



COMMERCIAL RETAIL ADVISORS, LLC

5420 E. Broadway Blvd., Suite 200

Tucson, AZ 85711

Phone: 520-290-3200

Fax: 520-751-7465

ORACLE GATEWAY



Property Highlights

Location: NEC of Oracle & Pastime Roads
Tucson AZ

Space Available: 2,200 SF Inline } (contiguous)
12,116 SF Jr. Anchor }
1,300 SF Inline Shops Bldg } (contiguous)
1,460 SF Inline Shops Bldg }
10,929 SF Second Floor Office Space

Lease Rate: Please call Broker for Rental Rates.

Triple Net Expenses: \$4.70/SF/YR (estimated)

Description

- ◆ Anchored by a successful dd's Discounts.
- ◆ An 81,603 SF mixed retail use center situated on 6.68 acres.
- ◆ Great Lease Rates on Oracle Rd.
- ◆ Excellent visibility and access.
- ◆ Located less than 2 miles from the Tucson Mall.
- ◆ Over 645 front feet on Oracle Road.
- ◆ Recently remodeled with new monument signs.
- ◆ Retailers include: dd's Discounts, eegees, GC Services, Dunn Edwards Paint, Cash Time, and Jiffy Lube.
- ◆ Major retailers in the area include: The Tucson Mall, Tucson's largest and highest grossing regional mall, PGA Tour Superstore, Target, Michael's, Lowe's, Home Depot, Ross Dress for Less, Pier 1 Imports, Golfsmith, Total Wine, Nordstrom Rack, BevMo!, REI, Big Lots, Cost Plus, and many more.

Demographic Highlights

2020 Estimates	1 MI	3 MI	5 MI
Population:	17,818	109,670	238,414
Households:	7,619	48,692	103,961
Average HH Income:	\$42,629	\$55,072	\$66,067
Daytime Employees:	9,984	56,163	154,437

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

Traffic Count

Oracle Rd: 26,746 VPD (2020)

Source: Pima Association of Governments and ADOT

For information, contact:
Craig Finrock, CCIM, CRX, CLS
 Owner/Agent
 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.

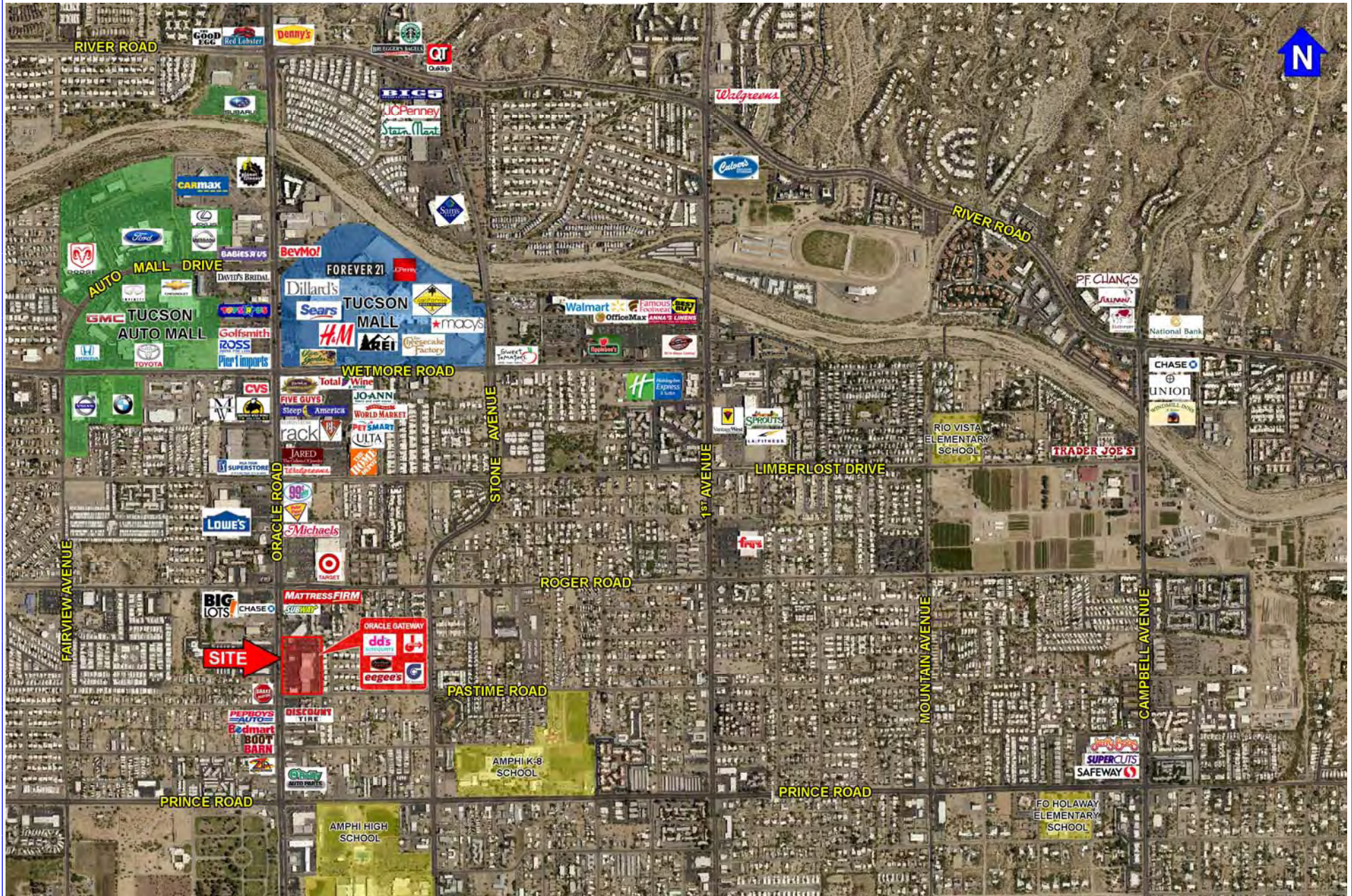
Oracle Gateway



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

TRADE AERIAL



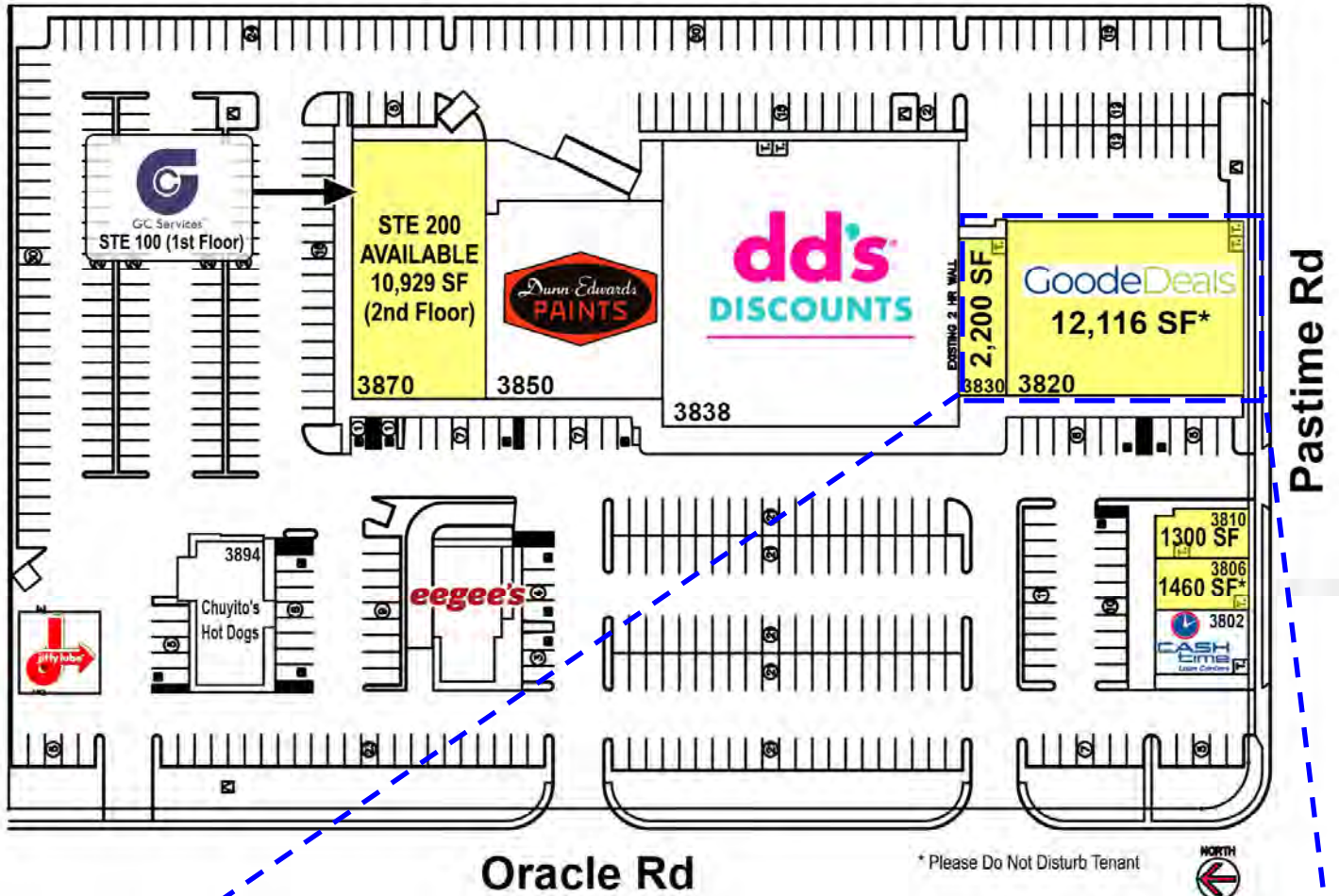
Oracle Gateway



Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN



PROPOSED STOREFRONT & FAÇADE 3820 N ORACLE ROAD



Oracle Gateway

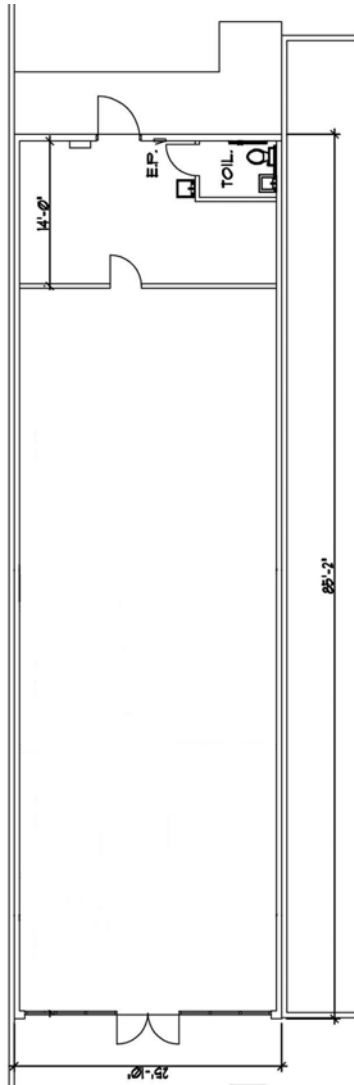


COMMERCIAL RETAIL ADVISORS, LLC

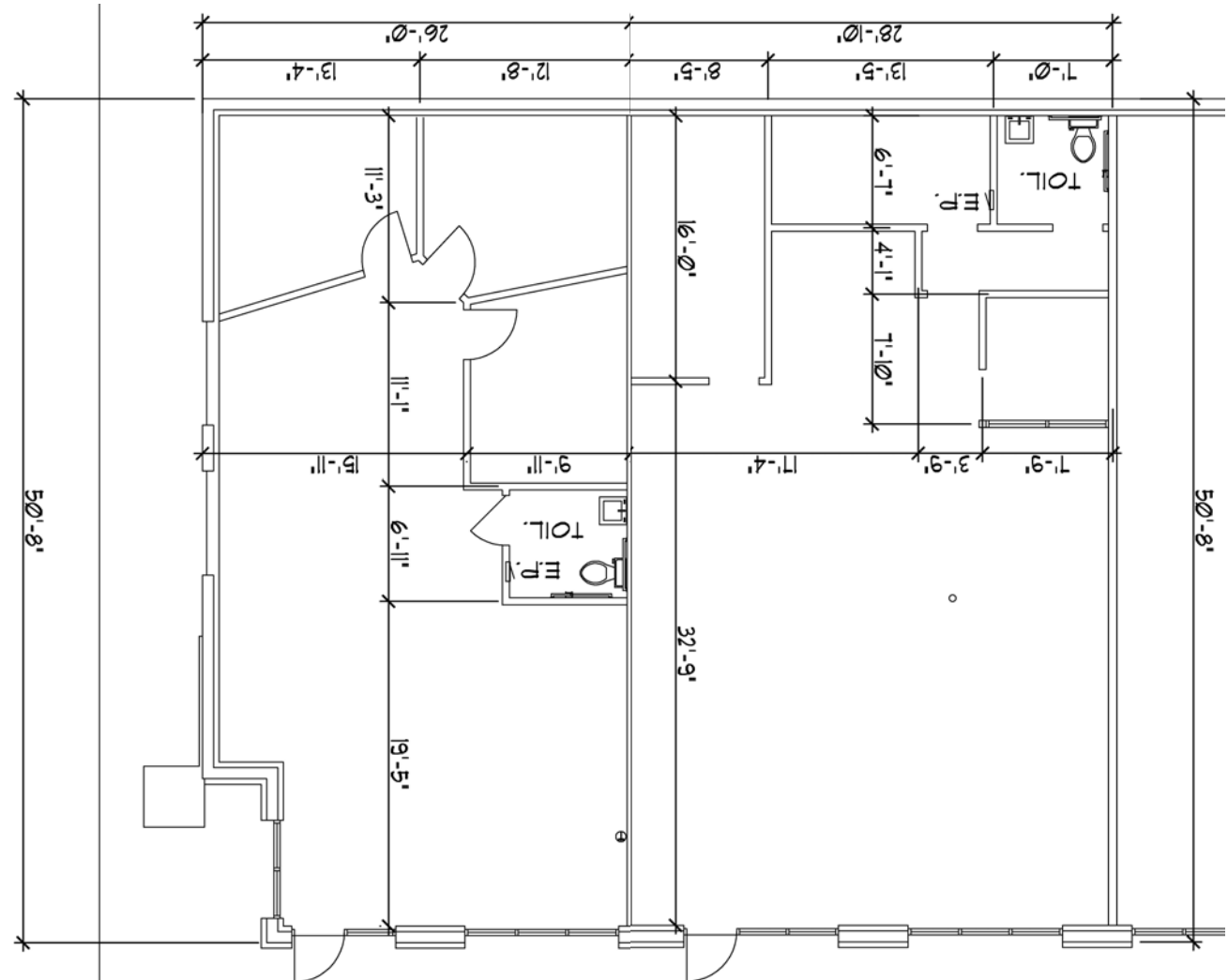
Tucson, Arizona

FLOOR PLANS

3830 - 2,200 SF



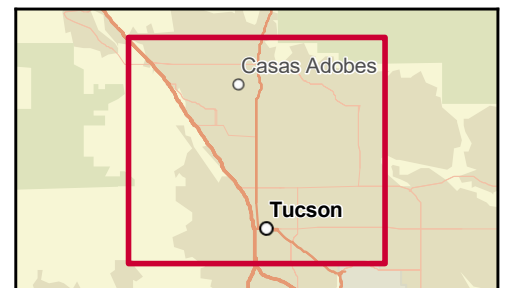
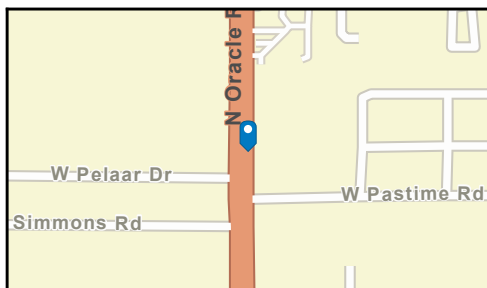
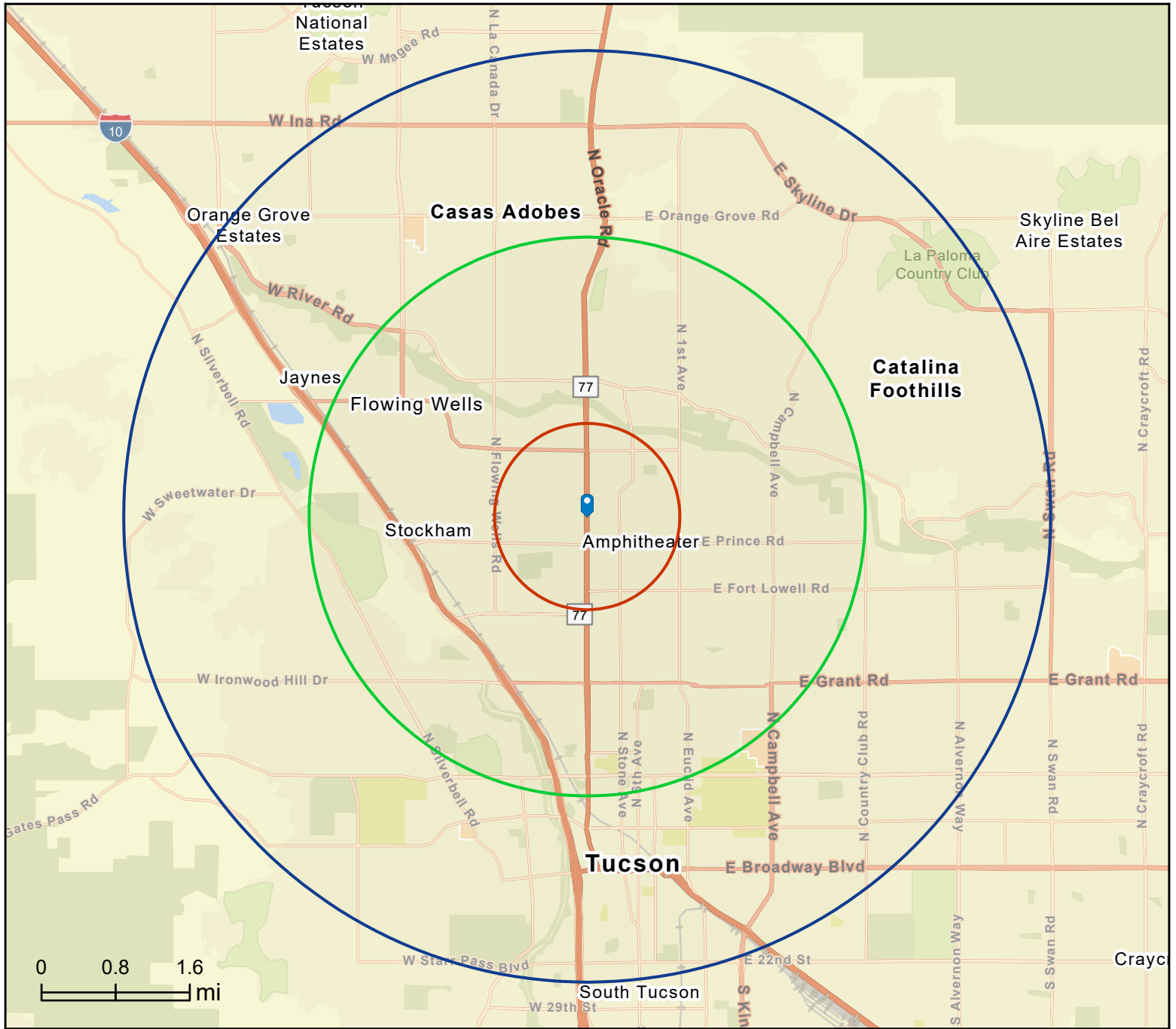
3810 - 1,300 SF & # 3806 - 1,460 SF



Site Map

Oracle Gateway
 3838 N Oracle Rd, Tucson, Arizona, 85705
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.27629
 Longitude: -110.97806



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	17,320	98,256	215,884
2010 Population	17,372	103,150	226,505
2020 Population	17,818	109,670	238,414
2025 Population	18,152	112,838	246,141
2000-2010 Annual Rate	0.03%	0.49%	0.48%
2010-2020 Annual Rate	0.25%	0.60%	0.50%
2020-2025 Annual Rate	0.37%	0.57%	0.64%
2020 Male Population	50.1%	49.9%	49.5%
2020 Female Population	49.9%	50.1%	50.5%
2020 Median Age	33.8	33.9	34.7

In the identified area, the current year population is 238,414. In 2010, the Census count in the area was 226,505. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 246,141 representing a change of 0.64% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	61.6%	66.7%	69.9%
2020 Black Alone	5.4%	4.5%	4.3%
2020 American Indian/Alaska Native Alone	3.6%	3.3%	2.8%
2020 Asian Alone	4.5%	5.0%	4.9%
2020 Pacific Islander Alone	0.3%	0.2%	0.2%
2020 Other Race	19.3%	15.7%	13.3%
2020 Two or More Races	5.4%	4.6%	4.6%
2020 Hispanic Origin (Any Race)	49.8%	41.2%	37.2%

Persons of Hispanic origin represent 37.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	30	46	65
2000 Households	7,670	45,040	94,241
2010 Households	7,441	45,922	98,512
2020 Total Households	7,619	48,692	103,961
2025 Total Households	7,757	50,103	107,776
2000-2010 Annual Rate	-0.30%	0.19%	0.44%
2010-2020 Annual Rate	0.23%	0.57%	0.53%
2020-2025 Annual Rate	0.36%	0.57%	0.72%
2020 Average Household Size	2.30	2.21	2.19

The household count in this area has changed from 98,512 in 2010 to 103,961 in the current year, a change of 0.53% annually. The five-year projection of households is 107,776, a change of 0.72% annually from the current year total. Average household size is currently 2.19, compared to 2.19 in the year 2010. The number of families in the current year is 48,879 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	14.9%	18.7%	22.3%
Median Household Income			
2020 Median Household Income	\$29,283	\$37,189	\$42,425
2025 Median Household Income	\$32,688	\$39,784	\$45,808
2020-2025 Annual Rate	2.22%	1.36%	1.55%
Average Household Income			
2020 Average Household Income	\$42,629	\$55,072	\$66,067
2025 Average Household Income	\$47,695	\$60,365	\$72,967
2020-2025 Annual Rate	2.27%	1.85%	2.01%
Per Capita Income			
2020 Per Capita Income	\$18,663	\$24,497	\$28,865
2025 Per Capita Income	\$20,869	\$26,842	\$31,972
2020-2025 Annual Rate	2.26%	1.85%	2.07%

Households by Income

Current median household income is \$42,425 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$45,808 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$66,067 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,967 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$28,865 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,972 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	148	119	101
2000 Total Housing Units	8,745	49,834	103,275
2000 Owner Occupied Housing Units	2,880	20,249	45,113
2000 Renter Occupied Housing Units	4,790	24,791	49,129
2000 Vacant Housing Units	1,075	4,794	9,033
2010 Total Housing Units	8,775	52,346	110,790
2010 Owner Occupied Housing Units	2,611	19,191	44,907
2010 Renter Occupied Housing Units	4,830	26,731	53,605
2010 Vacant Housing Units	1,334	6,424	12,278
2020 Total Housing Units	9,006	55,067	116,067
2020 Owner Occupied Housing Units	2,382	18,344	43,106
2020 Renter Occupied Housing Units	5,237	30,348	60,855
2020 Vacant Housing Units	1,387	6,375	12,106
2025 Total Housing Units	9,175	56,601	120,135
2025 Owner Occupied Housing Units	2,426	18,892	44,358
2025 Renter Occupied Housing Units	5,331	31,211	63,419
2025 Vacant Housing Units	1,418	6,498	12,359

Currently, 37.1% of the 116,067 housing units in the area are owner occupied; 52.4%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 110,790 housing units in the area - 40.5% owner occupied, 48.4% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 2.09%. Median home value in the area is \$226,399, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.95% annually to \$261,775.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Business Summary

Oracle Gateway
 3838 N Oracle Rd, Tucson, Arizona, 85705
 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	799		4,789		11,216							
Total Employees:	9,984		56,163		154,437							
Total Residential Population:	17,818		109,670		238,414							
Employee/Residential Population Ratio (per 100 Residents)	56		51		65							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	18	2.3%	100	1.0%	98	2.0%	1,238	2.2%	205	1.8%	2,143	1.4%
Construction	45	5.6%	286	2.9%	344	7.2%	4,174	7.4%	680	6.1%	6,875	4.5%
Manufacturing	15	1.9%	100	1.0%	159	3.3%	2,700	4.8%	298	2.7%	5,402	3.5%
Transportation	11	1.4%	121	1.2%	107	2.2%	1,249	2.2%	197	1.8%	2,225	1.4%
Communication	30	3.8%	738	7.4%	60	1.3%	1,396	2.5%	98	0.9%	1,927	1.2%
Utility	2	0.3%	24	0.2%	19	0.4%	187	0.3%	32	0.3%	616	0.4%
Wholesale Trade	19	2.4%	116	1.2%	179	3.7%	2,291	4.1%	322	2.9%	4,224	2.7%
Retail Trade Summary	260	32.5%	5,053	50.6%	1,107	23.1%	16,080	28.6%	2,307	20.6%	31,174	20.2%
Home Improvement	12	1.5%	332	3.3%	65	1.4%	843	1.5%	113	1.0%	1,376	0.9%
General Merchandise Stores	13	1.6%	719	7.2%	33	0.7%	1,446	2.6%	59	0.5%	2,307	1.5%
Food Stores	13	1.6%	150	1.5%	84	1.8%	1,678	3.0%	187	1.7%	3,645	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	36	4.5%	1,073	10.7%	125	2.6%	2,137	3.8%	190	1.7%	2,675	1.7%
Apparel & Accessory Stores	25	3.1%	382	3.8%	71	1.5%	791	1.4%	151	1.3%	1,341	0.9%
Furniture & Home Furnishings	19	2.4%	218	2.2%	107	2.2%	1,251	2.2%	206	1.8%	2,147	1.4%
Eating & Drinking Places	72	9.0%	1,482	14.8%	306	6.4%	5,460	9.7%	743	6.6%	12,935	8.4%
Miscellaneous Retail	71	8.9%	696	7.0%	316	6.6%	2,475	4.4%	657	5.9%	4,748	3.1%
Finance, Insurance, Real Estate Summary	78	9.8%	664	6.7%	478	10.0%	5,273	9.4%	1,120	10.0%	10,693	6.9%
Banks, Savings & Lending Institutions	13	1.6%	238	2.4%	65	1.4%	744	1.3%	158	1.4%	1,820	1.2%
Securities Brokers	3	0.4%	37	0.4%	51	1.1%	318	0.6%	137	1.2%	786	0.5%
Insurance Carriers & Agents	14	1.8%	35	0.4%	79	1.6%	296	0.5%	197	1.8%	846	0.5%
Real Estate, Holding, Other Investment Offices	48	6.0%	354	3.5%	283	5.9%	3,914	7.0%	628	5.6%	7,241	4.7%
Services Summary	284	35.5%	2,630	26.3%	1,891	39.5%	20,407	36.3%	4,796	42.8%	79,607	51.5%
Hotels & Lodging	5	0.6%	37	0.4%	45	0.9%	416	0.7%	86	0.8%	2,293	1.5%
Automotive Services	45	5.6%	216	2.2%	196	4.1%	1,043	1.9%	319	2.8%	1,824	1.2%
Motion Pictures & Amusements	19	2.4%	243	2.4%	121	2.5%	1,287	2.3%	284	2.5%	3,059	2.0%
Health Services	46	5.8%	407	4.1%	327	6.8%	5,250	9.3%	865	7.7%	18,434	11.9%
Legal Services	5	0.6%	25	0.3%	75	1.6%	388	0.7%	344	3.1%	1,756	1.1%
Education Institutions & Libraries	22	2.8%	863	8.6%	94	2.0%	2,904	5.2%	319	2.8%	26,533	17.2%
Other Services	141	17.6%	838	8.4%	1,034	21.6%	9,120	16.2%	2,577	23.0%	25,708	16.6%
Government	4	0.5%	147	1.5%	26	0.5%	998	1.8%	270	2.4%	8,894	5.8%
Unclassified Establishments	34	4.3%	6	0.1%	321	6.7%	171	0.3%	891	7.9%	658	0.4%
Totals	799	100.0%	9,984	100.0%	4,789	100.0%	56,163	100.0%	11,216	100.0%	154,437	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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.



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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.3%	5	0.1%	12	0.3%	112	0.2%	22	0.2%	221	0.1%
Mining	0	0.0%	0	0.0%	6	0.1%	66	0.1%	15	0.1%	152	0.1%
Utilities	2	0.3%	24	0.2%	12	0.3%	111	0.2%	22	0.2%	523	0.3%
Construction	48	6.0%	310	3.1%	366	7.6%	4,293	7.6%	724	6.5%	7,095	4.6%
Manufacturing	16	2.0%	108	1.1%	171	3.6%	2,823	5.0%	324	2.9%	5,367	3.5%
Wholesale Trade	16	2.0%	102	1.0%	174	3.6%	2,265	4.0%	310	2.8%	4,153	2.7%
Retail Trade	185	23.2%	3,541	35.5%	777	16.2%	10,436	18.6%	1,507	13.4%	17,727	11.5%
Motor Vehicle & Parts Dealers	35	4.4%	1,071	10.7%	115	2.4%	2,073	3.7%	177	1.6%	2,594	1.7%
Furniture & Home Furnishings Stores	11	1.4%	73	0.7%	63	1.3%	857	1.5%	119	1.1%	1,232	0.8%
Electronics & Appliance Stores	8	1.0%	160	1.6%	35	0.7%	349	0.6%	61	0.5%	729	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	12	1.5%	332	3.3%	63	1.3%	837	1.5%	111	1.0%	1,369	0.9%
Food & Beverage Stores	11	1.4%	149	1.5%	77	1.6%	1,633	2.9%	165	1.5%	3,325	2.2%
Health & Personal Care Stores	19	2.4%	205	2.1%	63	1.3%	819	1.5%	134	1.2%	1,512	1.0%
Gasoline Stations	1	0.1%	2	0.0%	10	0.2%	64	0.1%	14	0.1%	81	0.1%
Clothing & Clothing Accessories Stores	33	4.1%	439	4.4%	95	2.0%	911	1.6%	208	1.9%	1,559	1.0%
Sport Goods, Hobby, Book, & Music Stores	15	1.9%	184	1.8%	63	1.3%	495	0.9%	131	1.2%	906	0.6%
General Merchandise Stores	13	1.6%	719	7.2%	33	0.7%	1,446	2.6%	59	0.5%	2,307	1.5%
Miscellaneous Store Retailers	23	2.9%	206	2.1%	129	2.7%	857	1.5%	284	2.5%	1,615	1.0%
Nonstore Retailers	5	0.6%	1	0.0%	31	0.6%	96	0.2%	45	0.4%	499	0.3%
Transportation & Warehousing	8	1.0%	101	1.0%	73	1.5%	622	1.1%	140	1.2%	1,421	0.9%
Information	31	3.9%	745	7.5%	100	2.1%	1,599	2.8%	225	2.0%	3,707	2.4%
Finance & Insurance	33	4.1%	328	3.3%	203	4.2%	1,401	2.5%	504	4.5%	3,508	2.3%
Central Bank/Credit Intermediation & Related Activities	16	2.0%	256	2.6%	69	1.4%	778	1.4%	161	1.4%	1,846	1.2%
Securities, Commodity Contracts & Other Financial	3	0.4%	37	0.4%	54	1.1%	326	0.6%	146	1.3%	816	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	14	1.8%	35	0.4%	79	1.6%	296	0.5%	197	1.8%	846	0.5%
Real Estate, Rental & Leasing	55	6.9%	225	2.3%	345	7.2%	3,933	7.0%	719	6.4%	6,949	4.5%
Professional, Scientific & Tech Services	46	5.8%	233	2.3%	426	8.9%	2,931	5.2%	1,272	11.3%	8,859	5.7%
Legal Services	6	0.8%	27	0.3%	87	1.8%	439	0.8%	376	3.4%	1,891	1.2%
Management of Companies & Enterprises	0	0.0%	1	0.0%	5	0.1%	29	0.1%	12	0.1%	493	0.3%
Administrative & Support & Waste Management & Remediation	28	3.5%	196	2.0%	206	4.3%	2,993	5.3%	426	3.8%	5,264	3.4%
Educational Services	28	3.5%	898	9.0%	118	2.5%	2,947	5.2%	367	3.3%	26,312	17.0%
Health Care & Social Assistance	67	8.4%	638	6.4%	448	9.4%	7,379	13.1%	1,157	10.3%	23,353	15.1%
Arts, Entertainment & Recreation	10	1.3%	211	2.1%	72	1.5%	1,195	2.1%	207	1.8%	2,938	1.9%
Accommodation & Food Services	79	9.9%	1,538	15.4%	358	7.5%	5,927	10.6%	845	7.5%	15,369	10.0%
Accommodation	5	0.6%	37	0.4%	45	0.9%	416	0.7%	86	0.8%	2,293	1.5%
Food Services & Drinking Places	73	9.1%	1,501	15.0%	312	6.5%	5,510	9.8%	759	6.8%	13,076	8.5%
Other Services (except Public Administration)	107	13.4%	630	6.3%	572	11.9%	3,935	7.0%	1,258	11.2%	11,381	7.4%
Automotive Repair & Maintenance	40	5.0%	200	2.0%	170	3.5%	958	1.7%	271	2.4%	1,637	1.1%
Public Administration	4	0.5%	147	1.5%	26	0.5%	998	1.8%	271	2.4%	8,994	5.8%
Unclassified Establishments	34	4.3%	6	0.1%	320	6.7%	169	0.3%	889	7.9%	652	0.4%
Total	799	100.0%	9,984	100.0%	4,789	100.0%	56,163	100.0%	11,216	100.0%	154,437	100.0%

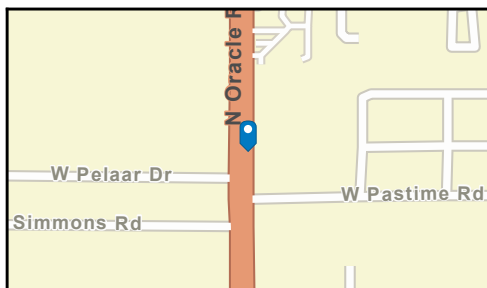
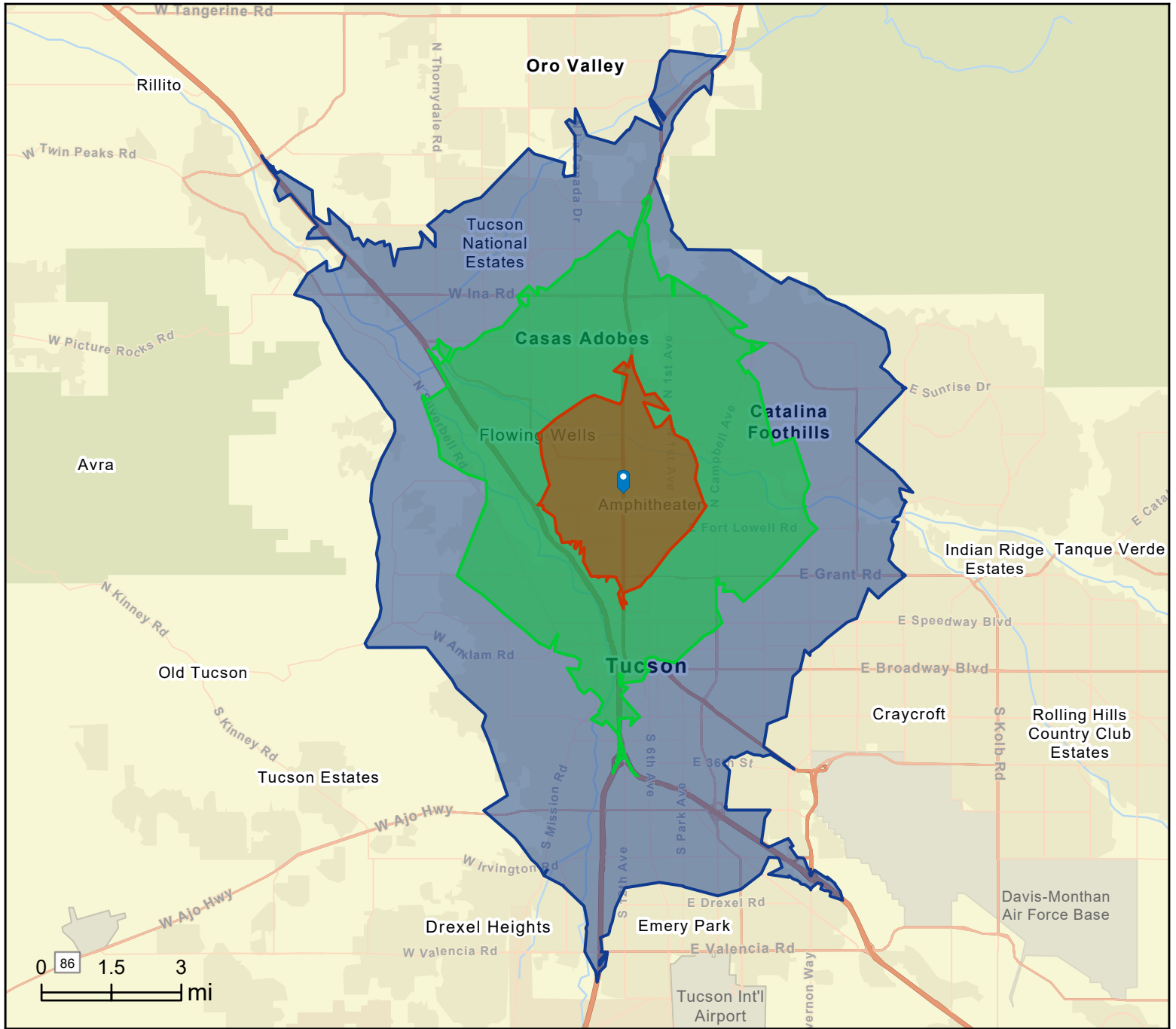
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Site Map

Oracle Gateway 2
 3838 N Oracle Rd, Tucson, Arizona, 85705
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.27629
 Longitude: -110.97806





Executive Summary

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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	52,332	159,796	342,971
2010 Population	54,447	162,896	360,718
2020 Population	58,135	172,382	380,763
2025 Population	59,955	178,100	393,044
2000-2010 Annual Rate	0.40%	0.19%	0.51%
2010-2020 Annual Rate	0.64%	0.55%	0.53%
2020-2025 Annual Rate	0.62%	0.65%	0.64%
2020 Male Population	49.7%	49.4%	49.3%
2020 Female Population	50.3%	50.6%	50.7%
2020 Median Age	34.7	34.3	35.6

In the identified area, the current year population is 380,763. In 2010, the Census count in the area was 360,718. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 393,044 representing a change of 0.64% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	65.7%	68.7%	68.4%
2020 Black Alone	4.4%	4.2%	3.9%
2020 American Indian/Alaska Native Alone	3.2%	3.0%	3.0%
2020 Asian Alone	3.9%	4.9%	3.9%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Other Race	17.9%	14.5%	16.3%
2020 Two or More Races	4.6%	4.6%	4.3%
2020 Hispanic Origin (Any Race)	46.9%	39.3%	44.1%

Persons of Hispanic origin represent 44.1% of the population in the identified area compared to 18.8% 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 76.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	37	58	69
2000 Households	23,602	67,861	141,172
2010 Households	23,581	69,597	148,758
2020 Total Households	25,026	73,776	157,584
2025 Total Households	25,781	76,448	163,153
2000-2010 Annual Rate	-0.01%	0.25%	0.52%
2010-2020 Annual Rate	0.58%	0.57%	0.56%
2020-2025 Annual Rate	0.60%	0.71%	0.70%
2020 Average Household Size	2.30	2.23	2.33

The household count in this area has changed from 148,758 in 2010 to 157,584 in the current year, a change of 0.56% annually. The five-year projection of households is 163,153, a change of 0.70% annually from the current year total. Average household size is currently 2.33, compared to 2.33 in the year 2010. The number of families in the current year is 82,755 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income			
2020 Percent of Income for Mortgage	14.7%	20.6%	19.8%
Median Household Income			
2020 Median Household Income	\$32,572	\$40,883	\$44,674
2025 Median Household Income	\$35,805	\$44,019	\$48,408
2020-2025 Annual Rate	1.91%	1.49%	1.62%
Average Household Income			
2020 Average Household Income	\$47,302	\$61,809	\$67,311
2025 Average Household Income	\$52,500	\$68,054	\$74,443
2020-2025 Annual Rate	2.11%	1.94%	2.03%
Per Capita Income			
2020 Per Capita Income	\$20,628	\$26,512	\$27,966
2025 Per Capita Income	\$22,858	\$29,233	\$31,001
2020-2025 Annual Rate	2.07%	1.97%	2.08%

Households by Income

Current median household income is \$44,674 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$48,408 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,311 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,443 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,966 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,001 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	151	109	114
2000 Total Housing Units	26,714	74,489	154,847
2000 Owner Occupied Housing Units	10,745	32,922	74,773
2000 Renter Occupied Housing Units	12,857	34,940	66,399
2000 Vacant Housing Units	3,112	6,627	13,675
2010 Total Housing Units	27,331	78,249	167,515
2010 Owner Occupied Housing Units	9,954	31,656	74,888
2010 Renter Occupied Housing Units	13,627	37,941	73,870
2010 Vacant Housing Units	3,750	8,652	18,757
2020 Total Housing Units	28,750	82,338	175,912
2020 Owner Occupied Housing Units	9,573	30,418	72,890
2020 Renter Occupied Housing Units	15,452	43,358	84,693
2020 Vacant Housing Units	3,724	8,562	18,328
2025 Total Housing Units	29,591	85,199	181,899
2025 Owner Occupied Housing Units	9,853	31,336	75,213
2025 Renter Occupied Housing Units	15,928	45,112	87,940
2025 Vacant Housing Units	3,810	8,751	18,746

Currently, 41.4% of the 175,912 housing units in the area are owner occupied; 48.1%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 167,515 housing units in the area - 44.7% owner occupied, 44.1% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 2.20%. Median home value in the area is \$211,647, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.14% annually to \$246,985.

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.

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Business Summary

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Data for all businesses in area	5 minutes		10 minutes		15 minutes							
Total Businesses:	2,235		8,171		15,622							
Total Employees:	27,532		118,759		215,310							
Total Residential Population:	58,135		172,382		380,763							
Employee/Residential Population Ratio (per 100 Residents)	47		69		57							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	46	2.1%	490	1.8%	154	1.9%	1,746	1.5%	274	1.8%	2,719	1.3%
Construction	150	6.7%	1,473	5.4%	493	6.0%	5,259	4.4%	959	6.1%	9,172	4.3%
Manufacturing	52	2.3%	893	3.2%	211	2.6%	3,775	3.2%	421	2.7%	8,372	3.9%
Transportation	47	2.1%	436	1.6%	148	1.8%	1,638	1.4%	289	1.8%	3,559	1.7%
Communication	45	2.0%	892	3.2%	81	1.0%	1,816	1.5%	166	1.1%	2,348	1.1%
Utility	5	0.2%	52	0.2%	29	0.4%	530	0.4%	37	0.2%	715	0.3%
Wholesale Trade	68	3.0%	662	2.4%	237	2.9%	3,151	2.7%	454	2.9%	5,899	2.7%
Retail Trade Summary	596	26.7%	10,203	37.1%	1,716	21.0%	23,195	19.5%	3,357	21.5%	47,920	22.3%
Home Improvement	29	1.3%	512	1.9%	88	1.1%	1,044	0.9%	173	1.1%	2,311	1.1%
General Merchandise Stores	24	1.1%	1,339	4.9%	46	0.6%	1,642	1.4%	102	0.7%	5,023	2.3%
Food Stores	40	1.8%	706	2.6%	146	1.8%	2,808	2.4%	303	1.9%	6,108	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	86	3.8%	1,888	6.9%	152	1.9%	2,307	1.9%	289	1.8%	3,620	1.7%
Apparel & Accessory Stores	51	2.3%	722	2.6%	106	1.3%	979	0.8%	209	1.3%	1,730	0.8%
Furniture & Home Furnishings	50	2.2%	618	2.2%	146	1.8%	1,462	1.2%	295	1.9%	3,054	1.4%
Eating & Drinking Places	148	6.6%	2,860	10.4%	550	6.7%	9,467	8.0%	1,058	6.8%	19,061	8.9%
Miscellaneous Retail	168	7.5%	1,559	5.7%	482	5.9%	3,487	2.9%	928	5.9%	7,013	3.3%
Finance, Insurance, Real Estate Summary	239	10.7%	3,708	13.5%	802	9.8%	8,366	7.0%	1,576	10.1%	14,440	6.7%
Banks, Savings & Lending Institutions	32	1.4%	488	1.8%	117	1.4%	1,185	1.0%	243	1.6%	3,260	1.5%
Securities Brokers	25	1.1%	166	0.6%	79	1.0%	428	0.4%	196	1.3%	1,109	0.5%
Insurance Carriers & Agents	44	2.0%	168	0.6%	134	1.6%	470	0.4%	317	2.0%	1,414	0.7%
Real Estate, Holding, Other Investment Offices	138	6.2%	2,886	10.5%	472	5.8%	6,282	5.3%	820	5.2%	8,657	4.0%
Services Summary	856	38.3%	8,244	29.9%	3,475	42.5%	61,627	51.9%	6,599	42.2%	106,573	49.5%
Hotels & Lodging	17	0.8%	101	0.4%	66	0.8%	1,059	0.9%	116	0.7%	3,157	1.5%
Automotive Services	118	5.3%	652	2.4%	252	3.1%	1,362	1.1%	471	3.0%	2,712	1.3%
Motion Pictures & Amusements	52	2.3%	647	2.3%	206	2.5%	2,255	1.9%	409	2.6%	5,218	2.4%
Health Services	160	7.2%	1,955	7.1%	651	8.0%	12,772	10.8%	1,220	7.8%	28,695	13.3%
Legal Services	28	1.3%	125	0.5%	229	2.8%	1,180	1.0%	408	2.6%	2,028	0.9%
Education Institutions & Libraries	44	2.0%	1,438	5.2%	239	2.9%	24,008	20.2%	413	2.6%	30,512	14.2%
Other Services	438	19.6%	3,326	12.1%	1,832	22.4%	18,991	16.0%	3,562	22.8%	34,250	15.9%
Government	10	0.4%	408	1.5%	208	2.5%	7,087	6.0%	324	2.1%	12,687	5.9%
Unclassified Establishments	121	5.4%	72	0.3%	616	7.5%	570	0.5%	1,165	7.5%	905	0.4%
Totals	2,235	100.0%	27,532	100.0%	8,171	100.0%	118,759	100.0%	15,622	100.0%	215,310	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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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	3	0.1%	18	0.1%	16	0.2%	165	0.1%	27	0.2%	255	0.1%
Mining	0	0.0%	5	0.0%	10	0.1%	94	0.1%	20	0.1%	198	0.1%
Utilities	4	0.2%	43	0.2%	20	0.2%	449	0.4%	23	0.1%	568	0.3%
Construction	161	7.2%	1,528	5.5%	526	6.4%	5,421	4.6%	1,029	6.6%	9,618	4.5%
Manufacturing	59	2.6%	964	3.5%	235	2.9%	3,812	3.2%	464	3.0%	7,424	3.4%
Wholesale Trade	64	2.9%	640	2.3%	228	2.8%	3,093	2.6%	437	2.8%	5,786	2.7%
Retail Trade	435	19.5%	7,225	26.2%	1,125	13.8%	13,409	11.3%	2,214	14.2%	28,153	13.1%
Motor Vehicle & Parts Dealers	81	3.6%	1,852	6.7%	139	1.7%	2,235	1.9%	266	1.7%	3,468	1.6%
Furniture & Home Furnishings Stores	28	1.3%	330	1.2%	88	1.1%	987	0.8%	169	1.1%	1,702	0.8%
Electronics & Appliance Stores	21	0.9%	276	1.0%	42	0.5%	386	0.3%	86	0.6%	1,081	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	28	1.3%	508	1.8%	85	1.0%	1,037	0.9%	168	1.1%	2,302	1.1%
Food & Beverage Stores	37	1.7%	690	2.5%	128	1.6%	2,612	2.2%	262	1.7%	5,651	2.6%
Health & Personal Care Stores	36	1.6%	464	1.7%	102	1.2%	1,247	1.1%	211	1.4%	2,211	1.0%
Gasoline Stations	5	0.2%	36	0.1%	13	0.2%	73	0.1%	23	0.1%	152	0.1%
Clothing & Clothing Accessories Stores	66	3.0%	817	3.0%	144	1.8%	1,143	1.0%	278	1.8%	1,987	0.9%
Sport Goods, Hobby, Book, & Music Stores	29	1.3%	324	1.2%	93	1.1%	705	0.6%	170	1.1%	1,344	0.6%
General Merchandise Stores	24	1.1%	1,339	4.9%	46	0.6%	1,642	1.4%	102	0.7%	5,023	2.3%
Miscellaneous Store Retailers	67	3.0%	554	2.0%	206	2.5%	1,225	1.0%	393	2.5%	2,583	1.2%
Nonstore Retailers	13	0.6%	34	0.1%	38	0.5%	120	0.1%	86	0.6%	649	0.3%
Transportation & Warehousing	29	1.3%	217	0.8%	104	1.3%	921	0.8%	210	1.3%	2,709	1.3%
Information	58	2.6%	959	3.5%	151	1.8%	2,601	2.2%	337	2.2%	5,757	2.7%
Finance & Insurance	106	4.7%	858	3.1%	339	4.1%	2,130	1.8%	773	4.9%	5,861	2.7%
Central Bank/Credit Intermediation & Related Activities	37	1.7%	524	1.9%	119	1.5%	1,206	1.0%	248	1.6%	3,299	1.5%
Securities, Commodity Contracts & Other Financial	25	1.1%	166	0.6%	86	1.1%	454	0.4%	208	1.3%	1,147	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	44	2.0%	168	0.6%	134	1.6%	470	0.4%	317	2.0%	1,414	0.7%
Real Estate, Rental & Leasing	163	7.3%	2,828	10.3%	545	6.7%	5,900	5.0%	975	6.2%	8,462	3.9%
Professional, Scientific & Tech Services	172	7.7%	1,026	3.7%	881	10.8%	6,290	5.3%	1,670	10.7%	11,782	5.5%
Legal Services	35	1.6%	158	0.6%	256	3.1%	1,293	1.1%	449	2.9%	2,205	1.0%
Management of Companies & Enterprises	3	0.1%	9	0.0%	8	0.1%	404	0.3%	16	0.1%	509	0.2%
Administrative & Support & Waste Management & Remediation	98	4.4%	1,199	4.4%	323	4.0%	4,392	3.7%	577	3.7%	6,303	2.9%
Educational Services	55	2.5%	1,470	5.3%	270	3.3%	23,839	20.1%	479	3.1%	30,320	14.1%
Health Care & Social Assistance	214	9.6%	2,791	10.1%	864	10.6%	16,193	13.6%	1,615	10.3%	35,845	16.6%
Arts, Entertainment & Recreation	28	1.3%	592	2.2%	149	1.8%	2,220	1.9%	278	1.8%	4,841	2.2%
Accommodation & Food Services	169	7.6%	2,990	10.9%	630	7.7%	10,649	9.0%	1,200	7.7%	22,439	10.4%
Accommodation	17	0.8%	101	0.4%	66	0.8%	1,059	0.9%	116	0.7%	3,157	1.5%
Food Services & Drinking Places	152	6.8%	2,890	10.5%	564	6.9%	9,590	8.1%	1,084	6.9%	19,282	9.0%
Other Services (except Public Administration)	285	12.8%	1,690	6.1%	923	11.3%	9,087	7.7%	1,792	11.5%	14,793	6.9%
Automotive Repair & Maintenance	105	4.7%	614	2.2%	216	2.6%	1,233	1.0%	398	2.5%	2,425	1.1%
Public Administration	10	0.4%	408	1.5%	209	2.6%	7,126	6.0%	325	2.1%	12,787	5.9%
Unclassified Establishments	120	5.4%	71	0.3%	614	7.5%	564	0.5%	1,163	7.4%	899	0.4%
Total	2,235	100.0%	27,532	100.0%	8,171	100.0%	118,759	100.0%	15,622	100.0%	215,310	100.0%

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