



COMMERCIAL RETAIL ADVISORS, LLC

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RETAIL DEVELOPMENT OPPORTUNITY LOWE'S/CVS ANCHORED SHOPPING CENTER VALENCIA RD BETWEEN HEADLEY RD & OAK TREE DR



The southwest Tucson trade area, which includes Green Valley and Sahuarita, has been among the highest growth areas of Tucson. The residential growth in this area has represented over 20% of the new housing market in Pima County over the past few years. The proximity to I-19 allows this area to service the larger trade area ranging from South Tucson to Sahuarita/Green Valley all the way to Mexico, which is just a one hour drive to the border. The immediate trade area includes some of the southwest Tucson's largest master planned communities such as Midvale Park and Star Valley. The area to the west on Valencia Road has participated in this housing growth. 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. Anchor retailers in the immediate area include a new Lowes, Super Wal-Mart, Walgreens, CVS, Ace Hardware, Wendy's, Arby's, 99¢ Only, Fallas Paredes, Big Lots, Melrose, Goodwill, O'Reilly Auto Parts, Auto Zone, Pizza Hut and many more. Recently, Kroger completed a new 99,000 square foot Fry's Marketplace across the street from this site. A new Tractor Supply and IHOP are also being developed across the street. The front PAD can be sold separately.

Property Description

Location: 1860 W. Valencia Road
Valencia Rd. between Headley Rd. & Oak Tree Dr.
Tucson, AZ 85746

Size

Whole Parcel: ± 7.046 Acres
Front PAD: ± 40,000 SF

Sales Price

Whole Parcel: \$7.00/SF
Front PAD: \$900,000.00

Zoning: C-1 & C-2

Demographic Highlights

2017 Estimates	1 Mile	3 Miles	5 Miles
Population:	9,110	75,650	151,018
Households:	2,863	23,170	45,963
Average HH Income:	\$52,896	\$47,016	\$45,343

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

Traffic Count

Valencia Road:	48,829 VPD (2017)
Mission Road:	10,401 VPD (2017)
Total:	59,230 VPD

(Source: Pima Association of Governments)

For information, contact:

Craig Finfrock, CCIM, CRX, CLS
Designated Broker
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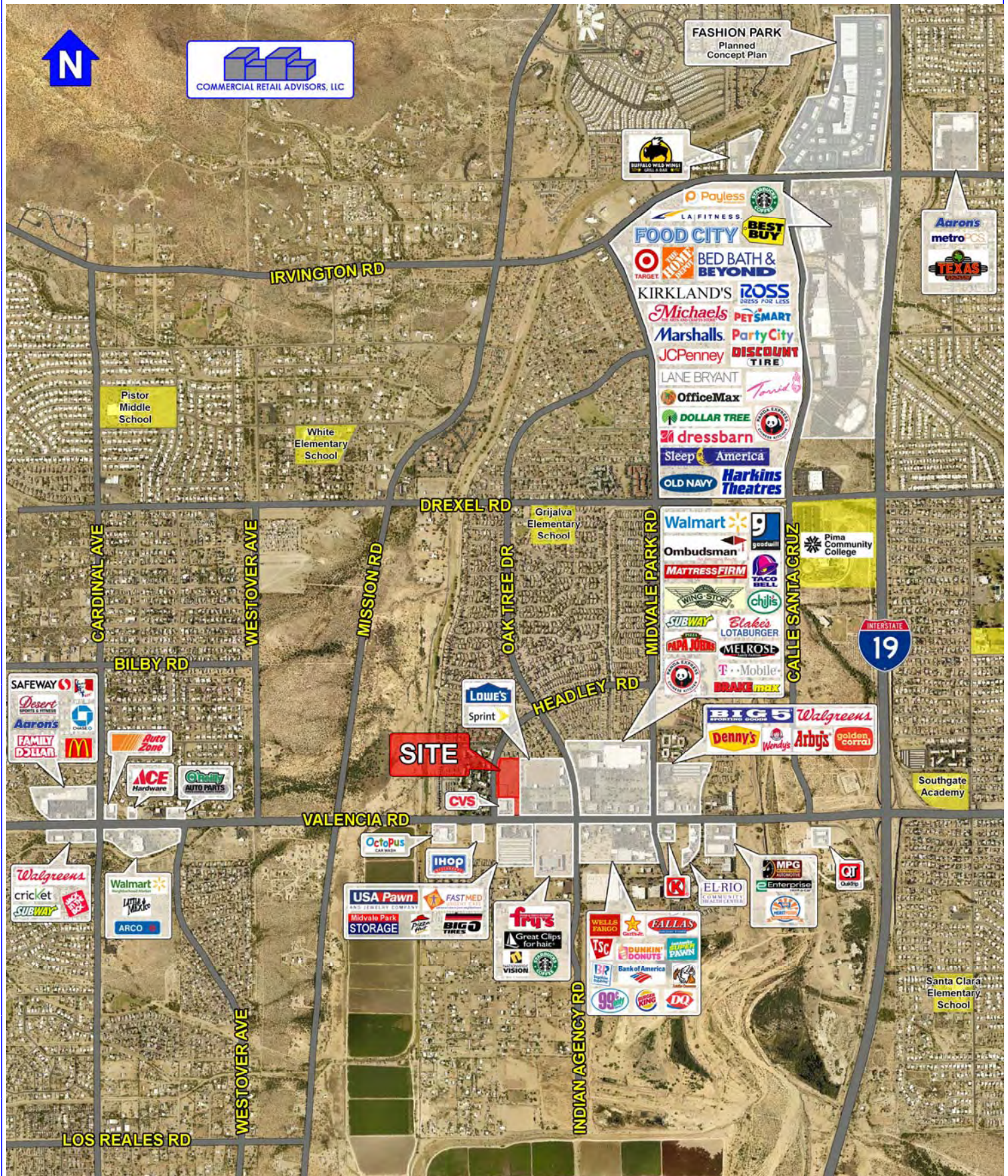
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Valencia & Headley

Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

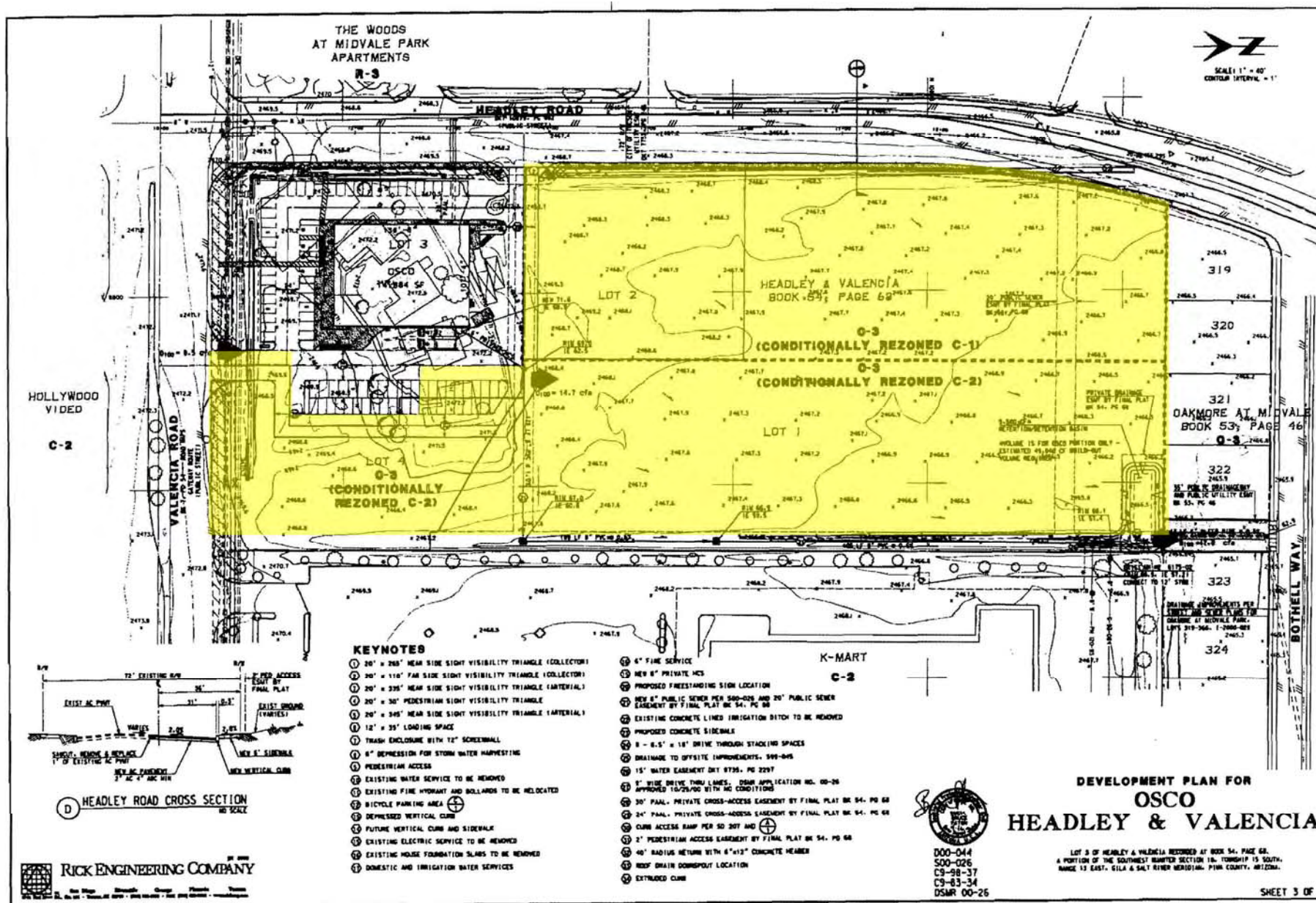
TRADE AERIAL



Tucson, Arizona



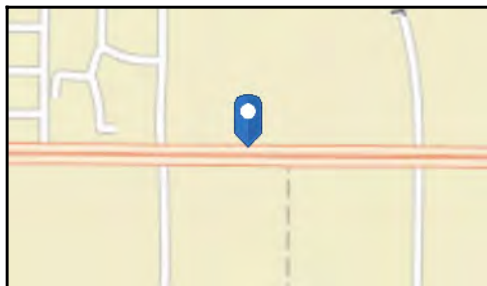
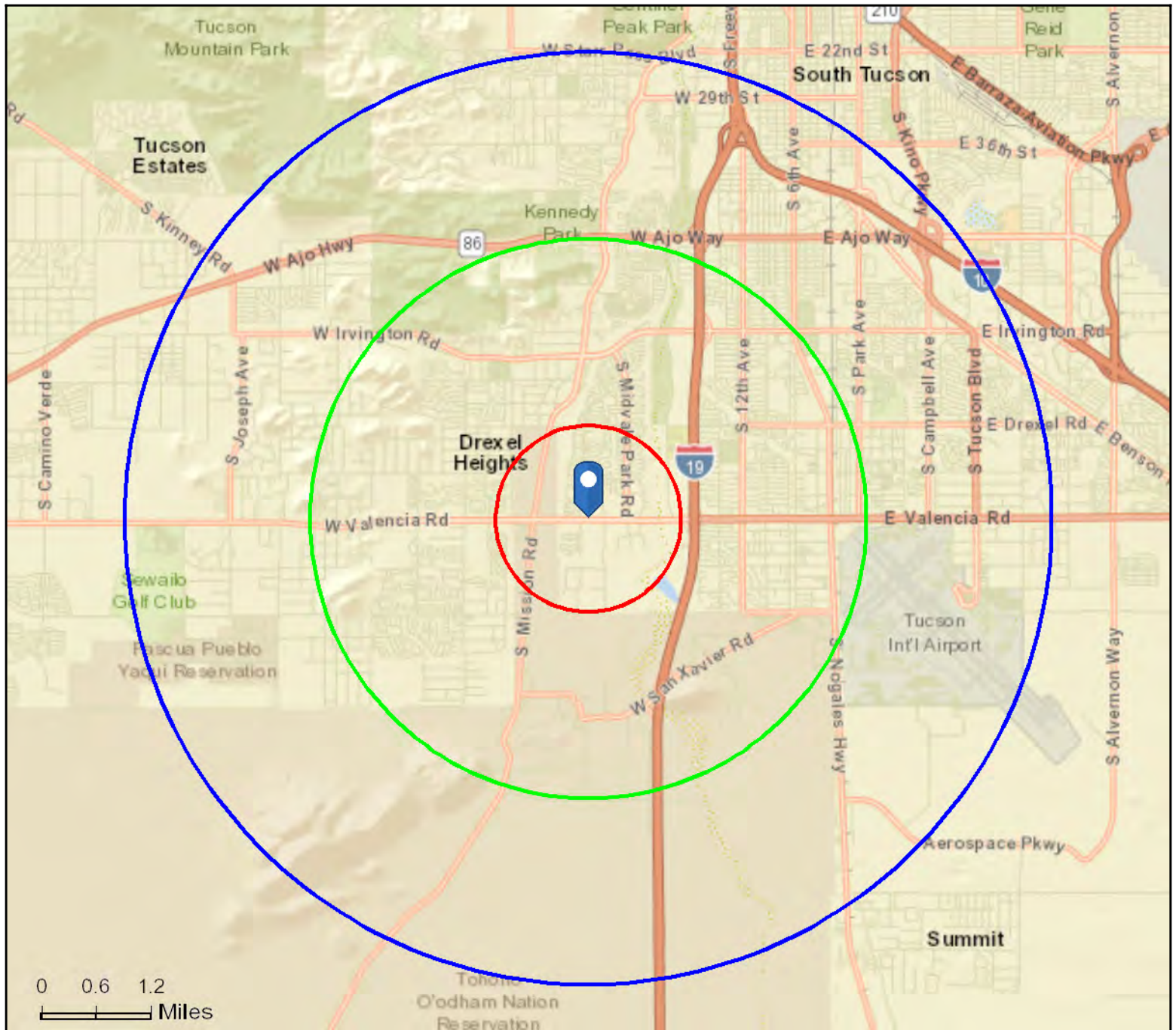
DEVELOPMENT PLAN



Site Map

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.13396
Longitude: -111.00607



February 20, 2018

Executive Summary

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
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	1 mile	3 miles	5 miles
Population			
2000 Population	6,706	65,547	130,415
2010 Population	8,704	73,396	146,860
2017 Population	9,110	75,650	151,018
2022 Population	9,363	77,383	154,456
2000-2010 Annual Rate	2.64%	1.14%	1.19%
2010-2017 Annual Rate	0.63%	0.42%	0.39%
2017-2022 Annual Rate	0.55%	0.45%	0.45%
2017 Male Population	47.7%	48.5%	49.2%
2017 Female Population	52.3%	51.5%	50.8%
2017 Median Age	29.8	31.0	30.5

In the identified area, the current year population is 151,018. In 2010, the Census count in the area was 146,860. The rate of change since 2010 was 0.39% annually. The five-year projection for the population in the area is 154,456 representing a change of 0.45% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	51.9%	54.5%	52.3%
2017 Black Alone	4.0%	2.4%	2.7%
2017 American Indian/Alaska Native Alone	5.8%	6.5%	7.9%
2017 Asian Alone	1.1%	0.7%	0.8%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	32.9%	32.1%	32.4%
2017 Two or More Races	4.2%	3.7%	3.7%
2017 Hispanic Origin (Any Race)	76.0%	80.3%	78.7%

Persons of Hispanic origin represent 78.7% of the population in the identified area compared to 18.1% 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 81.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,141	20,182	40,081
2010 Households	2,770	22,734	45,165
2017 Total Households	2,863	23,170	45,963
2022 Total Households	2,932	23,613	46,857
2000-2010 Annual Rate	2.61%	1.20%	1.20%
2010-2017 Annual Rate	0.46%	0.26%	0.24%
2017-2022 Annual Rate	0.48%	0.38%	0.39%
2017 Average Household Size	3.18	3.26	3.24

The household count in this area has changed from 45,165 in 2010 to 45,963 in the current year, a change of 0.24% annually. The five-year projection of households is 46,857, a change of 0.39% annually from the current year total. Average household size is currently 3.24, compared to 3.20 in the year 2010. The number of families in the current year is 34,423 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 20, 2018

Executive Summary

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$44,172	\$36,710	\$34,916
2022 Median Household Income	\$48,927	\$39,594	\$37,260
2017-2022 Annual Rate	2.07%	1.52%	1.31%
Average Household Income			
2017 Average Household Income	\$52,896	\$47,016	\$45,343
2022 Average Household Income	\$59,760	\$53,534	\$51,638
2017-2022 Annual Rate	2.47%	2.63%	2.63%
Per Capita Income			
2017 Per Capita Income	\$16,762	\$14,432	\$14,256
2022 Per Capita Income	\$18,863	\$16,365	\$16,124
2017-2022 Annual Rate	2.39%	2.55%	2.49%
Households by Income			

Current median household income is \$34,916 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$37,260 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$45,343 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$51,638 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$14,256 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$16,124 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,255	21,952	43,568
2000 Owner Occupied Housing Units	1,424	14,396	26,254
2000 Renter Occupied Housing Units	716	5,786	13,827
2000 Vacant Housing Units	115	1,770	3,487
2010 Total Housing Units	2,965	25,565	50,767
2010 Owner Occupied Housing Units	1,636	15,299	28,504
2010 Renter Occupied Housing Units	1,134	7,435	16,661
2010 Vacant Housing Units	195	2,831	5,602
2017 Total Housing Units	3,078	26,228	52,198
2017 Owner Occupied Housing Units	1,537	14,512	26,817
2017 Renter Occupied Housing Units	1,326	8,658	19,146
2017 Vacant Housing Units	215	3,058	6,235
2022 Total Housing Units	3,159	26,828	53,452
2022 Owner Occupied Housing Units	1,551	14,717	27,244
2022 Renter Occupied Housing Units	1,381	8,896	19,613
2022 Vacant Housing Units	227	3,215	6,595

Currently, 51.4% of the 52,198 housing units in the area are owner occupied; 36.7%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 50,767 housing units in the area - 56.1% owner occupied, 32.8% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 1.24%. Median home value in the area is \$114,101, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.88% annually to \$151,798.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 20, 2018

Business Summary

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.13396
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Data for all businesses in area			1 mile		3 miles		5 miles					
Total Businesses:			167		951		2,614					
Total Employees:			2,310		11,316		56,407					
Total Residential Population:			9,110		75,650		151,018					
Employee/Residential Population Ratio (per 100 Residents)			25		15		37					
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	0.6%	2	0.1%	9	0.9%	50	0.4%	24	0.9%	142	0.3%
Construction	15	9.0%	124	5.4%	74	7.8%	419	3.7%	177	6.8%	1,875	3.3%
Manufacturing	1	0.6%	2	0.1%	18	1.9%	147	1.3%	114	4.4%	13,865	24.6%
Transportation	4	2.4%	11	0.5%	23	2.4%	87	0.8%	116	4.4%	3,228	5.7%
Communication	2	1.2%	13	0.6%	17	1.8%	73	0.6%	35	1.3%	184	0.3%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.1%	16	0.0%
Wholesale Trade	4	2.4%	222	9.6%	16	1.7%	385	3.4%	114	4.4%	1,970	3.5%
Retail Trade Summary	56	33.5%	1,059	45.8%	303	31.9%	4,775	42.2%	657	25.1%	9,607	17.0%
Home Improvement	4	2.4%	152	6.6%	16	1.7%	366	3.2%	41	1.6%	747	1.3%
General Merchandise Stores	3	1.8%	121	5.2%	20	2.1%	532	4.7%	37	1.4%	946	1.7%
Food Stores	2	1.2%	15	0.6%	34	3.6%	685	6.1%	84	3.2%	1,596	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	2	1.2%	16	0.7%	23	2.4%	155	1.4%	76	2.9%	734	1.3%
Apparel & Accessory Stores	1	0.6%	13	0.6%	22	2.3%	201	1.8%	37	1.4%	266	0.5%
Furniture & Home Furnishings	3	1.8%	11	0.5%	13	1.4%	251	2.2%	40	1.5%	529	0.9%
Eating & Drinking Places	24	14.4%	571	24.7%	87	9.1%	1,930	17.1%	183	7.0%	3,547	6.3%
Miscellaneous Retail	17	10.2%	159	6.9%	87	9.1%	654	5.8%	158	6.0%	1,242	2.2%
Finance, Insurance, Real Estate Summary	9	5.4%	69	3.0%	81	8.5%	422	3.7%	205	7.8%	2,058	3.6%
Banks, Savings & Lending Institutions	4	2.4%	46	2.0%	20	2.1%	155	1.4%	49	1.9%	1,457	2.6%
Securities Brokers	0	0.0%	0	0.0%	4	0.4%	16	0.1%	13	0.5%	45	0.1%
Insurance Carriers & Agents	1	0.6%	1	0.0%	18	1.9%	43	0.4%	51	2.0%	141	0.2%
Real Estate, Holding, Other Investment Offices	4	2.4%	22	1.0%	40	4.2%	208	1.8%	92	3.5%	415	0.7%
Services Summary	69	41.3%	800	34.6%	384	40.4%	4,849	42.9%	1,015	38.8%	17,336	30.7%
Hotels & Lodging	0	0.0%	0	0.0%	3	0.3%	36	0.3%	38	1.5%	653	1.2%
Automotive Services	12	7.2%	113	4.9%	47	4.9%	319	2.8%	139	5.3%	1,136	2.0%
Motion Pictures & Amusements	3	1.8%	76	3.3%	30	3.2%	943	8.3%	79	3.0%	1,892	3.4%
Health Services	22	13.2%	314	13.6%	57	6.0%	981	8.7%	124	4.7%	2,479	4.4%
Legal Services	0	0.0%	0	0.0%	5	0.5%	24	0.2%	12	0.5%	45	0.1%
Education Institutions & Libraries	4	2.4%	119	5.2%	43	4.5%	1,531	13.5%	89	3.4%	4,526	8.0%
Other Services	27	16.2%	178	7.7%	200	21.0%	1,014	9.0%	534	20.4%	6,605	11.7%
Government	1	0.6%	8	0.3%	8	0.8%	108	1.0%	74	2.8%	5,982	10.6%
Unclassified Establishments	4	2.4%	0	0.0%	17	1.8%	2	0.0%	80	3.1%	143	0.3%
Totals	167	100.0%	2,310	100.0%	951	100.0%	11,316	100.0%	2,614	100.0%	56,407	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

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.

February 20, 2018

Business Summary

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1860 W Valencia Rd, Tucson, Arizona, 85746
Rings: 1, 3, 5 mile radii

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Latitude: 32.13396
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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%	1	0.0%	1	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	16	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	6	0.0%
Construction	16	9.6%	127	5.5%	79	8.3%	443	3.9%	190	7.3%	1,933	3.4%
Manufacturing	1	0.6%	2	0.1%	20	2.1%	161	1.4%	129	4.9%	12,218	21.7%
Wholesale Trade	4	2.4%	222	9.6%	16	1.7%	385	3.4%	114	4.4%	1,971	3.5%
Retail Trade	30	18.0%	470	20.3%	208	21.9%	2,800	24.7%	449	17.2%	5,936	10.5%
Motor Vehicle & Parts Dealers	2	1.2%	15	0.6%	17	1.8%	118	1.0%	60	2.3%	642	1.1%
Furniture & Home Furnishings Stores	2	1.2%	8	0.3%	8	0.8%	63	0.6%	22	0.8%	270	0.5%
Electronics & Appliance Stores	2	1.2%	7	0.3%	7	0.7%	233	2.1%	14	0.5%	279	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	4	2.4%	152	6.6%	16	1.7%	366	3.2%	39	1.5%	745	1.3%
Food & Beverage Stores	2	1.2%	16	0.7%	37	3.9%	680	6.0%	85	3.3%	1,598	2.8%
Health & Personal Care Stores	7	4.2%	75	3.2%	24	2.5%	256	2.3%	41	1.6%	461	0.8%
Gasoline Stations	0	0.0%	0	0.0%	6	0.6%	37	0.3%	16	0.6%	92	0.2%
Clothing & Clothing Accessories Stores	1	0.6%	13	0.6%	26	2.7%	209	1.8%	43	1.6%	280	0.5%
Sport Goods, Hobby, Book, & Music Stores	2	1.2%	24	1.0%	9	0.9%	89	0.8%	15	0.6%	115	0.2%
General Merchandise Stores	3	1.8%	121	5.2%	20	2.1%	532	4.7%	37	1.4%	946	1.7%
Miscellaneous Store Retailers	4	2.4%	37	1.6%	33	3.5%	218	1.9%	61	2.3%	439	0.8%
Nonstore Retailers	1	0.6%	0	0.0%	4	0.4%	0	0.0%	15	0.6%	71	0.1%
Transportation & Warehousing	2	1.2%	10	0.4%	18	1.9%	80	0.7%	98	3.7%	3,173	5.6%
Information	2	1.2%	13	0.6%	25	2.6%	162	1.4%	55	2.1%	2,173	3.9%
Finance & Insurance	7	4.2%	65	2.8%	46	4.8%	243	2.1%	123	4.7%	1,701	3.0%
Central Bank/Credit Intermediation & Related Activities	6	3.6%	64	2.8%	24	2.5%	184	1.6%	59	2.3%	1,515	2.7%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	4	0.4%	16	0.1%	13	0.5%	45	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.6%	1	0.0%	18	1.9%	43	0.4%	51	2.0%	141	0.2%
Real Estate, Rental & Leasing	13	7.8%	44	1.9%	74	7.8%	274	2.4%	190	7.3%	786	1.4%
Professional, Scientific & Tech Services	10	6.0%	63	2.7%	52	5.5%	257	2.3%	158	6.0%	895	1.6%
Legal Services	0	0.0%	0	0.0%	8	0.8%	33	0.3%	17	0.7%	58	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	2	1.2%	3	0.1%	20	2.1%	90	0.8%	79	3.0%	2,571	4.6%
Educational Services	4	2.4%	119	5.2%	42	4.4%	1,503	13.3%	86	3.3%	4,476	7.9%
Health Care & Social Assistance	27	16.2%	386	16.7%	78	8.2%	1,243	11.0%	177	6.8%	4,169	7.4%
Arts, Entertainment & Recreation	1	0.6%	77	3.3%	11	1.2%	880	7.8%	35	1.3%	1,821	3.2%
Accommodation & Food Services	24	14.4%	571	24.7%	91	9.6%	1,968	17.4%	224	8.6%	4,204	7.5%
Accommodation	0	0.0%	0	0.0%	3	0.3%	36	0.3%	38	1.5%	653	1.2%
Food Services & Drinking Places	24	14.4%	571	24.7%	88	9.3%	1,932	17.1%	185	7.1%	3,551	6.3%
Other Services (except Public Administration)	17	10.2%	130	5.6%	147	15.5%	715	6.3%	352	13.5%	2,232	4.0%
Automotive Repair & Maintenance	8	4.8%	93	4.0%	37	3.9%	286	2.5%	94	3.6%	758	1.3%
Public Administration	1	0.6%	8	0.3%	8	0.8%	108	1.0%	74	2.8%	5,982	10.6%
Unclassified Establishments	4	2.4%	0	0.0%	17	1.8%	2	0.0%	80	3.1%	143	0.3%
Total	167	100.0%	2,310	100.0%	951	100.0%	11,316	100.0%	2,614	100.0%	56,407	100.0%

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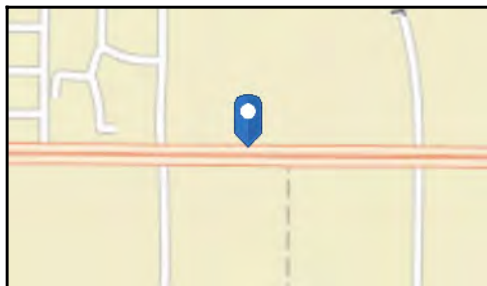
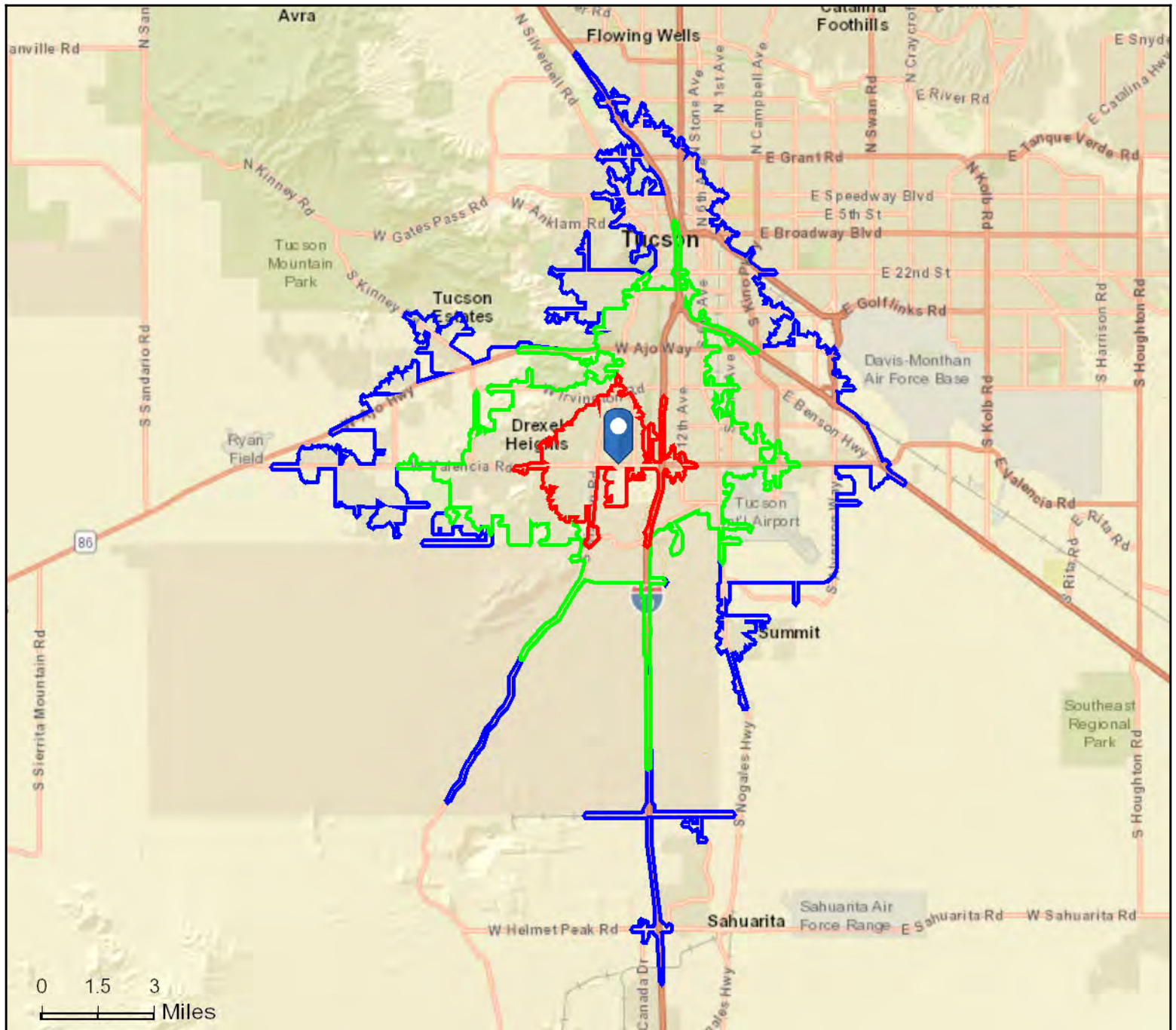
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Site Map

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Drive Time: 5, 10, 15 minute radii

Prepared by Esri
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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	23,353	94,877	179,170
2010 Population	25,723	104,414	209,689
2017 Population	26,550	107,541	216,643
2022 Population	27,158	110,017	222,993
2000-2010 Annual Rate	0.97%	0.96%	1.59%
2010-2017 Annual Rate	0.44%	0.41%	0.45%
2017-2022 Annual Rate	0.45%	0.46%	0.58%
2017 Male Population	48.3%	48.9%	49.7%
2017 Female Population	51.7%	51.1%	50.3%
2017 Median Age	30.9	30.7	30.9

In the identified area, the current year population is 216,643. In 2010, the Census count in the area was 209,689. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 222,993 representing a change of 0.58% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 30.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	53.6%	53.3%	54.3%
2017 Black Alone	3.3%	2.4%	3.5%
2017 American Indian/Alaska Native Alone	5.7%	7.4%	6.8%
2017 Asian Alone	0.9%	0.7%	1.2%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	32.5%	32.4%	30.1%
2017 Two or More Races	3.9%	3.7%	3.9%
2017 Hispanic Origin (Any Race)	77.5%	80.2%	74.0%

Persons of Hispanic origin represent 74.0% of the population in the identified area compared to 18.1% 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 81.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	7,303	29,357	58,827
2010 Households	8,150	32,497	68,644
2017 Total Households	8,333	33,160	70,357
2022 Total Households	8,494	33,819	72,242
2000-2010 Annual Rate	1.10%	1.02%	1.56%
2010-2017 Annual Rate	0.31%	0.28%	0.34%
2017-2022 Annual Rate	0.38%	0.39%	0.53%
2017 Average Household Size	3.18	3.23	3.01

The household count in this area has changed from 68,644 in 2010 to 70,357 in the current year, a change of 0.34% annually. The five-year projection of households is 72,242, a change of 0.53% annually from the current year total. Average household size is currently 3.01, compared to 2.99 in the year 2010. The number of families in the current year is 48,100 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 20, 2018

Executive Summary

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.13396
Longitude: -111.00607

	5 minutes	10 minutes	15 minutes
Median Household Income			
2017 Median Household Income	\$41,465	\$34,425	\$34,023
2022 Median Household Income	\$45,272	\$36,812	\$36,686
2017-2022 Annual Rate	1.77%	1.35%	1.52%
Average Household Income			
2017 Average Household Income	\$51,513	\$44,626	\$45,374
2022 Average Household Income	\$58,454	\$50,855	\$51,852
2017-2022 Annual Rate	2.56%	2.65%	2.71%
Per Capita Income			
2017 Per Capita Income	\$16,252	\$13,871	\$15,196
2022 Per Capita Income	\$18,375	\$15,735	\$17,225
2017-2022 Annual Rate	2.49%	2.55%	2.54%
Households by Income			

Current median household income is \$34,023 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$36,686 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$45,374 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$51,852 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$15,196 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$17,225 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	7,797	32,204	64,717
2000 Owner Occupied Housing Units	5,258	19,767	35,418
2000 Renter Occupied Housing Units	2,045	9,591	23,409
2000 Vacant Housing Units	494	2,846	5,890
2010 Total Housing Units	8,957	36,783	77,577
2010 Owner Occupied Housing Units	5,413	20,781	40,103
2010 Renter Occupied Housing Units	2,737	11,716	28,541
2010 Vacant Housing Units	807	4,286	8,933
2017 Total Housing Units	9,195	37,819	80,604
2017 Owner Occupied Housing Units	5,125	19,603	37,743
2017 Renter Occupied Housing Units	3,208	13,557	32,613
2017 Vacant Housing Units	862	4,659	10,247
2022 Total Housing Units	9,394	38,731	83,200
2022 Owner Occupied Housing Units	5,174	19,932	38,637
2022 Renter Occupied Housing Units	3,320	13,887	33,605
2022 Vacant Housing Units	900	4,912	10,958

Currently, 46.8% of the 80,604 housing units in the area are owner occupied; 40.5%, renter occupied; and 12.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 77,577 housing units in the area - 51.7% owner occupied, 36.8% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 1.72%. Median home value in the area is \$122,549, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.48% annually to \$160,034.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 20, 2018

Business Summary

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.13396
Longitude: -111.00607

Data for all businesses in area			5 minutes		10 minutes				15 minutes			
Total Businesses:			313		1,582				6,398			
Total Employees:			3,309		24,298				117,269			
Total Residential Population:			26,550		107,541				216,643			
Employee/Residential Population Ratio (per 100 Residents)			12		23				54			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	1.0%	9	0.3%	16	1.0%	95	0.4%	67	1.0%	704	0.6%
Construction	30	9.6%	130	3.9%	110	7.0%	853	3.5%	452	7.1%	5,319	4.5%
Manufacturing	4	1.3%	14	0.4%	40	2.5%	3,335	13.7%	297	4.6%	17,044	14.5%
Transportation	8	2.6%	24	0.7%	57	3.6%	854	3.5%	210	3.3%	4,825	4.1%
Communication	4	1.3%	19	0.6%	22	1.4%	91	0.4%	69	1.1%	954	0.8%
Utility	0	0.0%	0	0.0%	1	0.1%	2	0.0%	35	0.5%	1,445	1.2%
Wholesale Trade	6	1.9%	159	4.8%	40	2.5%	717	3.0%	337	5.3%	4,780	4.1%
Retail Trade Summary	95	30.4%	1,383	41.8%	448	28.3%	6,497	26.7%	1,354	21.2%	18,569	15.8%
Home Improvement	6	1.9%	108	3.3%	25	1.6%	500	2.1%	92	1.4%	1,303	1.1%
General Merchandise Stores	7	2.2%	105	3.2%	29	1.8%	606	2.5%	52	0.8%	1,136	1.0%
Food Stores	12	3.8%	266	8.0%	59	3.7%	1,053	4.3%	141	2.2%	2,303	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	8	2.6%	68	2.1%	41	2.6%	299	1.2%	165	2.6%	1,697	1.4%
Apparel & Accessory Stores	2	0.6%	12	0.4%	29	1.8%	230	0.9%	58	0.9%	1,073	0.9%
Furniture & Home Furnishings	3	1.0%	9	0.3%	24	1.5%	395	1.6%	121	1.9%	1,171	1.0%
Eating & Drinking Places	31	9.9%	629	19.0%	128	8.1%	2,593	10.7%	388	6.1%	6,949	5.9%
Miscellaneous Retail	27	8.6%	187	5.7%	114	7.2%	821	3.4%	338	5.3%	2,937	2.5%
Finance, Insurance, Real Estate Summary	28	8.9%	155	4.7%	142	9.0%	961	4.0%	392	6.1%	4,097	3.5%
Banks, Savings & Lending Institutions	9	2.9%	69	2.1%	34	2.1%	541	2.2%	77	1.2%	1,710	1.5%
Securities Brokers	2	0.6%	9	0.3%	6	0.4%	21	0.1%	22	0.3%	125	0.1%
Insurance Carriers & Agents	4	1.3%	8	0.2%	36	2.3%	96	0.4%	82	1.3%	337	0.3%
Real Estate, Holding, Other Investment Offices	13	4.2%	68	2.1%	66	4.2%	302	1.2%	210	3.3%	1,924	1.6%
Services Summary	128	40.9%	1,395	42.2%	641	40.5%	9,094	37.4%	2,518	39.4%	43,721	37.3%
Hotels & Lodging	0	0.0%	0	0.0%	14	0.9%	215	0.9%	96	1.5%	1,454	1.2%
Automotive Services	15	4.8%	122	3.7%	83	5.2%	653	2.7%	304	4.8%	2,119	1.8%
Motion Pictures & Amusements	13	4.2%	94	2.8%	50	3.2%	1,256	5.2%	171	2.7%	2,433	2.1%
Health Services	20	6.4%	365	11.0%	88	5.6%	1,763	7.3%	244	3.8%	13,129	11.2%
Legal Services	1	0.3%	7	0.2%	7	0.4%	30	0.1%	195	3.0%	1,039	0.9%
Education Institutions & Libraries	14	4.5%	500	15.1%	62	3.9%	2,707	11.1%	173	2.7%	8,658	7.4%
Other Services	65	20.8%	307	9.3%	337	21.3%	2,471	10.2%	1,334	20.9%	14,889	12.7%
Government	1	0.3%	21	0.6%	27	1.7%	1,734	7.1%	391	6.1%	15,612	13.3%
Unclassified Establishments	6	1.9%	0	0.0%	39	2.5%	65	0.3%	277	4.3%	200	0.2%
Totals	313	100.0%	3,309	100.0%	1,582	100.0%	24,298	100.0%	6,398	100.0%	117,269	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

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.

February 20, 2018

Business Summary

Valencia & Headley
1860 W Valencia Rd, Tucson, Arizona, 85746
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Latitude: 32.13396
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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%	4	0.1%	24	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	4	0.0%	9	0.1%	111	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	1	0.0%	25	0.4%	864	0.7%
Construction	32	10.2%	134	4.0%	118	7.5%	894	3.7%	482	7.5%	5,483	4.7%
Manufacturing	5	1.6%	16	0.5%	50	3.2%	3,272	13.5%	328	5.1%	15,326	13.1%
Wholesale Trade	6	1.9%	159	4.8%	40	2.5%	717	3.0%	336	5.3%	4,773	4.1%
Retail Trade	60	19.2%	736	22.2%	304	19.2%	3,828	15.8%	914	14.3%	11,314	9.6%
Motor Vehicle & Parts Dealers	5	1.6%	51	1.5%	31	2.0%	243	1.0%	140	2.2%	1,477	1.3%
Furniture & Home Furnishings Stores	1	0.3%	5	0.2%	14	0.9%	187	0.8%	60	0.9%	656	0.6%
Electronics & Appliance Stores	3	1.0%	9	0.3%	9	0.6%	239	1.0%	31	0.5%	353	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.9%	108	3.3%	25	1.6%	499	2.1%	87	1.4%	1,292	1.1%
Food & Beverage Stores	13	4.2%	269	8.1%	61	3.9%	1,049	4.3%	139	2.2%	2,236	1.9%
Health & Personal Care Stores	8	2.6%	102	3.1%	32	2.0%	337	1.4%	60	0.9%	871	0.7%
Gasoline Stations	3	1.0%	17	0.5%	10	0.6%	56	0.2%	25	0.4%	220	0.2%
Clothing & Clothing Accessories Stores	2	0.6%	12	0.4%	34	2.1%	242	1.0%	76	1.2%	1,123	1.0%
Sport Goods, Hobby, Book, & Music Stores	3	1.0%	18	0.5%	10	0.6%	92	0.4%	52	0.8%	353	0.3%
General Merchandise Stores	7	2.2%	105	3.2%	29	1.8%	606	2.5%	52	0.8%	1,136	1.0%
Miscellaneous Store Retailers	9	2.9%	41	1.2%	41	2.6%	269	1.1%	158	2.5%	1,122	1.0%
Nonstore Retailers	2	0.6%	0	0.0%	7	0.4%	7	0.0%	34	0.5%	478	0.4%
Transportation & Warehousing	6	1.9%	23	0.7%	48	3.0%	832	3.4%	175	2.7%	4,471	3.8%
Information	6	1.9%	33	1.0%	33	2.1%	361	1.5%	135	2.1%	3,669	3.1%
Finance & Insurance	16	5.1%	101	3.1%	83	5.2%	703	2.9%	191	3.0%	2,233	1.9%
Central Bank/Credit Intermediation & Related Activities	10	3.2%	84	2.5%	41	2.6%	586	2.4%	87	1.4%	1,770	1.5%
Securities, Commodity Contracts & Other Financial	2	0.6%	9	0.3%	6	0.4%	21	0.1%	22	0.3%	125	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.3%	8	0.2%	36	2.3%	96	0.4%	82	1.3%	337	0.3%
Real Estate, Rental & Leasing	28	8.9%	85	2.6%	121	7.6%	461	1.9%	364	5.7%	2,195	1.9%
Professional, Scientific & Tech Services	17	5.4%	87	2.6%	89	5.6%	446	1.8%	615	9.6%	4,390	3.7%
Legal Services	1	0.3%	7	0.2%	12	0.8%	42	0.2%	214	3.3%	1,104	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%	451	0.4%
Administrative & Support & Waste Management & Remediation	7	2.2%	23	0.7%	40	2.5%	616	2.5%	207	3.2%	4,703	4.0%
Educational Services	13	4.2%	487	14.7%	59	3.7%	2,649	10.9%	175	2.7%	8,508	7.3%
Health Care & Social Assistance	28	8.9%	436	13.2%	120	7.6%	2,356	9.7%	386	6.0%	16,949	14.5%
Arts, Entertainment & Recreation	3	1.0%	93	2.8%	21	1.3%	1,193	4.9%	106	1.7%	2,265	1.9%
Accommodation & Food Services	32	10.2%	631	19.1%	143	9.0%	2,810	11.6%	490	7.7%	8,428	7.2%
Accommodation	0	0.0%	0	0.0%	14	0.9%	215	0.9%	96	1.5%	1,454	1.2%
Food Services & Drinking Places	32	10.2%	631	19.1%	129	8.2%	2,595	10.7%	394	6.2%	6,974	5.9%
Other Services (except Public Administration)	45	14.4%	243	7.3%	247	15.6%	1,356	5.6%	785	12.3%	5,199	4.4%
Automotive Repair & Maintenance	12	3.8%	109	3.3%	63	4.0%	522	2.1%	222	3.5%	1,464	1.2%
Public Administration	1	0.3%	21	0.6%	27	1.7%	1,734	7.1%	392	6.1%	15,712	13.4%
Unclassified Establishments	6	1.9%	0	0.0%	39	2.5%	65	0.3%	277	4.3%	200	0.2%
Total	313	100.0%	3,309	100.0%	1,582	100.0%	24,298	100.0%	6,398	100.0%	117,269	100.0%

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