



# HARD CORNER INFILL DEVELOPMENT

NEC OF 22ND STREET AND ALVERNON WAY

**PAD/SHOPS AVAILABLE FOR SALE OR LEASE: BUILDABLE UP TO 4,000 SF**



**Opportunity Zone**

**JOIN**  
**DUTCH BROS** Coffee

**NOW OPEN!**

**PROJECT HIGHLIGHTS:**

- Join One of the Most Active Retailers in the Market: Dutch Bros Coffee – NOW OPEN!
- Hard Corner, Infill Development Along Two of the Main Arteries of Tucson
- Close Proximity to the University of Arizona (40,000 Students)
- Convenient Access from both 22nd St and Alvernon Way
- Monument Signage on both 22nd St and Alvernon Way, with Visibility to Over 65k Vehicles Per Day

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	13,606	96,235	295,132
Daytime Population	16,642	126,458	390,863
Average HH Income	\$48,953	\$55,426	\$53,032

**TRAFFIC COUNTS:**

E 22nd St: 40,973 VPD (PAG 2018) | S Alvernon Way: 29,545 VPD (PAG 2017)



**FOR INFORMATION CONTACT:**

**Jesse Rozio**  
 Investment/Leasing Specialist  
 480.603.6892 - cell  
[jrozio@gpsaz.com](mailto:jrozio@gpsaz.com)

**Greg Saltz** - President  
 480.612.0510 - direct  
 480.231.3473 - cell  
[gsaltz@gpsaz.com](mailto:gsaltz@gpsaz.com)

**Marty Olejarczyk** - Partner  
 480.482.1940 - direct  
 602.762.0754 - cell  
[martyo@gpsaz.com](mailto:martyo@gpsaz.com)

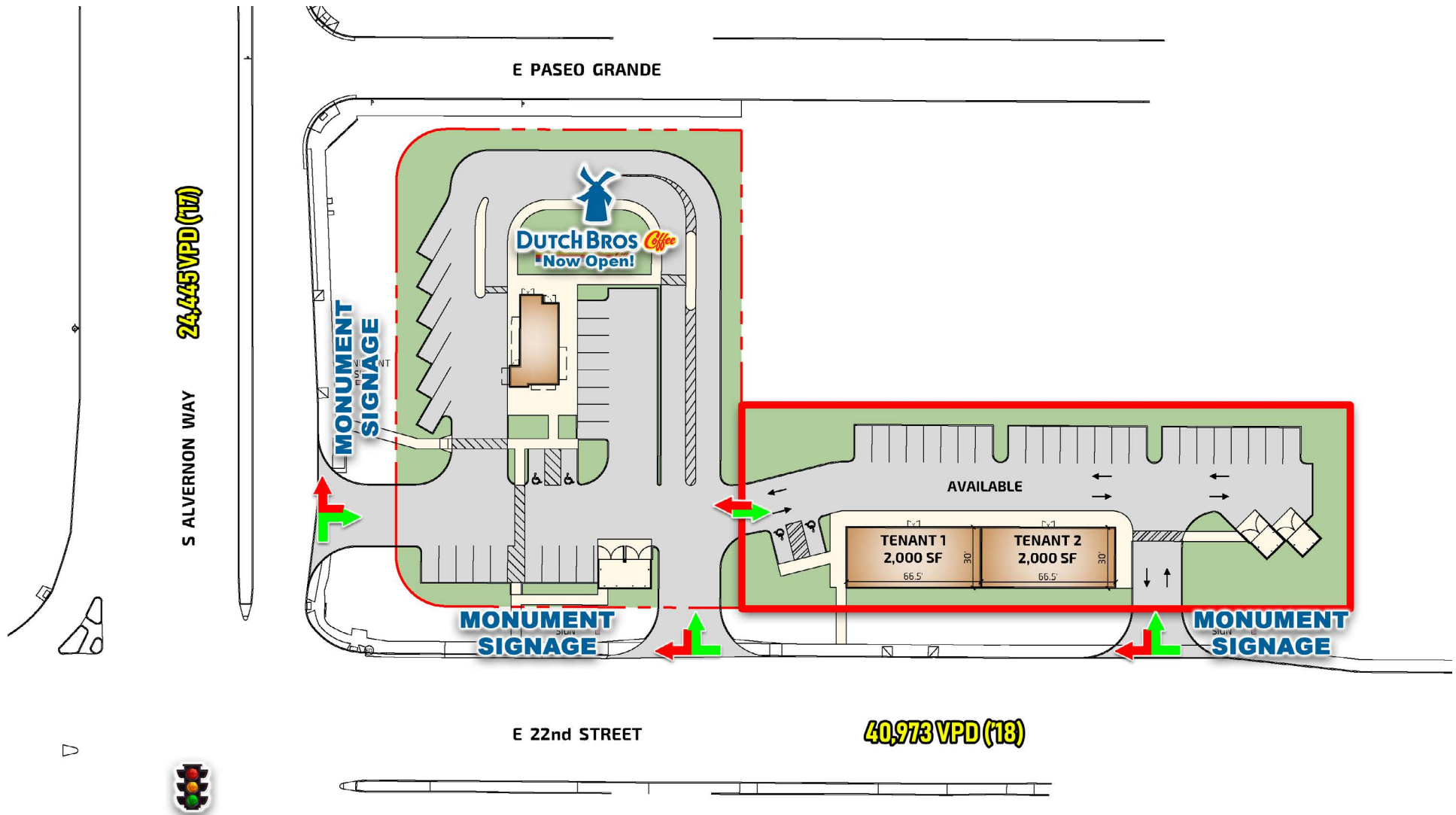
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GPS RETAIL ADVISORS  
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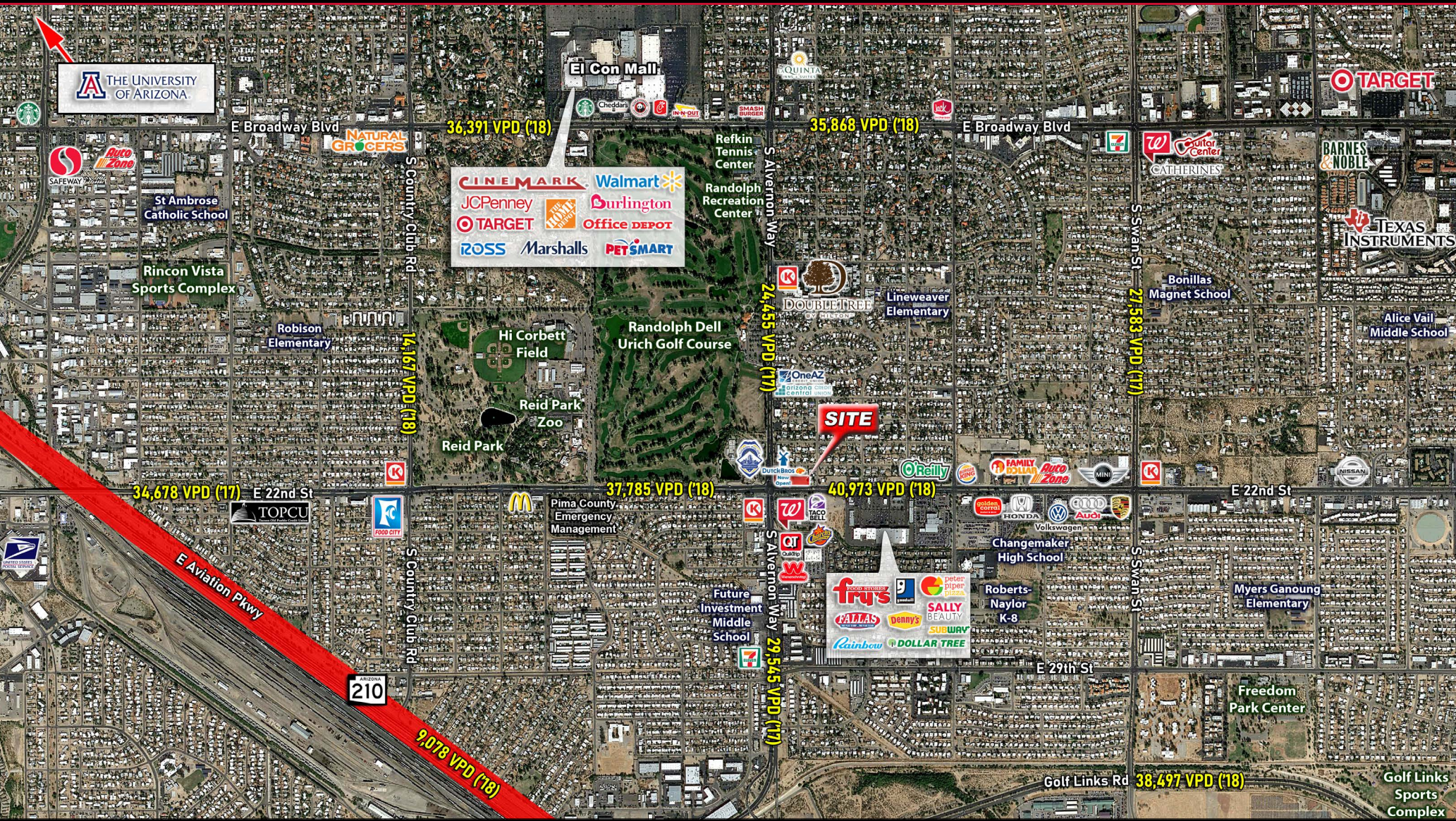
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## DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.20697  
Longitude: -110.90953

	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	14,477	92,630	279,919
2010 Total Population	13,276	93,843	285,703
2019 Total Population	13,606	96,235	295,132
2024 Total Population	13,901	98,371	302,570
2019-2024 Annual Rate	0.43%	0.44%	0.50%
2019 Total Daytime Population	16,642	126,458	390,863
Workers	8,438	73,489	227,601
Residents	8,204	52,969	163,262
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	5,407	38,310	113,031
2010 Households	5,099	38,181	114,576
2019 Households	5,242	39,312	118,587
2024 Households	5,359	40,249	121,874
<b>2019 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	47.1%	41.0%	38.8%
Renter Occupied Housing Units	38.1%	48.1%	49.8%
<b>2019 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$48,953	\$55,426	\$53,032
Average Home Value	\$164,537	\$241,699	\$215,158
<b>2019 POPULATION BY RACE/ETHNICITY</b>			
Total	13,606	96,235	295,131
White Alone	61.9%	66.8%	65.2%
Black Alone	6.0%	6.1%	5.5%
American Indian Alone	2.8%	2.5%	2.9%
Asian Alone	2.9%	4.0%	3.5%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	21.1%	15.2%	17.8%
Two or More Races	5.1%	5.3%	4.9%
Hispanic Origin	58.6%	41.8%	46.1%
Diversity Index	80.0	76.8	78.4
<b>2019 POPULATION BY AGE</b>			
Total	13,606	96,235	295,132
0 - 4	7.1%	6.1%	6.3%
5 - 9	7.0%	5.7%	5.8%
10 - 14	6.8%	5.4%	5.5%
15 - 24	13.2%	17.5%	17.8%
25 - 34	15.8%	16.7%	17.1%
35 - 44	12.4%	11.6%	11.6%
45 - 54	11.7%	10.7%	10.5%
55 - 64	12.0%	11.8%	11.1%
65 - 74	8.7%	8.6%	8.1%
75 - 84	3.8%	3.9%	4.0%
85 +	1.5%	1.9%	2.1%
18 +	75.2%	79.5%	79.2%
2019 Median Age	35.0	34.0	33.4
<b>2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	8,963	62,786	190,574
Some College, No Degree	27.2%	23.6%	24.3%
Associate Degree	7.5%	7.7%	7.9%
Bachelor's Degree	11.5%	17.2%	16.6%
Graduate/Professional Degree	9.5%	15.9%	12.6%