



BUTTERFIELD COMMERCE PARK LOT 7



Description

Location: North of NEC Palo Verde & Irvington Rds
3561 E. Gas Road
Tucson, AZ 85714

Land Size: 48,886 SF

Sales Price: **Reduced Price: \$189,000.00 (\$3.87/SF)**

Zoning: CI-1

Property Highlights

- ◆ Located within Butterfield Commerce Park.
- ◆ Close proximity to I-10, Tucson International Airport and Downtown Tucson.
- ◆ Property includes an approved development plan and construction drawings for approximately 20,000 square feet of Industrial warehouse building.
- ◆ Surrounded by business that includes: teleservices, national distributors, hotels, and restaurants.
- ◆ Onsite utilities.

Demographic Highlights

2020 Estimates	1 MI	3 MI	5 MI
Population:	1,842	73,414	227,230
Households:	637	23,120	78,920
Average HH Income:	\$47,322	\$46,567	\$53,731

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

Traffic Count

Palo Verde Rd:	26,540 VPD (2019)
Irvington Rd:	18,263 VPD (2019)
I-10:	69,200 VPD (2019)
Total:	114,003 VPD

(Source: Pima Association of Governments 2012)

For information, contact:

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Designated Broker
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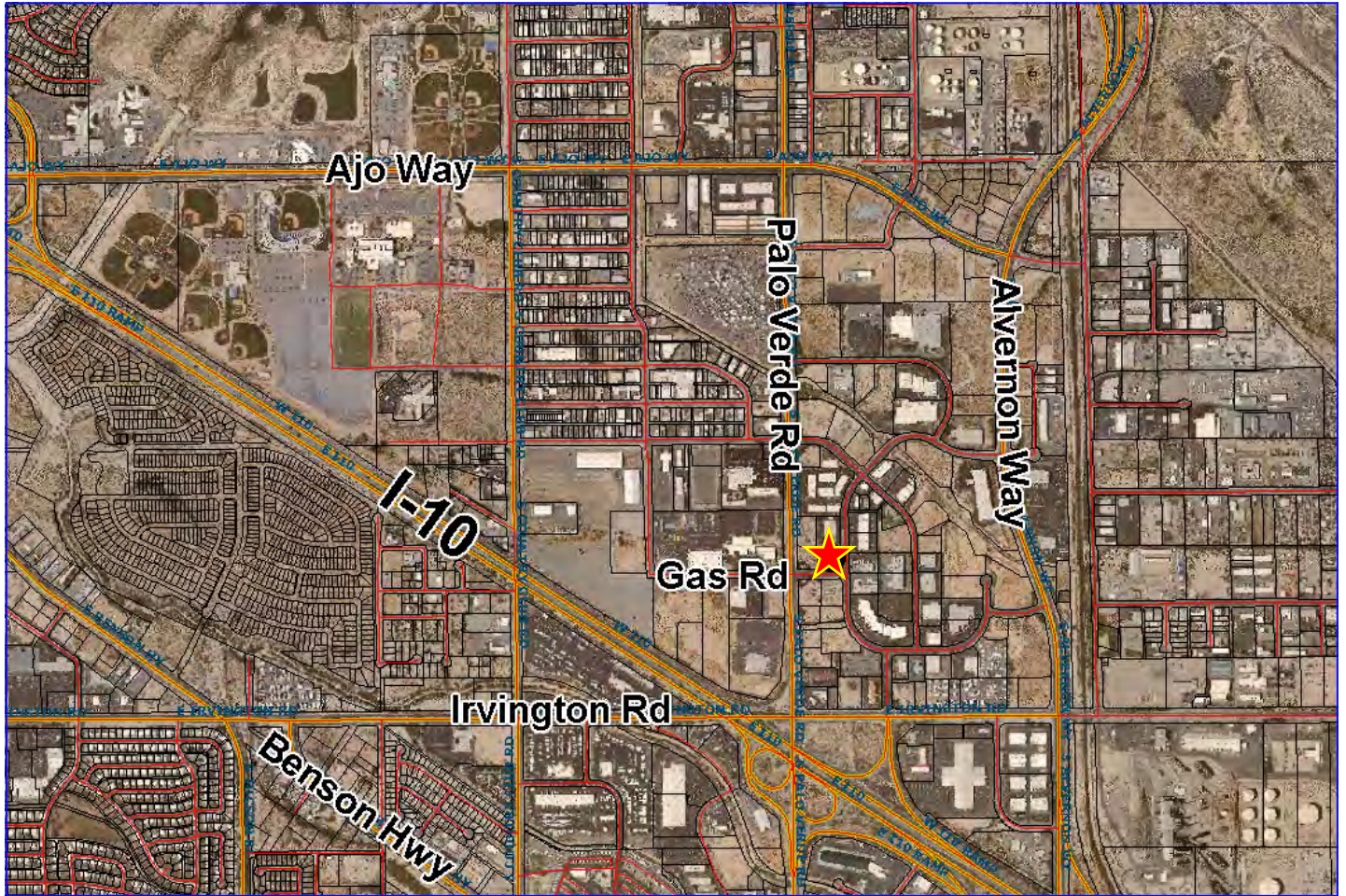
Butterfield Commerce Park



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

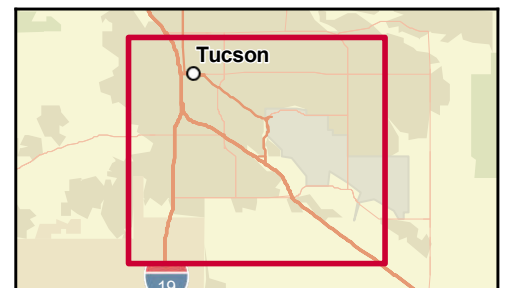
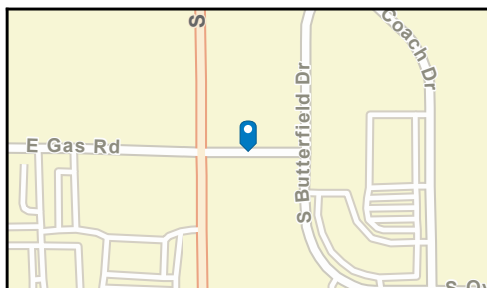
AERIALS



Site Map

Butterfield Commerce Park Lot 7
 3561 E Gas Rd, Tucson, Arizona, 85714
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.16699
 Longitude: -110.91685



Executive Summary

Butterfield Commerce Park Lot 7
 3561 E Gas Rd, Tucson, Arizona, 85714
 Rings: 1, 3, 5 mile radii

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 Latitude: 32.16699
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	1 mile	3 miles	5 miles
Population			
2000 Population	1,248	62,189	207,536
2010 Population	1,758	70,583	217,578
2020 Population	1,842	73,414	227,230
2025 Population	1,886	75,282	233,761
2000-2010 Annual Rate	3.49%	1.27%	0.47%
2010-2020 Annual Rate	0.46%	0.38%	0.42%
2020-2025 Annual Rate	0.47%	0.50%	0.57%
2020 Male Population	49.0%	50.0%	50.0%
2020 Female Population	51.0%	50.0%	50.0%
2020 Median Age	26.4	29.1	31.5

In the identified area, the current year population is 227,230. In 2010, the Census count in the area was 217,578. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 233,761 representing a change of 0.57% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 26.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	51.9%	53.0%	59.5%
2020 Black Alone	4.8%	5.1%	4.8%
2020 American Indian/Alaska Native Alone	3.1%	3.3%	3.5%
2020 Asian Alone	1.6%	1.8%	2.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.2%
2020 Other Race	34.2%	32.2%	24.9%
2020 Two or More Races	4.3%	4.4%	4.6%
2020 Hispanic Origin (Any Race)	77.3%	76.6%	62.5%

Persons of Hispanic origin represent 62.5% 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 80.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	32	34	43
2000 Households	470	19,696	71,109
2010 Households	616	22,222	75,310
2020 Total Households	637	23,120	78,920
2025 Total Households	652	23,729	81,494
2000-2010 Annual Rate	2.74%	1.21%	0.58%
2010-2020 Annual Rate	0.33%	0.39%	0.46%
2020-2025 Annual Rate	0.47%	0.52%	0.64%
2020 Average Household Size	2.89	3.11	2.75

The household count in this area has changed from 75,310 in 2010 to 78,920 in the current year, a change of 0.46% annually. The five-year projection of households is 81,494, a change of 0.64% annually from the current year total. Average household size is currently 2.75, compared to 2.77 in the year 2010. The number of families in the current year is 49,773 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.

Executive Summary

Butterfield Commerce Park Lot 7
 3561 E Gas Rd, Tucson, Arizona, 85714
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.0%	11.6%	14.2%
Median Household Income			
2020 Median Household Income	\$37,441	\$36,891	\$40,052
2025 Median Household Income	\$39,575	\$39,230	\$42,788
2020-2025 Annual Rate	1.11%	1.24%	1.33%
Average Household Income			
2020 Average Household Income	\$47,322	\$46,567	\$53,731
2025 Average Household Income	\$51,482	\$51,443	\$59,187
2020-2025 Annual Rate	1.70%	2.01%	1.95%
Per Capita Income			
2020 Per Capita Income	\$14,489	\$14,724	\$18,799
2025 Per Capita Income	\$15,778	\$16,251	\$20,773
2020-2025 Annual Rate	1.72%	1.99%	2.02%

Households by Income

Current median household income is \$40,052 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$42,788 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$53,731 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$59,187 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$18,799 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$20,773 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	178	183	158
2000 Total Housing Units	539	21,772	76,932
2000 Owner Occupied Housing Units	266	11,343	39,690
2000 Renter Occupied Housing Units	204	8,354	31,419
2000 Vacant Housing Units	69	2,075	5,823
2010 Total Housing Units	733	25,006	84,839
2010 Owner Occupied Housing Units	340	12,575	41,069
2010 Renter Occupied Housing Units	276	9,647	34,241
2010 Vacant Housing Units	117	2,784	9,529
2020 Total Housing Units	761	25,955	88,425
2020 Owner Occupied Housing Units	318	12,236	40,050
2020 Renter Occupied Housing Units	320	10,883	38,870
2020 Vacant Housing Units	124	2,835	9,505
2025 Total Housing Units	778	26,640	91,230
2025 Owner Occupied Housing Units	326	12,663	41,385
2025 Renter Occupied Housing Units	326	11,066	40,109
2025 Vacant Housing Units	126	2,911	9,736

Currently, 45.3% of the 88,425 housing units in the area are owner occupied; 44.0%, renter occupied; and 10.7% 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 84,839 housing units in the area - 48.4% owner occupied, 40.4% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 1.86%. Median home value in the area is \$135,714, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.49% annually to \$161,083.

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

Butterfield Commerce Park Lot 7
 3561 E Gas Rd, Tucson, Arizona, 85714
 Rings: 1, 3, 5 mile radii

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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	533		2,379		8,088							
Total Employees:	8,461		46,842		141,774							
Total Residential Population:	1,842		73,414		227,230							
Employee/Residential Population Ratio (per 100 Residents)	459		64		62							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	8	1.5%	220	2.6%	27	1.1%	397	0.8%	109	1.3%	1,147	0.8%
Construction	73	13.7%	1,392	16.5%	255	10.7%	3,498	7.5%	559	6.9%	6,141	4.3%
Manufacturing	55	10.3%	1,026	12.1%	192	8.1%	10,520	22.5%	341	4.2%	18,823	13.3%
Transportation	20	3.8%	362	4.3%	93	3.9%	2,032	4.3%	200	2.5%	3,256	2.3%
Communication	3	0.6%	53	0.6%	26	1.1%	231	0.5%	101	1.2%	809	0.6%
Utility	6	1.1%	411	4.9%	10	0.4%	480	1.0%	21	0.3%	798	0.6%
Wholesale Trade	70	13.1%	833	9.8%	210	8.8%	3,331	7.1%	377	4.7%	5,048	3.6%
Retail Trade Summary	102	19.1%	1,452	17.2%	484	20.3%	6,649	14.2%	1,854	22.9%	27,127	19.1%
Home Improvement	13	2.4%	404	4.8%	45	1.9%	641	1.4%	110	1.4%	1,521	1.1%
General Merchandise Stores	1	0.2%	10	0.1%	18	0.8%	566	1.2%	61	0.8%	2,531	1.8%
Food Stores	9	1.7%	107	1.3%	60	2.5%	955	2.0%	201	2.5%	3,214	2.3%
Auto Dealers, Gas Stations, Auto Aftermarket	23	4.3%	278	3.3%	92	3.9%	1,256	2.7%	204	2.5%	2,693	1.9%
Apparel & Accessory Stores	1	0.2%	5	0.1%	12	0.5%	39	0.1%	124	1.5%	1,375	1.0%
Furniture & Home Furnishings	8	1.5%	57	0.7%	43	1.8%	374	0.8%	130	1.6%	1,466	1.0%
Eating & Drinking Places	26	4.9%	487	5.8%	121	5.1%	2,055	4.4%	568	7.0%	10,592	7.5%
Miscellaneous Retail	20	3.8%	104	1.2%	93	3.9%	762	1.6%	456	5.6%	3,736	2.6%
Finance, Insurance, Real Estate Summary	7	1.3%	36	0.4%	115	4.8%	1,295	2.8%	649	8.0%	6,457	4.6%
Banks, Savings & Lending Institutions	1	0.2%	5	0.1%	19	0.8%	741	1.6%	110	1.4%	1,830	1.3%
Securities Brokers	0	0.0%	6	0.1%	15	0.6%	122	0.3%	69	0.9%	721	0.5%
Insurance Carriers & Agents	1	0.2%	10	0.1%	18	0.8%	50	0.1%	156	1.9%	1,353	1.0%
Real Estate, Holding, Other Investment Offices	4	0.8%	15	0.2%	62	2.6%	383	0.8%	314	3.9%	2,553	1.8%
Services Summary	149	28.0%	2,429	28.7%	761	32.0%	12,829	27.4%	3,096	38.3%	61,002	43.0%
Hotels & Lodging	8	1.5%	74	0.9%	28	1.2%	415	0.9%	81	1.0%	1,870	1.3%
Automotive Services	42	7.9%	331	3.9%	132	5.5%	1,122	2.4%	343	4.2%	2,731	1.9%
Motion Pictures & Amusements	8	1.5%	76	0.9%	46	1.9%	303	0.6%	209	2.6%	3,572	2.5%
Health Services	14	2.6%	837	9.9%	62	2.6%	1,977	4.2%	316	3.9%	7,220	5.1%
Legal Services	1	0.2%	2	0.0%	7	0.3%	23	0.0%	148	1.8%	713	0.5%
Education Institutions & Libraries	3	0.6%	151	1.8%	45	1.9%	2,998	6.4%	235	2.9%	25,754	18.2%
Other Services	73	13.7%	958	11.3%	440	18.5%	5,991	12.8%	1,762	21.8%	19,142	13.5%
Government	4	0.8%	236	2.8%	54	2.3%	5,462	11.7%	205	2.5%	10,821	7.6%
Unclassified Establishments	36	6.8%	11	0.1%	152	6.4%	117	0.2%	576	7.1%	346	0.2%
Totals	533	100.0%	8,461	100.0%	2,379	100.0%	46,842	100.0%	8,088	100.0%	141,774	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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 3561 E Gas Rd, Tucson, Arizona, 85714
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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	0.4%	7	0.1%	3	0.1%	27	0.1%	8	0.1%	67	0.0%
Mining	3	0.6%	32	0.4%	7	0.3%	70	0.1%	15	0.2%	265	0.2%
Utilities	4	0.8%	385	4.6%	5	0.2%	439	0.9%	12	0.1%	729	0.5%
Construction	78	14.6%	1,451	17.1%	275	11.6%	3,680	7.9%	600	7.4%	6,509	4.6%
Manufacturing	60	11.3%	1,059	12.5%	212	8.9%	9,749	20.8%	383	4.7%	18,070	12.7%
Wholesale Trade	69	12.9%	815	9.6%	207	8.7%	3,226	6.9%	369	4.6%	4,918	3.5%
Retail Trade	72	13.5%	943	11.1%	345	14.5%	4,468	9.5%	1,221	15.1%	15,980	11.3%
Motor Vehicle & Parts Dealers	20	3.8%	242	2.9%	83	3.5%	1,186	2.5%	185	2.3%	2,563	1.8%
Furniture & Home Furnishings Stores	3	0.6%	24	0.3%	17	0.7%	206	0.4%	59	0.7%	594	0.4%
Electronics & Appliance Stores	1	0.2%	17	0.2%	13	0.5%	100	0.2%	39	0.5%	647	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	13	2.4%	404	4.8%	43	1.8%	638	1.4%	107	1.3%	1,517	1.1%
Food & Beverage Stores	7	1.3%	94	1.1%	52	2.2%	913	1.9%	171	2.1%	2,895	2.0%
Health & Personal Care Stores	4	0.8%	25	0.3%	26	1.1%	276	0.6%	102	1.3%	1,035	0.7%
Gasoline Stations	3	0.6%	36	0.4%	9	0.4%	70	0.1%	19	0.2%	131	0.1%
Clothing & Clothing Accessories Stores	2	0.4%	7	0.1%	16	0.7%	48	0.1%	160	2.0%	1,513	1.1%
Sport Goods, Hobby, Book, & Music Stores	4	0.8%	13	0.2%	12	0.5%	61	0.1%	80	1.0%	630	0.4%
General Merchandise Stores	1	0.2%	10	0.1%	18	0.8%	566	1.2%	61	0.8%	2,531	1.8%
Miscellaneous Store Retailers	7	1.3%	38	0.4%	35	1.5%	302	0.6%	179	2.2%	1,342	0.9%
Nonstore Retailers	6	1.1%	34	0.4%	22	0.9%	101	0.2%	59	0.7%	584	0.4%
Transportation & Warehousing	21	3.9%	407	4.8%	86	3.6%	2,091	4.5%	167	2.1%	3,168	2.2%
Information	3	0.6%	56	0.7%	37	1.6%	1,266	2.7%	186	2.3%	2,998	2.1%
Finance & Insurance	3	0.6%	22	0.3%	54	2.3%	917	2.0%	348	4.3%	3,959	2.8%
Central Bank/Credit Intermediation & Related Activities	1	0.2%	5	0.1%	20	0.8%	744	1.6%	119	1.5%	1,879	1.3%
Securities, Commodity Contracts & Other Financial	1	0.2%	8	0.1%	16	0.7%	124	0.3%	73	0.9%	727	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	1	0.2%	10	0.1%	18	0.8%	50	0.1%	156	1.9%	1,353	1.0%
Real Estate, Rental & Leasing	15	2.8%	164	1.9%	120	5.0%	788	1.7%	446	5.5%	2,974	2.1%
Professional, Scientific & Tech Services	24	4.5%	306	3.6%	158	6.6%	1,973	4.2%	710	8.8%	5,554	3.9%
Legal Services	1	0.2%	2	0.0%	10	0.4%	30	0.1%	163	2.0%	812	0.6%
Management of Companies & Enterprises	0	0.0%	0	0.0%	5	0.2%	7	0.0%	10	0.1%	344	0.2%
Administrative & Support & Waste Management & Remediation	19	3.6%	317	3.7%	87	3.7%	1,463	3.1%	281	3.5%	3,837	2.7%
Educational Services	5	0.9%	164	1.9%	47	2.0%	3,004	6.4%	258	3.2%	25,546	18.0%
Health Care & Social Assistance	19	3.6%	862	10.2%	104	4.4%	3,037	6.5%	492	6.1%	10,358	7.3%
Arts, Entertainment & Recreation	8	1.5%	152	1.8%	24	1.0%	353	0.8%	141	1.7%	3,281	2.3%
Accommodation & Food Services	33	6.2%	553	6.5%	151	6.3%	2,474	5.3%	661	8.2%	12,573	8.9%
Accommodation	8	1.5%	74	0.9%	28	1.2%	415	0.9%	81	1.0%	1,870	1.3%
Food Services & Drinking Places	26	4.9%	479	5.7%	122	5.1%	2,058	4.4%	580	7.2%	10,703	7.5%
Other Services (except Public Administration)	54	10.1%	522	6.2%	246	10.3%	2,232	4.8%	997	12.3%	9,419	6.6%
Automotive Repair & Maintenance	33	6.2%	162	1.9%	95	4.0%	657	1.4%	275	3.4%	2,037	1.4%
Public Administration	4	0.8%	236	2.8%	54	2.3%	5,462	11.7%	206	2.5%	10,882	7.7%
Unclassified Establishments	36	6.8%	11	0.1%	152	6.4%	117	0.2%	576	7.1%	346	0.2%
Total	533	100.0%	8,461	100.0%	2,379	100.0%	46,842	100.0%	8,088	100.0%	141,774	100.0%

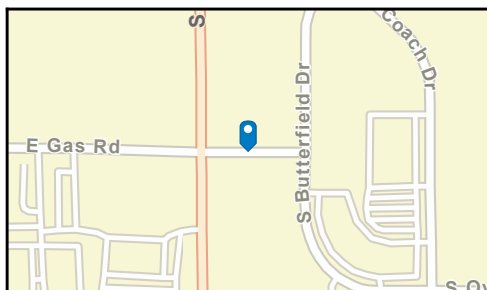
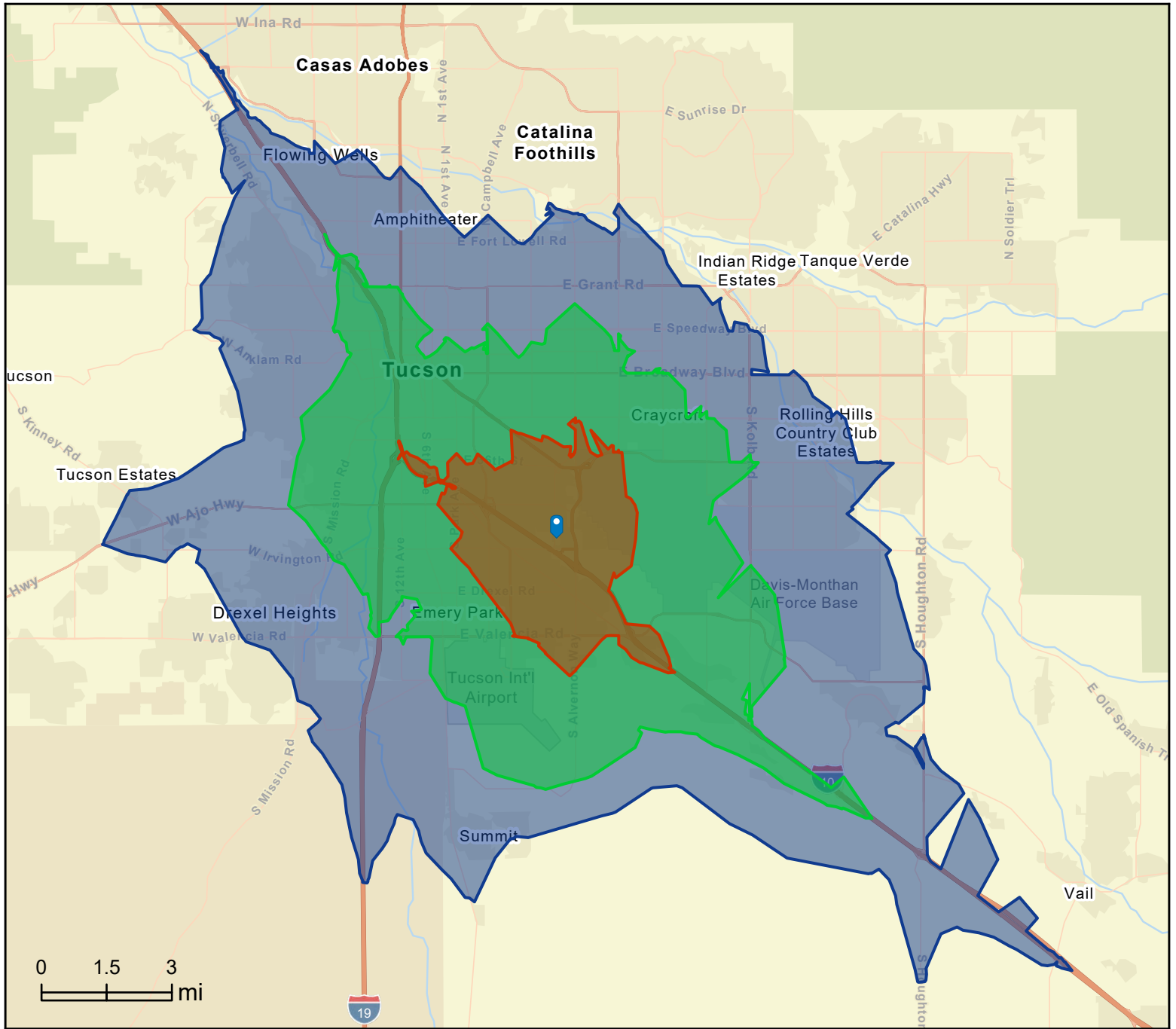
Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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.

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	33,975	193,444	443,133
2010 Population	40,843	213,960	474,662
2020 Population	42,625	225,226	498,271
2025 Population	43,738	232,361	513,045
2000-2010 Annual Rate	1.86%	1.01%	0.69%
2010-2020 Annual Rate	0.42%	0.50%	0.47%
2020-2025 Annual Rate	0.52%	0.63%	0.59%
2020 Male Population	49.4%	50.0%	49.7%
2020 Female Population	50.6%	50.0%	50.3%
2020 Median Age	29.3	31.3	33.4

In the identified area, the current year population is 498,271. In 2010, the Census count in the area was 474,662. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 513,045 representing a change of 0.59% annually from 2020 to 2025. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 29.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	52.4%	58.4%	63.2%
2020 Black Alone	4.6%	5.0%	5.1%
2020 American Indian/Alaska Native Alone	3.3%	3.8%	3.3%
2020 Asian Alone	1.5%	2.4%	3.2%
2020 Pacific Islander Alone	0.1%	0.2%	0.2%
2020 Other Race	33.9%	25.6%	20.3%
2020 Two or More Races	4.2%	4.6%	4.7%
2020 Hispanic Origin (Any Race)	79.1%	63.9%	52.6%

Persons of Hispanic origin represent 52.6% 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 79.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	36	41	47
2000 Households	10,568	68,565	170,947
2010 Households	12,543	74,754	181,519
2020 Total Households	13,084	78,897	190,866
2025 Total Households	13,432	81,805	196,999
2000-2010 Annual Rate	1.73%	0.87%	0.60%
2010-2020 Annual Rate	0.41%	0.53%	0.49%
2020-2025 Annual Rate	0.53%	0.73%	0.63%
2020 Average Household Size	3.23	2.72	2.52

The household count in this area has changed from 181,519 in 2010 to 190,866 in the current year, a change of 0.49% annually. The five-year projection of households is 196,999, a change of 0.63% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2010. The number of families in the current year is 108,856 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.

Executive Summary

Butterfield Commerce Park Lot
 3561 E Gas Rd, Tucson, Arizona, 85714
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.16699
 Longitude: -110.91685

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	10.7%	14.0%	16.2%
Median Household Income			
2020 Median Household Income	\$39,363	\$38,898	\$41,379
2025 Median Household Income	\$41,894	\$41,511	\$44,302
2020-2025 Annual Rate	1.25%	1.31%	1.37%
Average Household Income			
2020 Average Household Income	\$49,555	\$52,213	\$56,419
2025 Average Household Income	\$54,507	\$57,710	\$61,900
2020-2025 Annual Rate	1.92%	2.02%	1.87%
Per Capita Income			
2020 Per Capita Income	\$15,211	\$18,356	\$21,665
2025 Per Capita Income	\$16,731	\$20,356	\$23,804
2020-2025 Annual Rate	1.92%	2.09%	1.90%

Households by Income

Current median household income is \$41,379 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,302 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$56,419 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$61,900 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$21,665 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$23,804 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	188	159	138
2000 Total Housing Units	11,338	75,046	186,627
2000 Owner Occupied Housing Units	6,622	36,668	92,055
2000 Renter Occupied Housing Units	3,946	31,898	78,892
2000 Vacant Housing Units	770	6,480	15,680
2010 Total Housing Units	13,944	84,813	204,828
2010 Owner Occupied Housing Units	7,690	39,238	94,723
2010 Renter Occupied Housing Units	4,853	35,516	86,796
2010 Vacant Housing Units	1,401	10,059	23,309
2020 Total Housing Units	14,523	89,055	214,013
2020 Owner Occupied Housing Units	7,539	38,572	92,520
2020 Renter Occupied Housing Units	5,545	40,325	98,346
2020 Vacant Housing Units	1,439	10,158	23,147
2025 Total Housing Units	14,904	92,238	220,698
2025 Owner Occupied Housing Units	7,813	39,920	95,436
2025 Renter Occupied Housing Units	5,619	41,884	101,563
2025 Vacant Housing Units	1,472	10,433	23,699

Currently, 43.2% of the 214,013 housing units in the area are owner occupied; 46.0%, renter occupied; and 10.8% 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 204,828 housing units in the area - 46.2% owner occupied, 42.4% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 1.97%. Median home value in the area is \$160,338, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.52% annually to \$190,579.

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

Butterfield Commerce Park Lot
 3561 E Gas Rd, Tucson, Arizona, 85714
 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:	1,821		8,392		17,387							
Total Employees:	32,881		128,352		258,762							
Total Residential Population:	42,625		225,226		498,271							
Employee/Residential Population Ratio (per 100 Residents)	77		57		52							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	18	1.0%	309	0.9%	116	1.4%	1,248	1.0%	280	1.6%	2,660	1.0%
Construction	208	11.4%	3,047	9.3%	586	7.0%	6,636	5.2%	1,142	6.6%	11,991	4.6%
Manufacturing	164	9.0%	5,032	15.3%	371	4.4%	19,178	14.9%	599	3.4%	24,680	9.5%
Transportation	72	4.0%	1,616	4.9%	212	2.5%	3,407	2.7%	380	2.2%	5,001	1.9%
Communication	23	1.3%	218	0.7%	94	1.1%	807	0.6%	197	1.1%	2,654	1.0%
Utility	8	0.4%	472	1.4%	33	0.4%	1,043	0.8%	48	0.3%	1,157	0.4%
Wholesale Trade	179	9.8%	2,890	8.8%	415	4.9%	5,715	4.5%	671	3.9%	9,012	3.5%
Retail Trade Summary	352	19.3%	4,910	14.9%	1,798	21.4%	24,623	19.2%	3,790	21.8%	52,344	20.2%
Home Improvement	36	2.0%	601	1.8%	114	1.4%	1,612	1.3%	223	1.3%	3,014	1.2%
General Merchandise Stores	12	0.7%	535	1.6%	61	0.7%	2,065	1.6%	119	0.7%	3,830	1.5%
Food Stores	41	2.3%	799	2.4%	200	2.4%	3,305	2.6%	378	2.2%	6,722	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	65	3.6%	658	2.0%	206	2.5%	2,315	1.8%	379	2.2%	5,014	1.9%
Apparel & Accessory Stores	10	0.5%	29	0.1%	81	1.0%	473	0.4%	185	1.1%	1,707	0.7%
Furniture & Home Furnishings	31	1.7%	240	0.7%	134	1.6%	1,454	1.1%	294	1.7%	3,185	1.2%
Eating & Drinking Places	88	4.8%	1,544	4.7%	555	6.6%	10,010	7.8%	1,200	6.9%	21,479	8.3%
Miscellaneous Retail	69	3.8%	504	1.5%	446	5.3%	3,390	2.6%	1,013	5.8%	7,394	2.9%
Finance, Insurance, Real Estate Summary	81	4.4%	929	2.8%	643	7.7%	6,424	5.0%	1,498	8.6%	12,722	4.9%
Banks, Savings & Lending Institutions	16	0.9%	558	1.7%	109	1.3%	1,889	1.5%	233	1.3%	3,654	1.4%
Securities Brokers	12	0.7%	111	0.3%	60	0.7%	542	0.4%	153	0.9%	1,250	0.5%
Insurance Carriers & Agents	14	0.8%	43	0.1%	132	1.6%	977	0.8%	317	1.8%	2,284	0.9%
Real Estate, Holding, Other Investment Offices	39	2.1%	218	0.7%	342	4.1%	3,016	2.3%	794	4.6%	5,535	2.1%
Services Summary	553	30.4%	9,236	28.1%	3,195	38.1%	43,890	34.2%	7,169	41.2%	119,280	46.1%
Hotels & Lodging	20	1.1%	184	0.6%	95	1.1%	2,011	1.6%	148	0.9%	3,403	1.3%
Automotive Services	104	5.7%	870	2.6%	354	4.2%	2,621	2.0%	694	4.0%	5,349	2.1%
Motion Pictures & Amusements	31	1.7%	247	0.8%	209	2.5%	2,828	2.2%	448	2.6%	7,867	3.0%
Health Services	55	3.0%	1,391	4.2%	304	3.6%	8,181	6.4%	1,126	6.5%	27,689	10.7%
Legal Services	4	0.2%	11	0.0%	220	2.6%	1,078	0.8%	353	2.0%	1,707	0.7%
Education Institutions & Libraries	28	1.5%	2,082	6.3%	206	2.5%	9,328	7.3%	482	2.8%	34,865	13.5%
Other Services	312	17.1%	4,450	13.5%	1,807	21.5%	17,843	13.9%	3,918	22.5%	38,400	14.8%
Government	40	2.2%	4,133	12.6%	312	3.7%	14,739	11.5%	359	2.1%	16,388	6.3%
Unclassified Establishments	122	6.7%	87	0.3%	618	7.4%	641	0.5%	1,253	7.2%	873	0.3%
Totals	1,821	100.0%	32,881	100.0%	8,392	100.0%	128,352	100.0%	17,387	100.0%	258,762	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.



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	2	0.1%	20	0.1%	9	0.1%	73	0.1%	23	0.1%	215	0.1%
Mining	6	0.3%	56	0.2%	17	0.2%	235	0.2%	24	0.1%	349	0.1%
Utilities	5	0.3%	434	1.3%	23	0.3%	949	0.7%	27	0.2%	988	0.4%
Construction	223	12.2%	3,205	9.7%	629	7.5%	7,036	5.5%	1,225	7.0%	12,592	4.9%
Manufacturing	183	10.0%	4,352	13.2%	412	4.9%	18,382	14.3%	671	3.9%	24,003	9.3%
Wholesale Trade	177	9.7%	2,788	8.5%	407	4.8%	5,585	4.4%	651	3.7%	8,817	3.4%
Retail Trade	247	13.6%	3,256	9.9%	1,183	14.1%	14,129	11.0%	2,482	14.3%	29,981	11.6%
Motor Vehicle & Parts Dealers	59	3.2%	601	1.8%	187	2.2%	2,186	1.7%	346	2.0%	4,815	1.9%
Furniture & Home Furnishings Stores	11	0.6%	93	0.3%	63	0.8%	616	0.5%	160	0.9%	1,733	0.7%
Electronics & Appliance Stores	8	0.4%	52	0.2%	37	0.4%	611	0.5%	88	0.5%	1,140	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	34	1.9%	598	1.8%	111	1.3%	1,608	1.3%	218	1.3%	3,005	1.2%
Food & Beverage Stores	35	1.9%	777	2.4%	179	2.1%	3,029	2.4%	332	1.9%	6,210	2.4%
Health & Personal Care Stores	18	1.0%	204	0.6%	91	1.1%	930	0.7%	224	1.3%	2,268	0.9%
Gasoline Stations	7	0.4%	57	0.2%	19	0.2%	129	0.1%	33	0.2%	199	0.1%
Clothing & Clothing Accessories Stores	12	0.7%	35	0.1%	116	1.4%	574	0.4%	251	1.4%	1,952	0.8%
Sport Goods, Hobby, Book, & Music Stores	9	0.5%	45	0.1%	76	0.9%	534	0.4%	192	1.1%	1,363	0.5%
General Merchandise Stores	12	0.7%	535	1.6%	61	0.7%	2,065	1.6%	119	0.7%	3,830	1.5%
Miscellaneous Store Retailers	26	1.4%	164	0.5%	183	2.2%	1,254	1.0%	408	2.3%	2,764	1.1%
Nonstore Retailers	18	1.0%	93	0.3%	59	0.7%	594	0.5%	111	0.6%	702	0.3%
Transportation & Warehousing	68	3.7%	1,687	5.1%	178	2.1%	3,241	2.5%	292	1.7%	4,252	1.6%
Information	30	1.6%	1,117	3.4%	178	2.1%	2,884	2.2%	365	2.1%	5,656	2.2%
Finance & Insurance	43	2.4%	713	2.2%	314	3.7%	3,463	2.7%	733	4.2%	7,324	2.8%
Central Bank/Credit Intermediation & Related Activities	16	0.9%	558	1.7%	118	1.4%	1,936	1.5%	251	1.4%	3,757	1.5%
Securities, Commodity Contracts & Other Financial	13	0.7%	113	0.3%	64	0.8%	549	0.4%	165	0.9%	1,282	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	14	0.8%	43	0.1%	132	1.6%	977	0.8%	317	1.8%	2,284	0.9%
Real Estate, Rental & Leasing	80	4.4%	541	1.6%	471	5.6%	3,215	2.5%	1,064	6.1%	5,839	2.3%
Professional, Scientific & Tech Services	118	6.5%	1,610	4.9%	818	9.7%	6,226	4.9%	1,641	9.4%	12,094	4.7%
Legal Services	6	0.3%	16	0.0%	242	2.9%	1,200	0.9%	389	2.2%	1,923	0.7%
Management of Companies & Enterprises	4	0.2%	4	0.0%	9	0.1%	500	0.4%	16	0.1%	530	0.2%
Administrative & Support & Waste Management & Remediation	62	3.4%	804	2.4%	287	3.4%	4,166	3.2%	656	3.8%	8,195	3.2%
Educational Services	30	1.6%	2,099	6.4%	228	2.7%	9,159	7.1%	548	3.2%	34,654	13.4%
Health Care & Social Assistance	82	4.5%	2,226	6.8%	496	5.9%	11,645	9.1%	1,539	8.9%	35,562	13.7%
Arts, Entertainment & Recreation	18	1.0%	289	0.9%	149	1.8%	2,844	2.2%	293	1.7%	7,600	2.9%
Accommodation & Food Services	108	5.9%	1,722	5.2%	657	7.8%	12,072	9.4%	1,373	7.9%	25,111	9.7%
Accommodation	20	1.1%	184	0.6%	95	1.1%	2,011	1.6%	148	0.9%	3,403	1.3%
Food Services & Drinking Places	88	4.8%	1,538	4.7%	563	6.7%	10,060	7.8%	1,226	7.1%	21,708	8.4%
Other Services (except Public Administration)	175	9.6%	1,737	5.3%	997	11.9%	7,074	5.5%	2,153	12.4%	17,645	6.8%
Automotive Repair & Maintenance	78	4.3%	506	1.5%	281	3.3%	1,909	1.5%	573	3.3%	4,452	1.7%
Public Administration	40	2.2%	4,133	12.6%	313	3.7%	14,839	11.6%	360	2.1%	16,488	6.4%
Unclassified Establishments	122	6.7%	87	0.3%	616	7.3%	636	0.5%	1,250	7.2%	866	0.3%
Total	1,821	100.0%	32,881	100.0%	8,392	100.0%	128,352	100.0%	17,387	100.0%	258,762	100.0%

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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.