	166	0.7%
Automotive Services	4	3.9%	64	5.6%	29	4.1%	232	2.6%	79	4.5%	515	2.2%
Motion Pictures & Amusements	5	4.9%	106	9.3%	20	2.8%	685	7.6%	51	2.9%	2,005	8.4%
Health Services	4	3.9%	25	2.2%	45	6.4%	603	6.7%	93	5.2%	1,075	4.5%
Legal Services	0	0.0%	1	0.1%	3	0.4%	15	0.2%	7	0.4%	25	0.1%
Education Institutions & Libraries	2	1.9%	107	9.4%	24	3.4%	1,062	11.8%	61	3.4%	3,052	12.8%
Other Services	23	22.3%	127	11.2%	138	19.6%	731	8.1%	360	20.3%	2,598	10.9%
Government	1	1.0%	7	0.6%	14	2.0%	331	3.7%	30	1.7%	1,423	5.9%
Unclassified Establishments	3	2.9%	0	0.0%	29	4.1%	214	2.4%	84	4.7%	261	1.1%
Totals	103	100.0%	1,136	100.0%	704	100.0%	8,994	100.0%	1,775	100.0%	23,921	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

**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.

March 28, 2023



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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%	0	0.0%	0	0.0%	2	0.1%	21	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.0%
Construction	6	5.8%	16	1.4%	64	9.1%	329	3.7%	150	8.5%	993	4.2%
Manufacturing	1	1.0%	14	1.2%	12	1.7%	108	1.2%	50	2.8%	2,271	9.5%
Wholesale Trade	1	1.0%	5	0.4%	10	1.4%	113	1.3%	44	2.5%	660	2.8%
Retail Trade	25	24.3%	322	28.3%	144	20.5%	2,292	25.5%	332	18.7%	4,136	17.3%
Motor Vehicle & Parts Dealers	2	1.9%	22	1.9%	9	1.3%	87	1.0%	41	2.3%	253	1.1%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	2	0.3%	32	0.4%	10	0.6%	174	0.7%
Electronics & Appliance Stores	0	0.0%	0	0.0%	2	0.3%	156	1.7%	5	0.3%	241	1.0%
Bldg Material & Garden Equipment & Supplies Dealers	3	2.9%	18	1.6%	13	1.8%	320	3.6%	23	1.3%	400	1.7%
Food & Beverage Stores	7	6.8%	205	18.0%	28	4.0%	638	7.1%	72	4.1%	1,319	5.5%
Health & Personal Care Stores	3	2.9%	43	3.8%	23	3.3%	201	2.2%	35	2.0%	335	1.4%
Gasoline Stations	1	1.0%	5	0.4%	3	0.4%	17	0.2%	5	0.3%	26	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	11	1.6%	118	1.3%	24	1.4%	184	0.8%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	10	0.9%	7	1.0%	136	1.5%	12	0.7%	291	1.2%
General Merchandise Stores	2	1.9%	10	0.9%	14	2.0%	461	5.1%	31	1.7%	670	2.8%
Miscellaneous Store Retailers	3	2.9%	10	0.9%	17	2.4%	126	1.4%	44	2.5%	232	1.0%
Nonstore Retailers	4	3.9%	0	0.0%	15	2.1%	0	0.0%	29	1.6%	11	0.0%
Transportation & Warehousing	1	1.0%	1	0.1%	9	1.3%	58	0.6%	28	1.6%	428	1.8%
Information	2	1.9%	9	0.8%	18	2.6%	125	1.4%	39	2.2%	243	1.0%
Finance & Insurance	8	7.8%	29	2.6%	38	5.4%	213	2.4%	90	5.1%	472	2.0%
Central Bank/Credit Intermediation & Related Activities	5	4.9%	22	1.9%	23	3.3%	154	1.7%	45	2.5%	323	1.4%
Securities, Commodity Contracts & Other Financial	1	1.0%	3	0.3%	4	0.6%	9	0.1%	8	0.5%	28	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	2	1.9%	4	0.4%	11	1.6%	49	0.5%	36	2.0%	121	0.5%
Real Estate, Rental & Leasing	9	8.7%	37	3.3%	42	6.0%	132	1.5%	116	6.5%	435	1.8%
Professional, Scientific & Tech Services	5	4.9%	15	1.3%	36	5.1%	227	2.5%	93	5.2%	526	2.2%
Legal Services	0	0.0%	1	0.1%	5	0.7%	20	0.2%	11	0.6%	34	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	3	2.9%	5	0.4%	25	3.6%	74	0.8%	59	3.3%	378	1.6%
Educational Services	2	1.9%	107	9.4%	23	3.3%	1,046	11.6%	61	3.4%	3,012	12.6%
Health Care & Social Assistance	4	3.9%	26	2.3%	64	9.1%	723	8.0%	132	7.4%	1,645	6.9%
Arts, Entertainment & Recreation	2	1.9%	106	9.3%	7	1.0%	647	7.2%	29	1.6%	1,966	8.2%
Accommodation & Food Services	12	11.7%	267	23.5%	75	10.7%	1,777	19.8%	185	10.4%	3,429	14.3%
Accommodation	0	0.0%	1	0.1%	2	0.3%	36	0.4%	16	0.9%	166	0.7%
Food Services & Drinking Places	12	11.7%	266	23.4%	73	10.4%	1,741	19.4%	169	9.5%	3,262	13.6%
Other Services (except Public Administration)	20	19.4%	168	14.8%	95	13.5%	585	6.5%	251	14.1%	1,618	6.8%
Automotive Repair & Maintenance	4	3.9%	64	5.6%	25	3.6%	223	2.5%	68	3.8%	463	1.9%
Public Administration	1	1.0%	7	0.6%	14	2.0%	331	3.7%	30	1.7%	1,423	5.9%
Unclassified Establishments	3	2.9%	0	0.0%	29	4.1%	214	2.4%	84	4.7%	261	1.1%
Total	103	100.0%	1,136	100.0%	704	100.0%	8,994	100.0%	1,775	100.0%	23,921	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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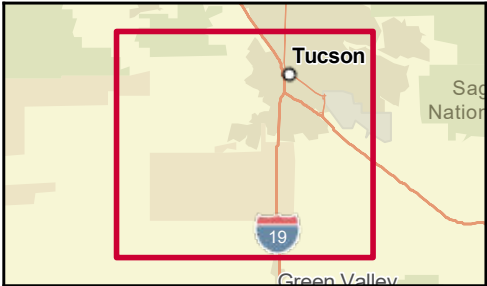
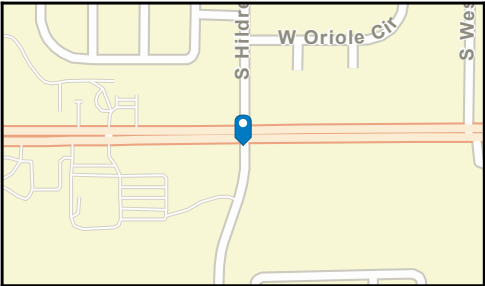
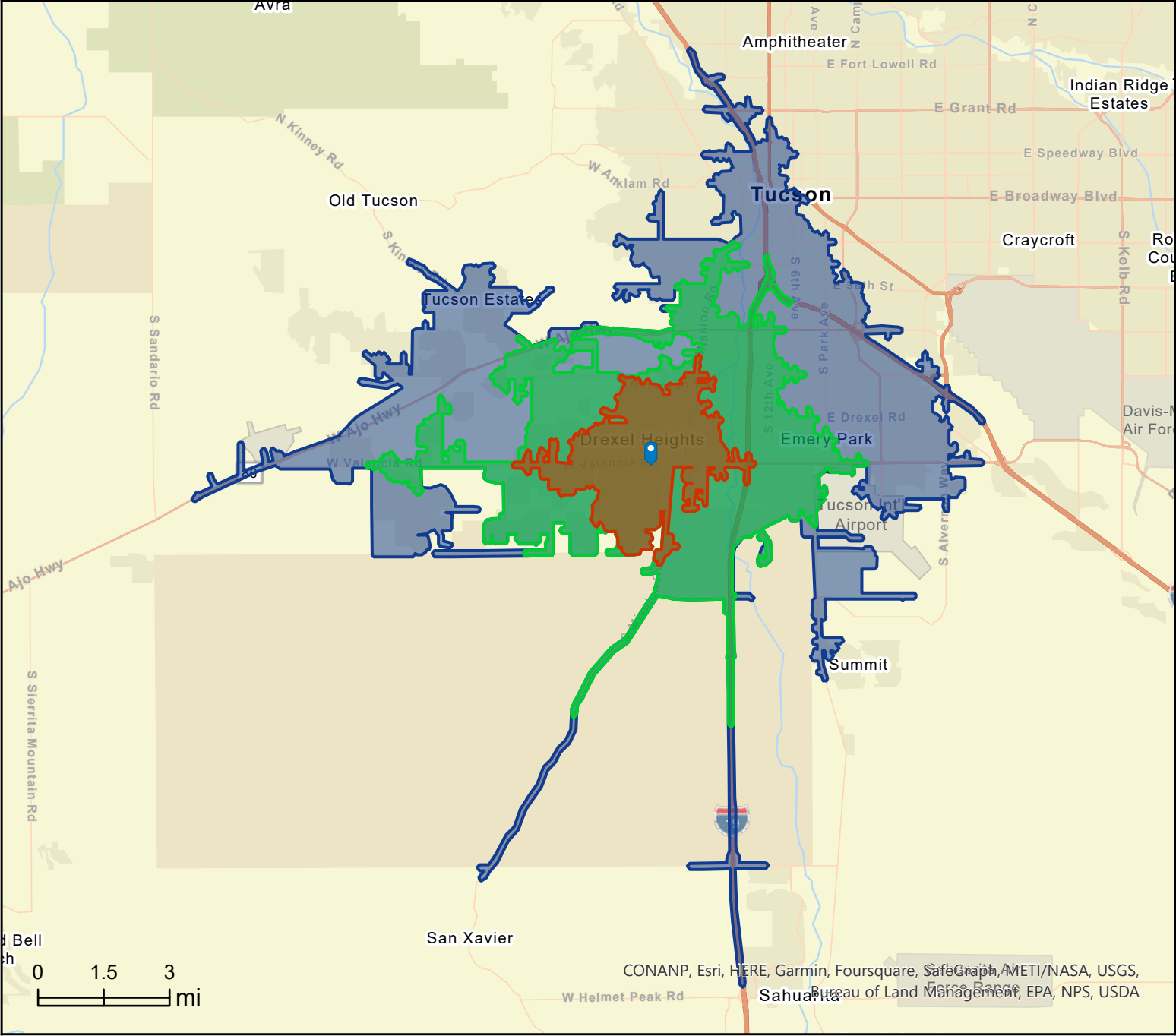
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# Site Map

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Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	29,836	90,658	186,447
2020 Population	29,820	88,199	185,937
2022 Population	29,667	87,907	187,716
2027 Population	29,635	87,672	189,822
2010-2020 Annual Rate	-0.01%	-0.27%	-0.03%
2020-2022 Annual Rate	-0.23%	-0.15%	0.42%
2022-2027 Annual Rate	-0.02%	-0.05%	0.22%
2022 Male Population	48.5%	48.9%	49.4%
2022 Female Population	51.5%	51.1%	50.6%
2022 Median Age	32.6	31.8	32.0

In the identified area, the current year population is 187,716. In 2020, the Census count in the area was 185,937. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 189,822 representing a change of 0.22% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

### Median Age

The median age in this area is 32.0, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	32.4%	30.1%	33.0%
2022 Black Alone	2.6%	2.1%	3.0%
2022 American Indian/Alaska Native Alone	6.8%	9.6%	7.1%
2022 Asian Alone	1.1%	0.8%	1.1%
2022 Pacific Islander Alone	0.2%	0.2%	0.1%
2022 Other Race	28.6%	28.1%	28.5%
2022 Two or More Races	28.4%	29.2%	27.1%
2022 Hispanic Origin (Any Race)	74.5%	75.7%	72.6%

Persons of Hispanic origin represent 72.6% of the population in the identified area compared to 19.0% 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 83.7 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	50	44	43
2010 Households	9,582	28,195	60,055
2020 Households	10,162	29,703	65,433
2022 Households	10,235	29,898	66,585
2027 Households	10,301	30,038	67,872
2010-2020 Annual Rate	0.59%	0.52%	0.86%
2020-2022 Annual Rate	0.32%	0.29%	0.78%
2022-2027 Annual Rate	0.13%	0.09%	0.38%
2022 Average Household Size	2.89	2.93	2.79

The household count in this area has changed from 65,433 in 2020 to 66,585 in the current year, a change of 0.78% annually. The five-year projection of households is 67,872, a change of 0.38% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2020. The number of families in the current year is 46,194 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

March 28, 2023



## Executive Summary

Valencia Village  
6500 S Westover Ave, Tucson, Arizona, 85746  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 32.13367  
Longitude: -111.02418

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	17.2%	17.0%	18.9%
<b>Median Household Income</b>			
2022 Median Household Income	\$55,982	\$49,770	\$46,721
2027 Median Household Income	\$68,289	\$58,904	\$56,144
2022-2027 Annual Rate	4.05%	3.43%	3.74%
<b>Average Household Income</b>			
2022 Average Household Income	\$70,935	\$64,192	\$62,972
2027 Average Household Income	\$86,893	\$78,728	\$77,232
2022-2027 Annual Rate	4.14%	4.17%	4.17%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$24,408	\$21,780	\$22,417
2027 Per Capita Income	\$30,121	\$26,905	\$27,695
2022-2027 Annual Rate	4.30%	4.32%	4.32%
<b>Households by Income</b>			

Current median household income is \$46,721 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$56,144 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$62,972 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$77,232 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$22,417 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$27,695 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	140	140	123
2010 Total Housing Units	10,447	31,716	68,028
2010 Owner Occupied Housing Units	6,714	18,915	36,978
2010 Renter Occupied Housing Units	2,864	9,282	23,076
2010 Vacant Housing Units	865	3,521	7,973
2020 Total Housing Units	10,707	32,051	71,414
2020 Vacant Housing Units	545	2,348	5,981
2022 Total Housing Units	10,721	32,068	72,569
2022 Owner Occupied Housing Units	6,809	19,455	40,637
2022 Renter Occupied Housing Units	3,426	10,444	25,948
2022 Vacant Housing Units	486	2,170	5,984
2027 Total Housing Units	10,784	32,215	73,815
2027 Owner Occupied Housing Units	6,982	19,999	42,264
2027 Renter Occupied Housing Units	3,319	10,039	25,608
2027 Vacant Housing Units	483	2,177	5,943

Currently, 56.0% of the 72,569 housing units in the area are owner occupied; 35.8%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 71,414 housing units in the area and 8.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.72%. Median home value in the area is \$167,508, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 8.44% annually to \$251,223.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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# Business Summary

Valencia Village  
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Data for all businesses in area			5 minutes		10 minutes				15 minutes			
Total Businesses:			314		1,180				4,622			
Total Employees:			3,415		13,905				70,450			
Total Residential Population:			29,667		87,907				187,716			
Employee/Residential Population Ratio (per 100 Residents)			12		16				38			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	7	2.2%	25	0.7%	19	1.6%	109	0.8%	55	1.2%	367	0.5%
Construction	30	9.6%	135	4.0%	95	8.1%	558	4.0%	305	6.6%	2,491	3.5%
Manufacturing	2	0.6%	10	0.3%	15	1.3%	163	1.2%	153	3.3%	4,798	6.8%
Transportation	7	2.2%	29	0.8%	23	1.9%	140	1.0%	123	2.7%	2,134	3.0%
Communication	5	1.6%	23	0.7%	23	1.9%	90	0.6%	56	1.2%	425	0.6%
Utility	0	0.0%	0	0.0%	1	0.1%	4	0.0%	19	0.4%	555	0.8%
Wholesale Trade	5	1.6%	69	2.0%	24	2.0%	214	1.5%	171	3.7%	2,762	3.9%
Retail Trade Summary	95	30.3%	1,502	44.0%	364	30.8%	5,854	42.1%	1,054	22.8%	14,760	21.0%
Home Improvement	7	2.2%	113	3.3%	19	1.6%	375	2.7%	58	1.3%	643	0.9%
General Merchandise Stores	4	1.3%	91	2.7%	22	1.9%	594	4.3%	47	1.0%	1,291	1.8%
Food Stores	14	4.5%	392	11.5%	55	4.7%	1,072	7.7%	131	2.8%	2,277	3.2%
Auto Dealers, Gas Stations, Auto Aftermarket	6	1.9%	46	1.3%	28	2.4%	171	1.2%	106	2.3%	1,144	1.6%
Apparel & Accessory Stores	1	0.3%	0	0.0%	13	1.1%	139	1.0%	33	0.7%	205	0.3%
Furniture & Home Furnishings	2	0.6%	7	0.2%	9	0.8%	306	2.2%	57	1.2%	696	1.0%
Eating & Drinking Places	31	9.9%	685	20.1%	113	9.6%	2,491	17.9%	364	7.9%	6,332	9.0%
Miscellaneous Retail	29	9.2%	168	4.9%	105	8.9%	706	5.1%	258	5.6%	2,172	3.1%
Finance, Insurance, Real Estate Summary	27	8.6%	128	3.7%	103	8.7%	509	3.7%	353	7.6%	2,362	3.4%
Banks, Savings & Lending Institutions	11	3.5%	62	1.8%	30	2.5%	170	1.2%	83	1.8%	595	0.8%
Securities Brokers	2	0.6%	3	0.1%	4	0.3%	14	0.1%	25	0.5%	126	0.2%
Insurance Carriers & Agents	4	1.3%	9	0.3%	24	2.0%	85	0.6%	64	1.4%	314	0.4%
Real Estate, Holding, Other Investment Offices	10	3.2%	54	1.6%	45	3.8%	241	1.7%	181	3.9%	1,327	1.9%
Services Summary	121	38.5%	1,353	39.6%	442	37.5%	5,534	39.8%	1,759	38.1%	24,302	34.5%
Hotels & Lodging	0	0.0%	1	0.0%	6	0.5%	85	0.6%	71	1.5%	1,470	2.1%
Automotive Services	15	4.8%	140	4.1%	55	4.7%	382	2.7%	178	3.9%	1,306	1.9%
Motion Pictures & Amusements	11	3.5%	119	3.5%	34	2.9%	973	7.0%	116	2.5%	2,299	3.3%
Health Services	20	6.4%	302	8.8%	65	5.5%	738	5.3%	194	4.2%	3,747	5.3%
Legal Services	1	0.3%	2	0.1%	4	0.3%	20	0.1%	151	3.3%	724	1.0%
Education Institutions & Libraries	8	2.5%	407	11.9%	41	3.5%	2,028	14.6%	130	2.8%	5,877	8.3%
Other Services	66	21.0%	381	11.2%	238	20.2%	1,307	9.4%	919	19.9%	8,879	12.6%
Government	2	0.6%	16	0.5%	17	1.4%	489	3.5%	287	6.2%	14,698	20.9%
Unclassified Establishments	14	4.5%	125	3.7%	53	4.5%	240	1.7%	286	6.2%	796	1.1%
Totals	314	100.0%	3,415	100.0%	1,180	100.0%	13,905	100.0%	4,622	100.0%	70,450	100.0%

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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# 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%	0	0.0%	0	0.0%	0	0.0%	7	0.2%	79	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	1	0.0%	5	0.1%	41	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	2	0.0%	15	0.3%	526	0.7%
Construction	30	9.6%	137	4.0%	99	8.4%	611	4.4%	325	7.0%	2,628	3.7%
Manufacturing	5	1.6%	33	1.0%	22	1.9%	212	1.5%	178	3.9%	4,866	6.9%
Wholesale Trade	5	1.6%	68	2.0%	20	1.7%	201	1.4%	166	3.6%	2,737	3.9%
Retail Trade	57	18.2%	770	22.5%	239	20.3%	3,266	23.5%	646	14.0%	8,150	11.6%
Motor Vehicle & Parts Dealers	4	1.3%	36	1.1%	24	2.0%	149	1.1%	93	2.0%	1,090	1.5%
Furniture & Home Furnishings Stores	1	0.3%	4	0.1%	4	0.3%	116	0.8%	29	0.6%	354	0.5%
Electronics & Appliance Stores	1	0.3%	2	0.1%	3	0.3%	185	1.3%	14	0.3%	285	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	7	2.2%	113	3.3%	18	1.5%	373	2.7%	56	1.2%	640	0.9%
Food & Beverage Stores	14	4.5%	367	10.7%	51	4.3%	1,019	7.3%	117	2.5%	2,156	3.1%
Health & Personal Care Stores	7	2.2%	81	2.4%	31	2.6%	297	2.1%	56	1.2%	824	1.2%
Gasoline Stations	2	0.6%	10	0.3%	4	0.3%	22	0.2%	12	0.3%	54	0.1%
Clothing & Clothing Accessories Stores	1	0.3%	0	0.0%	18	1.5%	156	1.1%	47	1.0%	254	0.4%
Sport Goods, Hobby, Book, & Music Stores	1	0.3%	25	0.7%	9	0.8%	181	1.3%	30	0.6%	342	0.5%
General Merchandise Stores	4	1.3%	91	2.7%	22	1.9%	594	4.3%	47	1.0%	1,291	1.8%
Miscellaneous Store Retailers	9	2.9%	41	1.2%	30	2.5%	172	1.2%	94	2.0%	658	0.9%
Nonstore Retailers	8	2.5%	0	0.0%	24	2.0%	2	0.0%	50	1.1%	201	0.3%
Transportation & Warehousing	4	1.3%	24	0.7%	15	1.3%	122	0.9%	101	2.2%	2,025	2.9%
Information	6	1.9%	26	0.8%	29	2.5%	196	1.4%	92	2.0%	926	1.3%
Finance & Insurance	18	5.7%	89	2.6%	64	5.4%	305	2.2%	182	3.9%	1,093	1.6%
Central Bank/Credit Intermediation & Related Activities	12	3.8%	77	2.3%	34	2.9%	207	1.5%	89	1.9%	641	0.9%
Securities, Commodity Contracts & Other Financial	2	0.6%	3	0.1%	5	0.4%	14	0.1%	29	0.6%	138	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.3%	9	0.3%	24	2.0%	85	0.6%	64	1.4%	314	0.4%
Real Estate, Rental & Leasing	21	6.7%	67	2.0%	82	6.9%	304	2.2%	268	5.8%	1,269	1.8%
Professional, Scientific & Tech Services	19	6.1%	111	3.3%	57	4.8%	330	2.4%	423	9.2%	2,850	4.0%
Legal Services	2	0.6%	3	0.1%	7	0.6%	26	0.2%	163	3.5%	760	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%	442	0.6%
Administrative & Support & Waste Management & Remediation	14	4.5%	38	1.1%	36	3.1%	119	0.9%	138	3.0%	1,515	2.2%
Educational Services	7	2.2%	406	11.9%	41	3.5%	1,987	14.3%	136	2.9%	5,769	8.2%
Health Care & Social Assistance	27	8.6%	345	10.1%	91	7.7%	953	6.9%	293	6.3%	5,863	8.3%
Arts, Entertainment & Recreation	4	1.3%	119	3.5%	14	1.2%	926	6.7%	85	1.8%	2,307	3.3%
Accommodation & Food Services	32	10.2%	696	20.4%	122	10.3%	2,600	18.7%	448	9.7%	7,882	11.2%
Accommodation	0	0.0%	1	0.0%	6	0.5%	85	0.6%	71	1.5%	1,470	2.1%
Food Services & Drinking Places	32	10.2%	695	20.4%	116	9.8%	2,515	18.1%	378	8.2%	6,413	9.1%
Other Services (except Public Administration)	46	14.6%	346	10.1%	179	15.2%	1,042	7.5%	537	11.6%	3,885	5.5%
Automotive Repair & Maintenance	14	4.5%	138	4.0%	48	4.1%	352	2.5%	139	3.0%	986	1.4%
Public Administration	2	0.6%	16	0.5%	17	1.4%	489	3.5%	289	6.3%	14,805	21.0%
Unclassified Establishments	14	4.5%	125	3.7%	53	4.5%	240	1.7%	285	6.2%	792	1.1%
Total	314	100.0%	3,415	100.0%	1,180	100.0%	13,905	100.0%	4,622	100.0%	70,450	100.0%

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