



COMMERCIAL RETAIL ADVISORS, LLC

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BROADWAY ALBERTSONS CENTER - SHOPS B



Property Description

Location: NEC of Harrison Rd. & Broadway Blvd.
64 N. Harrison Road
Tucson, AZ 85748

Space Available: 1,370 SF In-line
1,950 SF In-line
2,600 SF In-line

Lease Rate: \$7.00/SF Year One Increasing to
\$14.00/SF Year Five

Triple Net Expenses: \$5.71/SF/YR (estimated)

Zoning: C-1

Demographic Highlights

2019 Estimates	1 Mile	3 Miles	5 Miles
Population:	13,555	84,635	173,599
Households:	5,742	37,494	75,217
Average HH Income:	\$80,359	\$71,048	\$73,661

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

Highlights

- ◆ Shopping Center is Anchored by a 49,273 square foot Albertsons.
- ◆ Very successful Buffalo Wild Wings Restaurant.
- ◆ Located in the heart of the upper middle class northeast Tucson sub-market.
- ◆ Broadway Boulevard was recently widened from Camino Seco to Houghton Road.

Traffic Count

Broadway Blvd.: 19,457 VPD (2019)

Harrison Rd.: 15,207 VPD (2019)

Total: 34,664 VPD

(Source: Pima Association of Governments and ADOT)

For information, contact:
Craig Finfrock, CCIM,CRX, CLS
Designated Broker
cfinfrock@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.

Broadway Albertsons Center

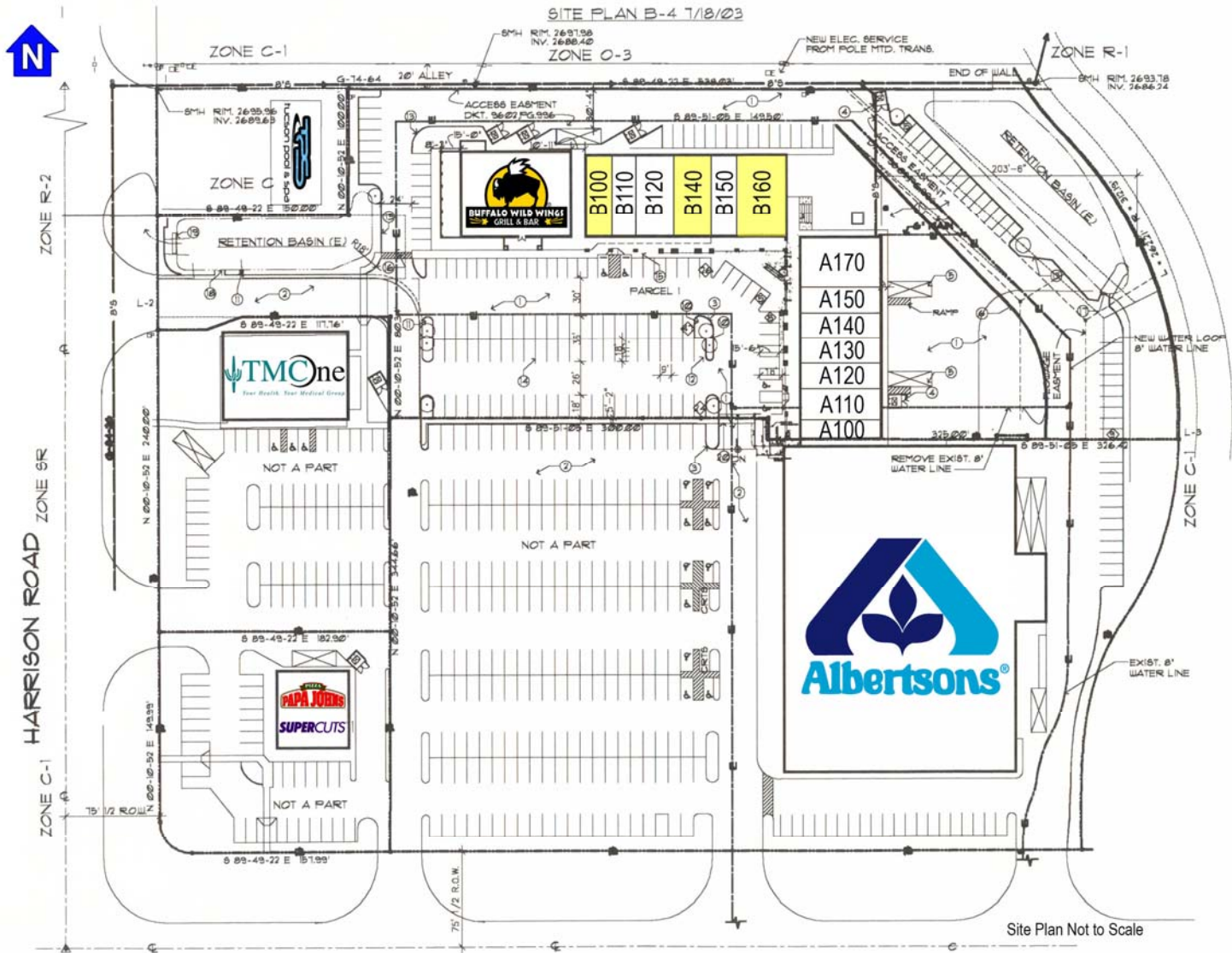


Tucson, Arizona

COMMERCIAL RETAIL ADVISORS, LLC

SITE PLAN

SITE PLAN B-4 7/18/03



#	Tenant	Address	SF
1	AVAILABLE	64 N. Harrison Rd., Suite B100	1,370
2	Little Caesar's Pizza	64 N. Harrison Rd., Suite B110	1,230
3	Sushi Nara	64 N. Harrison Rd., Suite B120	1,950
4	AVAILABLE	64 N. Harrison Rd., Suite B140	1,950
5	Star Smoke Shop	64 N. Harrison Rd., Suite B150	1,300
6	AVAILABLE	64 N. Harrison Rd., Suite B160	2,600
7	Inverse Jiu-Jitsu Yoga (NAP)	60 N. Harrison Rd., Suite A170	2,600
8	Serenity Nail Spa (NAP)	60 N. Harrison Rd., Suite A150	1,300
9	H&R Block (NAP)	60 N. Harrison Rd., Suite A140	1,300
10	Manolo's Barber Shop (NAP)	60 N. Harrison Rd., Suite A13	1,300

#	Tenant	Address	SF
11	Available By Other (NAP)	60 N. Harrison Rd., Suite A120	1,300
12	Girlfriends Closet (NAP)	60 N. Harrison Rd., Suite A110	1,625
13	Posh Paws Grooming (NAP)	60 N. Harrison Rd., Suite A100	975
14	Albertsons (NAP)	9595 E. Broadway Blvd.	49,273
15	Supercuts (NAP)	9505 E. Broadway Blvd., Suite 101	3,596
16	O P Nails (NAP)	9505 E. Broadway Blvd., Suite 102	
17	Papa John's Pizza (NAP)	9505 E. Broadway Blvd., Suite 103	
18	Buffalo Wild Wings (NAP)	68 N. Harrison Rd.	5,985
19	TMC One (NAP)	70 N. Harrison Rd.	7,143
20	Tucson Pool & Spa (NAP)	170 N. Harrison Rd.	7,000
TOTAL GLA:			93,797

Broadway Albertsons Center

Tucson, Arizona



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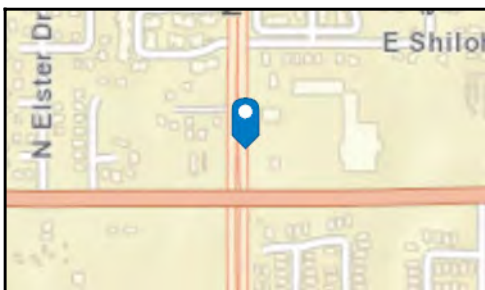
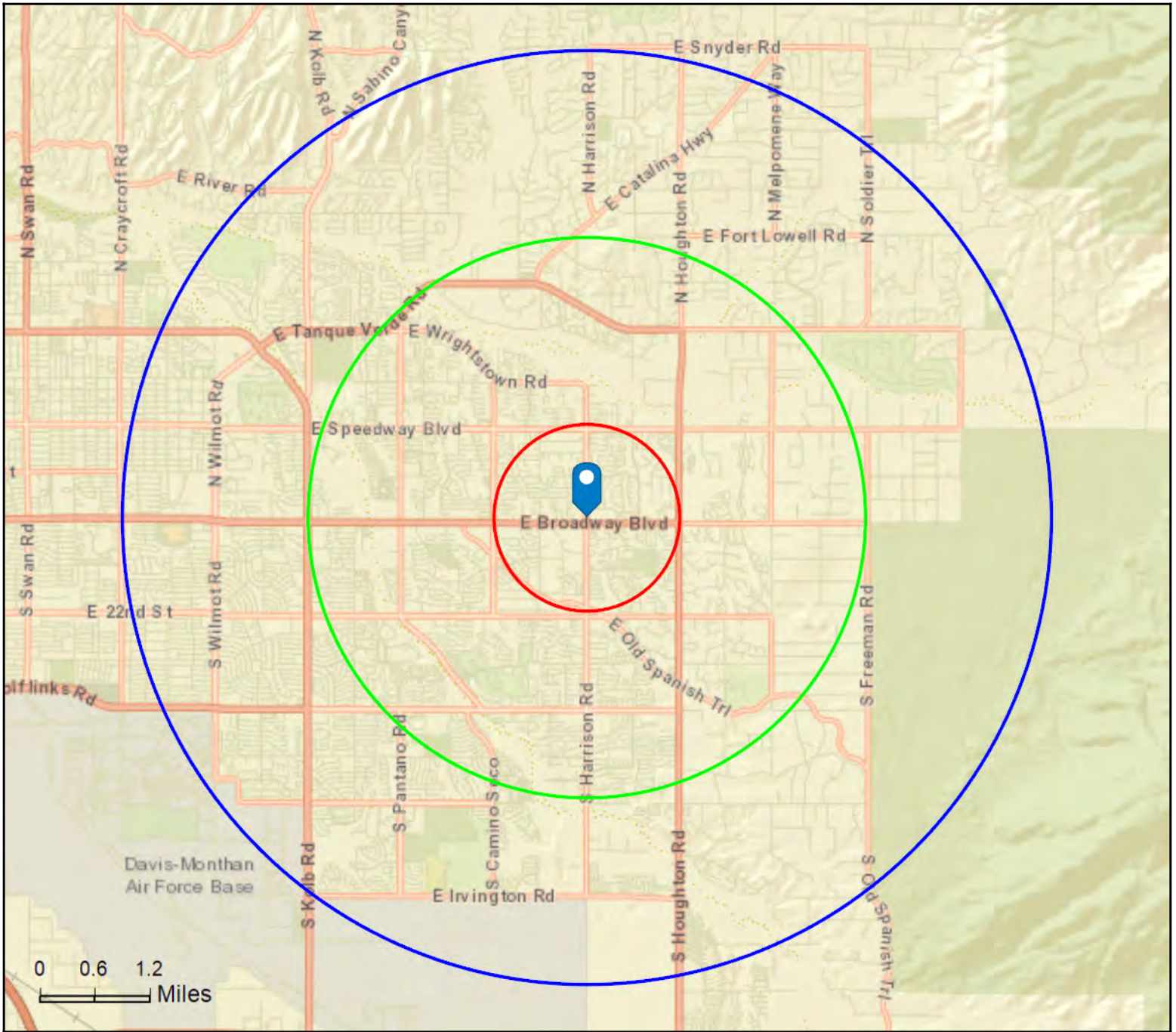
TRADE AREA



Site Map

Broadway Albertsons Center - Shops B
64 N Harrison Rd, Tucson, Arizona, 85748
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.22157
Longitude: -110.78961



Executive Summary

Broadway Albertsons Center - Shops B
 64 N Harrison Rd, Tucson, Arizona, 85748
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	1 mile	3 miles	5 miles
Population			
2000 Population	12,456	77,499	163,714
2010 Population	13,380	81,165	166,042
2019 Population	13,555	84,635	173,599
2024 Population	13,867	86,969	178,923
2000-2010 Annual Rate	0.72%	0.46%	0.14%
2010-2019 Annual Rate	0.14%	0.45%	0.48%
2019-2024 Annual Rate	0.46%	0.55%	0.61%
2019 Male Population	47.8%	47.7%	48.2%
2019 Female Population	52.2%	52.3%	51.8%
2019 Median Age	43.9	44.7	44.0

In the identified area, the current year population is 173,599. In 2010, the Census count in the area was 166,042. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 178,923 representing a change of 0.61% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 43.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	81.2%	78.8%	77.5%
2019 Black Alone	4.3%	5.3%	5.3%
2019 American Indian/Alaska Native Alone	1.0%	1.3%	1.3%
2019 Asian Alone	4.4%	3.9%	3.6%
2019 Pacific Islander Alone	0.2%	0.3%	0.3%
2019 Other Race	5.0%	6.1%	7.4%
2019 Two or More Races	3.9%	4.3%	4.5%
2019 Hispanic Origin (Any Race)	19.9%	22.3%	24.6%

Persons of Hispanic origin represent 24.6% of the population in the identified area compared to 18.6% 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 62.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	87	81	88
2000 Households	4,910	33,114	68,438
2010 Households	5,590	35,884	71,635
2019 Total Households	5,742	37,494	75,217
2024 Total Households	5,896	38,560	77,629
2000-2010 Annual Rate	1.31%	0.81%	0.46%
2010-2019 Annual Rate	0.29%	0.48%	0.53%
2019-2024 Annual Rate	0.53%	0.56%	0.63%
2019 Average Household Size	2.35	2.24	2.29

The household count in this area has changed from 71,635 in 2010 to 75,217 in the current year, a change of 0.53% annually. The five-year projection of households is 77,629, a change of 0.63% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2010. The number of families in the current year is 44,785 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.8%	17.9%	18.0%
Median Household Income			
2019 Median Household Income	\$64,588	\$53,741	\$53,943
2024 Median Household Income	\$74,321	\$59,595	\$59,985
2019-2024 Annual Rate	2.85%	2.09%	2.15%
Average Household Income			
2019 Average Household Income	\$80,359	\$71,048	\$73,661
2024 Average Household Income	\$92,845	\$81,967	\$84,796
2019-2024 Annual Rate	2.93%	2.90%	2.86%
Per Capita Income			
2019 Per Capita Income	\$34,223	\$31,544	\$32,023
2024 Per Capita Income	\$39,592	\$36,426	\$36,903
2019-2024 Annual Rate	2.96%	2.92%	2.88%

Households by Income

Current median household income is \$53,943 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,985 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$73,661 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$84,796 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,023 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,903 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	138	128	128
2000 Total Housing Units	5,122	35,958	73,502
2000 Owner Occupied Housing Units	3,667	22,216	45,063
2000 Renter Occupied Housing Units	1,243	10,899	23,375
2000 Vacant Housing Units	212	2,843	5,064
2010 Total Housing Units	5,883	39,361	78,729
2010 Owner Occupied Housing Units	3,894	23,113	46,445
2010 Renter Occupied Housing Units	1,696	12,771	25,190
2010 Vacant Housing Units	293	3,477	7,094
2019 Total Housing Units	6,027	41,015	82,326
2019 Owner Occupied Housing Units	3,841	23,510	47,756
2019 Renter Occupied Housing Units	1,900	13,984	27,461
2019 Vacant Housing Units	285	3,521	7,109
2024 Total Housing Units	6,189	42,161	84,910
2024 Owner Occupied Housing Units	4,002	24,567	50,079
2024 Renter Occupied Housing Units	1,894	13,993	27,550
2024 Vacant Housing Units	293	3,601	7,281

Currently, 58.0% of the 82,326 housing units in the area are owner occupied; 33.4%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 78,729 housing units in the area - 59.0% owner occupied, 32.0% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 2.01%. Median home value in the area is \$198,393, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.09% annually to \$242,433.

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

Broadway Albertsons Center - Shops B
 64 N Harrison Rd, Tucson, Arizona, 85748
 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	238		1,945		4,818							
Total Employees:	1,807		17,851		50,775							
Total Residential Population:	13,555		84,635		173,599							
Employee/Residential Population Ratio (per 100 Residents)	13		21		29							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	2.5%	38	2.1%	64	3.3%	365	2.0%	111	2.3%	605	1.2%
Construction	15	6.3%	76	4.2%	131	6.7%	563	3.2%	280	5.8%	1,318	2.6%
Manufacturing	4	1.7%	38	2.1%	60	3.1%	1,255	7.0%	102	2.1%	1,541	3.0%
Transportation	8	3.4%	28	1.5%	44	2.3%	166	0.9%	87	1.8%	321	0.6%
Communication	2	0.8%	10	0.6%	18	0.9%	293	1.6%	46	1.0%	520	1.0%
Utility	0	0.0%	0	0.0%	6	0.3%	26	0.1%	8	0.2%	31	0.1%
Wholesale Trade	2	0.8%	3	0.2%	46	2.4%	203	1.1%	94	2.0%	697	1.4%
Retail Trade Summary	69	29.0%	944	52.2%	408	21.0%	5,922	33.2%	1,050	21.8%	17,438	34.3%
Home Improvement	3	1.3%	14	0.8%	26	1.3%	511	2.9%	57	1.2%	994	2.0%
General Merchandise Stores	2	0.8%	221	12.2%	17	0.9%	831	4.7%	39	0.8%	1,949	3.8%
Food Stores	7	2.9%	178	9.9%	44	2.3%	1,031	5.8%	103	2.1%	2,096	4.1%
Auto Dealers, Gas Stations, Auto Aftermarket	3	1.3%	15	0.8%	24	1.2%	253	1.4%	60	1.2%	1,096	2.2%
Apparel & Accessory Stores	1	0.4%	2	0.1%	16	0.8%	70	0.4%	91	1.9%	1,145	2.3%
Furniture & Home Furnishings	6	2.5%	28	1.5%	29	1.5%	251	1.4%	58	1.2%	630	1.2%
Eating & Drinking Places	24	10.1%	402	22.2%	132	6.8%	2,194	12.3%	346	7.2%	7,250	14.3%
Miscellaneous Retail	24	10.1%	84	4.6%	119	6.1%	781	4.4%	295	6.1%	2,277	4.5%
Finance, Insurance, Real Estate Summary	25	10.5%	126	7.0%	225	11.6%	1,606	9.0%	588	12.2%	5,158	10.2%
Banks, Savings & Lending Institutions	5	2.1%	30	1.7%	29	1.5%	415	2.3%	79	1.6%	855	1.7%
Securities Brokers	4	1.7%	11	0.6%	25	1.3%	75	0.4%	81	1.7%	515	1.0%
Insurance Carriers & Agents	5	2.1%	12	0.7%	50	2.6%	267	1.5%	120	2.5%	677	1.3%
Real Estate, Holding, Other Investment Offices	11	4.6%	72	4.0%	121	6.2%	849	4.8%	308	6.4%	3,111	6.1%
Services Summary	92	38.7%	544	30.1%	808	41.5%	7,208	40.4%	2,116	43.9%	22,626	44.6%
Hotels & Lodging	1	0.4%	10	0.6%	10	0.5%	214	1.2%	23	0.5%	1,182	2.3%
Automotive Services	3	1.3%	13	0.7%	48	2.5%	752	4.2%	126	2.6%	1,799	3.5%
Motion Pictures & Amusements	5	2.1%	12	0.7%	69	3.5%	473	2.6%	163	3.4%	2,128	4.2%
Health Services	13	5.5%	116	6.4%	106	5.4%	948	5.3%	444	9.2%	5,938	11.7%
Legal Services	1	0.4%	1	0.1%	9	0.5%	74	0.4%	42	0.9%	214	0.4%
Education Institutions & Libraries	4	1.7%	120	6.6%	59	3.0%	1,909	10.7%	109	2.3%	3,310	6.5%
Other Services	65	27.3%	273	15.1%	507	26.1%	2,838	15.9%	1,209	25.1%	8,056	15.9%
Government	0	0.0%	0	0.0%	6	0.3%	213	1.2%	17	0.4%	441	0.9%
Unclassified Establishments	14	5.9%	0	0.0%	130	6.7%	30	0.2%	319	6.6%	78	0.2%
Totals	238	100.0%	1,807	100.0%	1,945	100.0%	17,851	100.0%	4,818	100.0%	50,775	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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.



Business Summary

Broadway Albertsons Center - Shops B
 64 N Harrison Rd, Tucson, Arizona, 85748
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.22157
 Longitude: -110.78961

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%	6	0.3%	74	0.4%	13	0.3%	115	0.2%
Mining	0	0.0%	0	0.0%	2	0.1%	11	0.1%	2	0.0%	11	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Construction	16	6.7%	105	5.8%	145	7.5%	686	3.8%	316	6.6%	1,601	3.2%
Manufacturing	6	2.5%	39	2.2%	72	3.7%	1,314	7.4%	123	2.6%	1,615	3.2%
Wholesale Trade	2	0.8%	3	0.2%	46	2.4%	203	1.1%	90	1.9%	675	1.3%
Retail Trade	42	17.6%	527	29.2%	262	13.5%	3,640	20.4%	673	14.0%	9,955	19.6%
Motor Vehicle & Parts Dealers	3	1.3%	12	0.7%	20	1.0%	230	1.3%	49	1.0%	1,022	2.0%
Furniture & Home Furnishings Stores	2	0.8%	14	0.8%	17	0.9%	207	1.2%	29	0.6%	327	0.6%
Electronics & Appliance Stores	3	1.3%	14	0.8%	9	0.5%	29	0.2%	25	0.5%	273	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	3	1.3%	14	0.8%	26	1.3%	511	2.9%	57	1.2%	994	2.0%
Food & Beverage Stores	6	2.5%	166	9.2%	33	1.7%	949	5.3%	75	1.6%	1,897	3.7%
Health & Personal Care Stores	9	3.8%	46	2.5%	36	1.9%	334	1.9%	88	1.8%	784	1.5%
Gasoline Stations	0	0.0%	3	0.2%	5	0.3%	23	0.1%	12	0.2%	74	0.1%
Clothing & Clothing Accessories Stores	1	0.4%	2	0.1%	19	1.0%	76	0.4%	108	2.2%	1,241	2.4%
Sport Goods, Hobby, Book, & Music Stores	4	1.7%	12	0.7%	26	1.3%	200	1.1%	61	1.3%	509	1.0%
General Merchandise Stores	2	0.8%	221	12.2%	17	0.9%	831	4.7%	39	0.8%	1,949	3.8%
Miscellaneous Store Retailers	8	3.4%	21	1.2%	42	2.2%	232	1.3%	107	2.2%	800	1.6%
Nonstore Retailers	3	1.3%	3	0.2%	14	0.7%	17	0.1%	23	0.5%	86	0.2%
Transportation & Warehousing	5	2.1%	23	1.3%	18	0.9%	112	0.6%	38	0.8%	173	0.3%
Information	4	1.7%	30	1.7%	35	1.8%	491	2.8%	97	2.0%	1,045	2.1%
Finance & Insurance	14	5.9%	54	3.0%	106	5.4%	763	4.3%	290	6.0%	2,081	4.1%
Central Bank/Credit Intermediation & Related Activities	5	2.1%	30	1.7%	30	1.5%	420	2.4%	82	1.7%	874	1.7%
Securities, Commodity Contracts & Other Financial	4	1.7%	11	0.6%	26	1.3%	76	0.4%	88	1.8%	530	1.0%
Insurance Carriers & Related Activities; Funds, Trusts &	5	2.1%	12	0.7%	50	2.6%	267	1.5%	120	2.5%	677	1.3%
Real Estate, Rental & Leasing	15	6.3%	46	2.5%	159	8.2%	772	4.3%	375	7.8%	2,907	5.7%
Professional, Scientific & Tech Services	23	9.7%	69	3.8%	189	9.7%	665	3.7%	482	10.0%	2,642	5.2%
Legal Services	1	0.4%	4	0.2%	11	0.6%	79	0.4%	52	1.1%	355	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	1	0.0%	6	0.1%	11	0.0%
Administrative & Support & Waste Management & Remediation	9	3.8%	21	1.2%	97	5.0%	354	2.0%	221	4.6%	1,315	2.6%
Educational Services	6	2.5%	124	6.9%	70	3.6%	1,923	10.8%	146	3.0%	3,373	6.6%
Health Care & Social Assistance	17	7.1%	209	11.6%	157	8.1%	1,792	10.0%	558	11.6%	7,818	15.4%
Arts, Entertainment & Recreation	4	1.7%	12	0.7%	40	2.1%	420	2.4%	99	2.1%	1,955	3.9%
Accommodation & Food Services	27	11.3%	424	23.5%	144	7.4%	2,421	13.6%	380	7.9%	8,535	16.8%
Accommodation	1	0.4%	10	0.6%	10	0.5%	214	1.2%	23	0.5%	1,182	2.3%
Food Services & Drinking Places	26	10.9%	415	23.0%	134	6.9%	2,208	12.4%	356	7.4%	7,353	14.5%
Other Services (except Public Administration)	34	14.3%	119	6.6%	260	13.4%	1,964	11.0%	573	11.9%	4,428	8.7%
Automotive Repair & Maintenance	2	0.8%	7	0.4%	43	2.2%	738	4.1%	105	2.2%	1,709	3.4%
Public Administration	0	0.0%	0	0.0%	6	0.3%	213	1.2%	17	0.4%	441	0.9%
Unclassified Establishments	14	5.9%	0	0.0%	130	6.7%	30	0.2%	319	6.6%	78	0.2%
Total	238	100.0%	1,807	100.0%	1,945	100.0%	17,851	100.0%	4,818	100.0%	50,775	100.0%

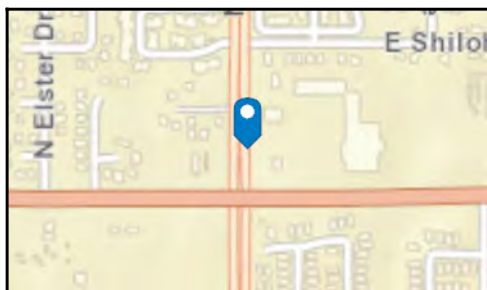
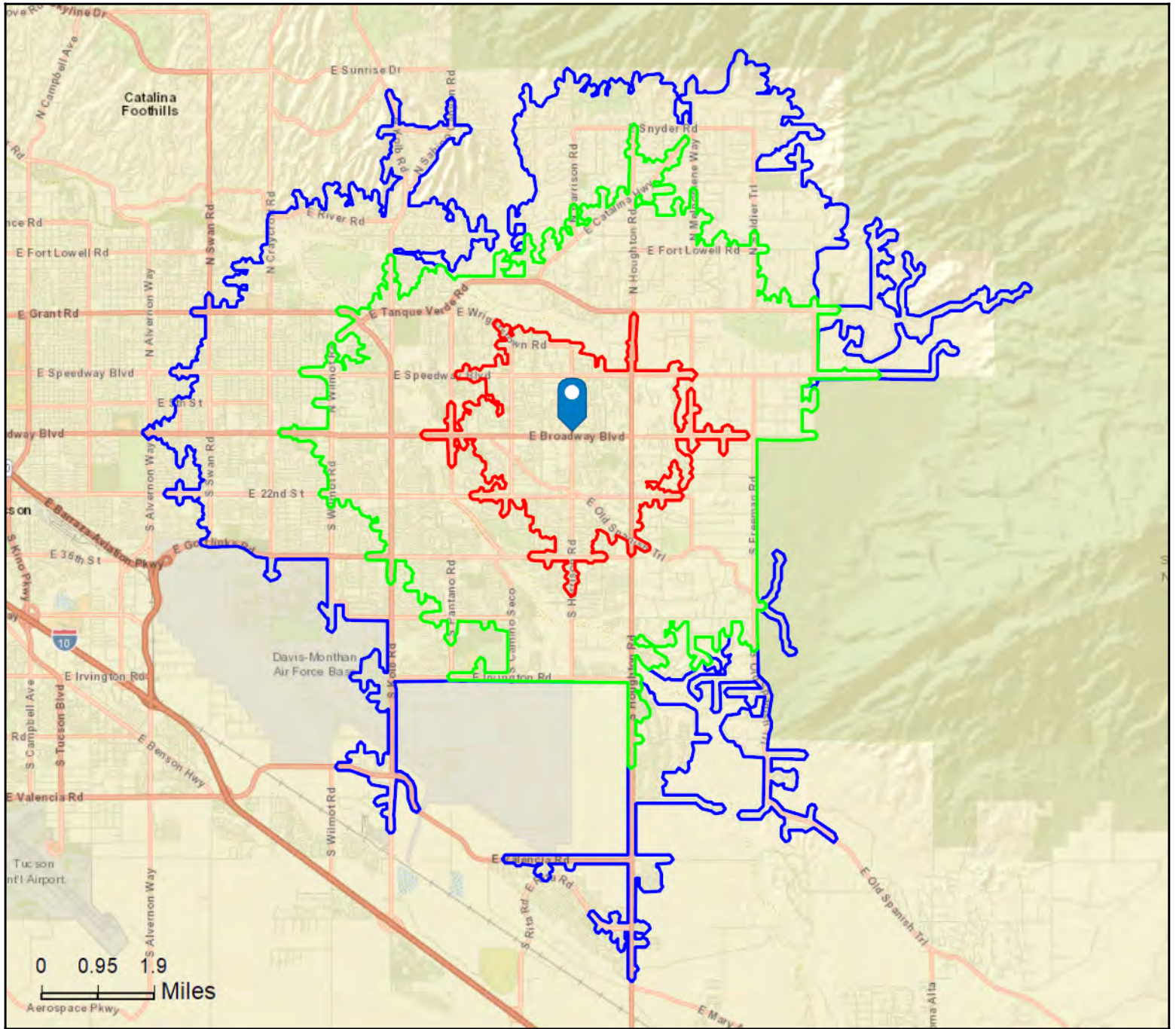
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64 N Harrison Rd, Tucson, Arizona, 85748
Drive Time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	32,542	112,852	196,786
2010 Population	34,737	117,226	204,245
2019 Population	36,271	122,445	214,427
2024 Population	37,332	126,074	221,312
2000-2010 Annual Rate	0.65%	0.38%	0.37%
2010-2019 Annual Rate	0.47%	0.47%	0.53%
2019-2024 Annual Rate	0.58%	0.59%	0.63%
2019 Male Population	47.8%	47.8%	48.3%
2019 Female Population	52.2%	52.2%	51.7%
2019 Median Age	44.1	44.5	43.1

In the identified area, the current year population is 214,427. In 2010, the Census count in the area was 204,245. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 221,312 representing a change of 0.63% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	80.5%	78.4%	76.6%
2019 Black Alone	4.7%	5.3%	5.4%
2019 American Indian/Alaska Native Alone	1.2%	1.3%	1.4%
2019 Asian Alone	3.8%	3.7%	3.7%
2019 Pacific Islander Alone	0.2%	0.3%	0.3%
2019 Other Race	5.4%	6.6%	8.1%
2019 Two or More Races	4.1%	4.4%	4.6%
2019 Hispanic Origin (Any Race)	20.5%	23.3%	25.9%

Persons of Hispanic origin represent 25.9% of the population in the identified area compared to 18.6% 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 63.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	85	85	85
2000 Households	13,632	47,919	83,046
2010 Households	15,195	51,397	88,066
2019 Total Households	15,918	53,822	92,629
2024 Total Households	16,406	55,471	95,657
2000-2010 Annual Rate	1.09%	0.70%	0.59%
2010-2019 Annual Rate	0.50%	0.50%	0.55%
2019-2024 Annual Rate	0.61%	0.61%	0.65%
2019 Average Household Size	2.26	2.26	2.29

The household count in this area has changed from 88,066 in 2010 to 92,629 in the current year, a change of 0.55% annually. The five-year projection of households is 95,657, a change of 0.65% annually from the current year total. Average household size is currently 2.29, compared to 2.29 in the year 2010. The number of families in the current year is 54,231 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Broadway Albertsons Center - Shops B
 64 N Harrison Rd, Tucson, Arizona, 85748
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.22157
 Longitude: -110.78961

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2019 Percent of Income for Mortgage	17.4%	17.5%	18.6%
Median Household Income			
2019 Median Household Income	\$60,189	\$54,710	\$53,232
2024 Median Household Income	\$68,211	\$61,042	\$59,378
2019-2024 Annual Rate	2.53%	2.21%	2.21%
Average Household Income			
2019 Average Household Income	\$76,499	\$72,955	\$72,528
2024 Average Household Income	\$88,090	\$84,190	\$83,726
2019-2024 Annual Rate	2.86%	2.91%	2.91%
Per Capita Income			
2019 Per Capita Income	\$33,108	\$32,001	\$31,447
2024 Per Capita Income	\$38,175	\$36,955	\$36,312
2019-2024 Annual Rate	2.89%	2.92%	2.92%

Households by Income

Current median household income is \$53,232 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,378 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$72,528 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,726 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,447 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,312 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	133	131	124
2000 Total Housing Units	14,488	51,793	89,176
2000 Owner Occupied Housing Units	9,700	32,618	53,362
2000 Renter Occupied Housing Units	3,932	15,301	29,684
2000 Vacant Housing Units	856	3,874	6,130
2010 Total Housing Units	16,281	56,588	97,065
2010 Owner Occupied Housing Units	10,147	33,751	55,520
2010 Renter Occupied Housing Units	5,048	17,646	32,546
2010 Vacant Housing Units	1,086	5,191	8,999
2019 Total Housing Units	16,975	59,030	101,731
2019 Owner Occupied Housing Units	10,263	34,627	57,521
2019 Renter Occupied Housing Units	5,655	19,196	35,108
2019 Vacant Housing Units	1,057	5,208	9,102
2024 Total Housing Units	17,480	60,808	104,978
2024 Owner Occupied Housing Units	10,707	36,292	60,461
2024 Renter Occupied Housing Units	5,699	19,179	35,195
2024 Vacant Housing Units	1,074	5,337	9,321

Currently, 56.5% of the 101,731 housing units in the area are owner occupied; 34.5%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 97,065 housing units in the area - 57.2% owner occupied, 33.5% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 2.11%. Median home value in the area is \$202,859, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.00% annually to \$246,830.

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Business Summary

Broadway Albertsons Center - Shops B
 64 N Harrison Rd, Tucson, Arizona, 85748
 Drive Time: 5, 10, 15 minute radii

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Data for all businesses in area		5 minutes		10 minutes		15 minutes						
Total Businesses:		746		3,234		6,749						
Total Employees:		5,820		32,644		71,427						
Total Residential Population:		36,271		122,445		214,427						
Employee/Residential Population Ratio (per 100 Residents)		16		27		33						
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	22	2.9%	122	2.1%	88	2.7%	499	1.5%	148	2.2%	997	1.4%
Construction	54	7.2%	212	3.6%	188	5.8%	810	2.5%	361	5.3%	1,891	2.6%
Manufacturing	14	1.9%	107	1.8%	79	2.4%	1,398	4.3%	138	2.0%	2,126	3.0%
Transportation	16	2.1%	62	1.1%	61	1.9%	214	0.7%	103	1.5%	388	0.5%
Communication	5	0.7%	36	0.6%	28	0.9%	422	1.3%	68	1.0%	663	0.9%
Utility	2	0.3%	6	0.1%	8	0.2%	30	0.1%	14	0.2%	69	0.1%
Wholesale Trade	15	2.0%	62	1.1%	67	2.1%	489	1.5%	135	2.0%	993	1.4%
Retail Trade Summary	177	23.7%	2,226	38.2%	679	21.0%	10,510	32.2%	1,422	21.1%	22,030	30.8%
Home Improvement	12	1.6%	73	1.3%	44	1.4%	774	2.4%	78	1.2%	1,177	1.6%
General Merchandise Stores	9	1.2%	393	6.8%	30	0.9%	1,315	4.0%	46	0.7%	2,187	3.1%
Food Stores	20	2.7%	494	8.5%	65	2.0%	1,495	4.6%	140	2.1%	2,640	3.7%
Auto Dealers, Gas Stations, Auto Aftermarket	10	1.3%	58	1.0%	38	1.2%	592	1.8%	101	1.5%	1,687	2.4%
Apparel & Accessory Stores	5	0.7%	15	0.3%	36	1.1%	266	0.8%	111	1.6%	1,258	1.8%
Furniture & Home Furnishings	11	1.5%	86	1.5%	40	1.2%	338	1.0%	90	1.3%	855	1.2%
Eating & Drinking Places	55	7.4%	834	14.3%	237	7.3%	4,282	13.1%	454	6.7%	9,227	12.9%
Miscellaneous Retail	56	7.5%	274	4.7%	188	5.8%	1,448	4.4%	402	6.0%	3,000	4.2%
Finance, Insurance, Real Estate Summary	93	12.5%	492	8.5%	387	12.0%	3,172	9.7%	848	12.6%	7,711	10.8%
Banks, Savings & Lending Institutions	12	1.6%	121	2.1%	48	1.5%	608	1.9%	120	1.8%	1,260	1.8%
Securities Brokers	15	2.0%	42	0.7%	49	1.5%	182	0.6%	119	1.8%	1,050	1.5%
Insurance Carriers & Agents	21	2.8%	47	0.8%	88	2.7%	504	1.5%	191	2.8%	1,587	2.2%
Real Estate, Holding, Other Investment Offices	44	5.9%	281	4.8%	201	6.2%	1,877	5.7%	417	6.2%	3,814	5.3%
Services Summary	307	41.2%	2,478	42.6%	1,421	43.9%	14,764	45.2%	3,036	45.0%	33,965	47.6%
Hotels & Lodging	3	0.4%	21	0.4%	19	0.6%	411	1.3%	39	0.6%	956	1.3%
Automotive Services	12	1.6%	65	1.1%	81	2.5%	998	3.1%	182	2.7%	2,062	2.9%
Motion Pictures & Amusements	20	2.7%	106	1.8%	114	3.5%	1,600	4.9%	206	3.1%	3,216	4.5%
Health Services	40	5.4%	358	6.2%	287	8.9%	4,211	12.9%	645	9.6%	9,986	14.0%
Legal Services	3	0.4%	8	0.1%	20	0.6%	125	0.4%	86	1.3%	443	0.6%
Education Institutions & Libraries	22	2.9%	852	14.6%	84	2.6%	2,572	7.9%	157	2.3%	5,308	7.4%
Other Services	206	27.6%	1,068	18.4%	817	25.3%	4,847	14.8%	1,721	25.5%	11,994	16.8%
Government	0	0.0%	11	0.2%	11	0.3%	272	0.8%	25	0.4%	492	0.7%
Unclassified Establishments	41	5.5%	7	0.1%	217	6.7%	64	0.2%	452	6.7%	101	0.1%
Totals	746	100.0%	5,820	100.0%	3,234	100.0%	32,644	100.0%	6,749	100.0%	71,427	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

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.



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	1	0.1%	21	0.4%	9	0.3%	92	0.3%	15	0.2%	123	0.2%
Mining	0	0.0%	0	0.0%	2	0.1%	11	0.0%	8	0.1%	150	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	1	0.0%	3	0.0%	31	0.0%
Construction	61	8.2%	276	4.7%	213	6.6%	1,008	3.1%	415	6.1%	2,309	3.2%
Manufacturing	20	2.7%	133	2.3%	94	2.9%	1,456	4.5%	159	2.4%	2,214	3.1%
Wholesale Trade	15	2.0%	62	1.1%	65	2.0%	476	1.5%	129	1.9%	965	1.4%
Retail Trade	116	15.5%	1,359	23.4%	421	13.0%	6,078	18.6%	931	13.8%	12,509	17.5%
Motor Vehicle & Parts Dealers	8	1.1%	47	0.8%	32	1.0%	560	1.7%	85	1.3%	1,584	2.2%
Furniture & Home Furnishings Stores	6	0.8%	66	1.1%	23	0.7%	265	0.8%	43	0.6%	421	0.6%
Electronics & Appliance Stores	4	0.5%	20	0.3%	15	0.5%	52	0.2%	39	0.6%	357	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	12	1.6%	73	1.3%	44	1.4%	774	2.4%	78	1.2%	1,177	1.6%
Food & Beverage Stores	15	2.0%	463	8.0%	47	1.5%	1,357	4.2%	108	1.6%	2,393	3.4%
Health & Personal Care Stores	19	2.5%	142	2.4%	58	1.8%	517	1.6%	110	1.6%	945	1.3%
Gasoline Stations	2	0.3%	10	0.2%	7	0.2%	33	0.1%	17	0.3%	103	0.1%
Clothing & Clothing Accessories Stores	6	0.8%	18	0.3%	41	1.3%	284	0.9%	135	2.0%	1,375	1.9%
Sport Goods, Hobby, Book, & Music Stores	9	1.2%	35	0.6%	38	1.2%	335	1.0%	88	1.3%	773	1.1%
General Merchandise Stores	9	1.2%	393	6.8%	30	0.9%	1,315	4.0%	46	0.7%	2,187	3.1%
Miscellaneous Store Retailers	18	2.4%	82	1.4%	67	2.1%	520	1.6%	151	2.2%	1,100	1.5%
Nonstore Retailers	7	0.9%	10	0.2%	20	0.6%	66	0.2%	31	0.5%	95	0.1%
Transportation & Warehousing	7	0.9%	43	0.7%	26	0.8%	132	0.4%	50	0.7%	223	0.3%
Information	10	1.3%	65	1.1%	61	1.9%	751	2.3%	140	2.1%	1,456	2.0%
Finance & Insurance	49	6.6%	211	3.6%	192	5.9%	1,316	4.0%	444	6.6%	3,947	5.5%
Central Bank/Credit Intermediation & Related Activities	12	1.6%	121	2.1%	52	1.6%	625	1.9%	125	1.9%	1,294	1.8%
Securities, Commodity Contracts & Other Financial	16	2.1%	43	0.7%	52	1.6%	187	0.6%	127	1.9%	1,066	1.5%
Insurance Carriers & Related Activities; Funds, Trusts &	21	2.8%	47	0.8%	88	2.7%	504	1.5%	191	2.8%	1,587	2.2%
Real Estate, Rental & Leasing	54	7.2%	226	3.9%	247	7.6%	1,698	5.2%	495	7.3%	3,535	4.9%
Professional, Scientific & Tech Services	78	10.5%	237	4.1%	315	9.7%	1,326	4.1%	687	10.2%	3,993	5.6%
Legal Services	4	0.5%	12	0.2%	28	0.9%	212	0.6%	103	1.5%	643	0.9%
Management of Companies & Enterprises	1	0.1%	1	0.0%	3	0.1%	6	0.0%	10	0.1%	54	0.1%
Administrative & Support & Waste Management & Remediation	40	5.4%	114	2.0%	154	4.8%	735	2.3%	301	4.5%	2,016	2.8%
Educational Services	25	3.4%	873	15.0%	103	3.2%	2,591	7.9%	201	3.0%	5,387	7.5%
Health Care & Social Assistance	60	8.0%	665	11.4%	360	11.1%	5,448	16.7%	828	12.3%	12,852	18.0%
Arts, Entertainment & Recreation	14	1.9%	106	1.8%	71	2.2%	1,513	4.6%	127	1.9%	3,024	4.2%
Accommodation & Food Services	60	8.0%	869	14.9%	260	8.0%	4,741	14.5%	505	7.5%	10,305	14.4%
Accommodation	3	0.4%	21	0.4%	19	0.6%	411	1.3%	39	0.6%	956	1.3%
Food Services & Drinking Places	58	7.8%	849	14.6%	241	7.5%	4,330	13.3%	466	6.9%	9,348	13.1%
Other Services (except Public Administration)	94	12.6%	540	9.3%	410	12.7%	2,930	9.0%	824	12.2%	5,741	8.0%
Automotive Repair & Maintenance	9	1.2%	57	1.0%	72	2.2%	967	3.0%	154	2.3%	1,941	2.7%
Public Administration	0	0.0%	11	0.2%	11	0.3%	272	0.8%	25	0.4%	492	0.7%
Unclassified Establishments	41	5.5%	7	0.1%	217	6.7%	64	0.2%	452	6.7%	101	0.1%
Total	746	100.0%	5,820	100.0%	3,234	100.0%	32,644	100.0%	6,749	100.0%	71,427	100.0%

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