



FOR LEASE RETAIL SPACE

Craycroft Plaza

1011 N. Craycroft Rd
South of the SEC of Speedway & Craycroft
Tucson, Arizona

Features:

- ✓ Located just south of one of the highest volume intersections in Tucson, by traffic count.
- ✓ Great central location
- ✓ Great office location
- ✓ Zoned C-1

Available:

±1,300 SF
from \$12.00 PSF + NNN*
NNN Estimated at \$6.41

PROJECT TENANTS INCLUDE:



Available Properties:



For More Information Contact:

Andy Seleznov, CCIM

Melissa Lal, CCIM

Elaina Elliott

P: 520.296.0200 / F: 520.296.1571

6298 E. Grant Rd., Suite #100

Tucson AZ 85712

andy@larsenbaker.com

melissa@larsenbaker.com

elaina@larsenbaker.com

www.LarsenBaker.com

Aerial Map



Demographics 2016

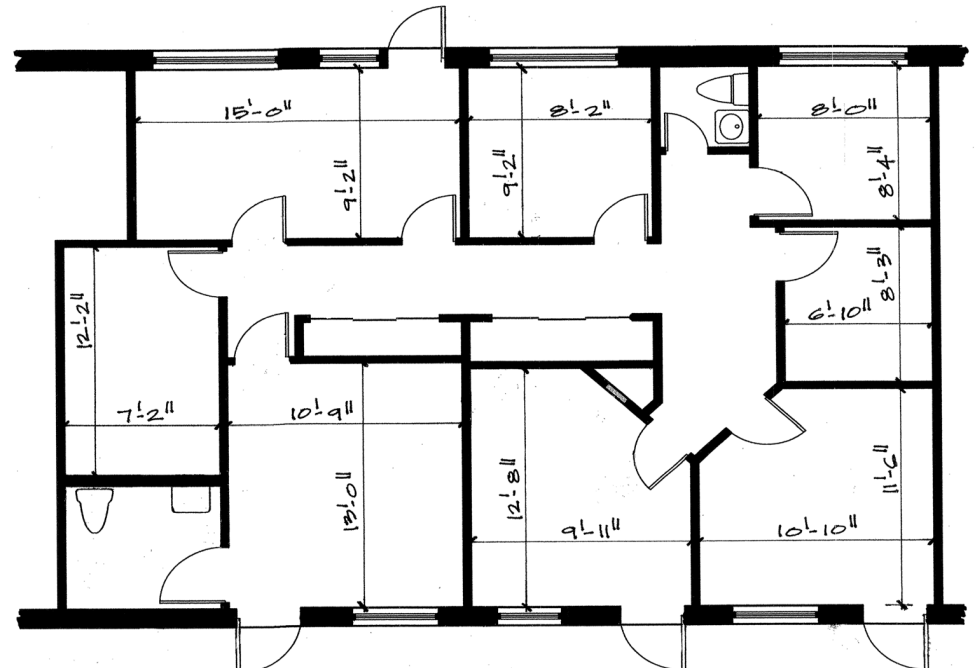
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	14,063	117,580	269,510
Average Household Income	\$46,632	\$51,527	\$55,453
Number of Employees	13,322	84,036	185,418
Total Retail Expenditures	\$337.3 Million	\$3.4 Billion	\$5.02 Billion

TRAFFIC COUNTS: 75,000 Vehicles Per Day as of 2015
 Speedway: 44,500 (2013) Craycroft: 30,500 (2015)

Area Map



Floor Plan Suite 460



Craycroft Plaza

South of the Southwest Corner of Speedway and Craycroft
Tucson, Arizona
Aerial

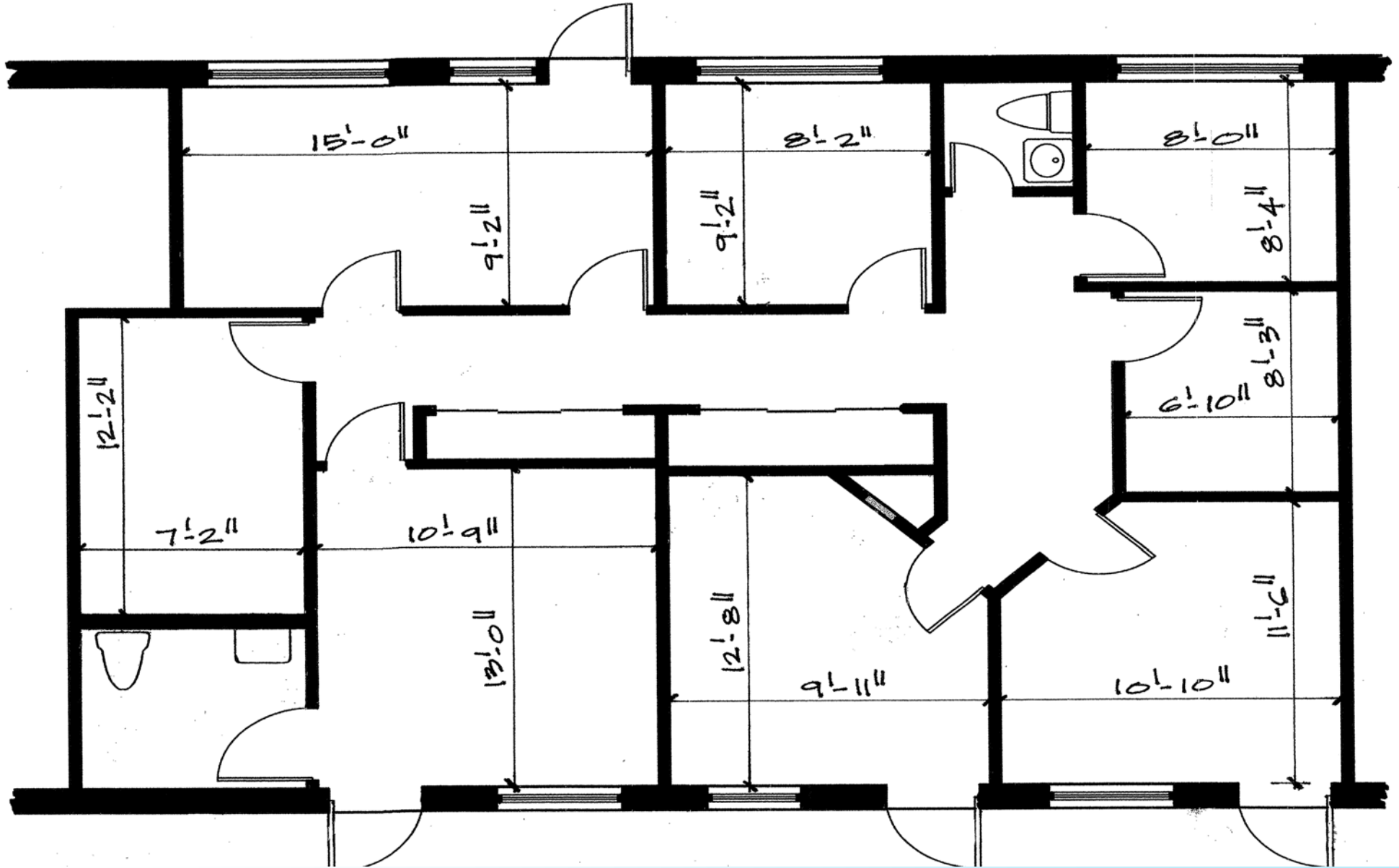


Craycroft Rd (30,500 VPD 2010)

NOT TO SCALE
SUBJECT TO CHANGE

Craycroft Plaza

South of the Southwest Corner of Speedway and Craycroft
Tucson, Arizona
Floor Plan Suite 460



NOT TO SCALE
SUBJECT TO CHANGE

Craycroft Plaza

Current Tenant List

Tenant	Suite #	Sq.Ft.
Southern AZ Endodontic	101-108	7,832
Lab Corp.	100	2,500
Youth and Families First	200	1,767
Saguaro Center for Speech	301	2,088
Southern AZ Endodontic	302	860
Southern AZ Endodontic	303	818
Military Assistance Mission	304	837
Paw Prints	400	941
International Rescue Committee	404	5,590
Al-Anon	450	404
AVAILABLE	460	1,300
Tucson Youth Football & Spirit Foundation	470	709



Executive Summary

Craycroft Plaza
 1011 N Craycroft Rd, Tucson, Arizona, 85711
 Rings: 1, 3, 5 mile radii

Andy Seleznov, CCIM
 Latitude: 32.23493
 Longitude: -110.87563

	1 mile	3 miles	5 miles
Population			
2000 Population	14,302	115,872	263,954
2010 Population	13,878	114,553	262,350
2017 Population	14,117	116,993	270,262
2022 Population	14,339	119,178	276,264
2000-2010 Annual Rate	-0.30%	-0.11%	-0.06%
2010-2017 Annual Rate	0.24%	0.29%	0.41%
2017-2022 Annual Rate	0.31%	0.37%	0.44%
2017 Male Population	49.2%	48.7%	48.9%
2017 Female Population	50.8%	51.3%	51.1%
2017 Median Age	43.2	39.7	37.0

In the identified area, the current year population is 270,262. In 2010, the Census count in the area was 262,350. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 276,264 representing a change of 0.44% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	74.0%	72.4%	73.5%
2017 Black Alone	6.2%	6.0%	5.7%
2017 American Indian/Alaska Native Alone	1.9%	2.1%	1.9%
2017 Asian Alone	3.9%	3.6%	4.1%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	8.6%	10.7%	9.8%
2017 Two or More Races	5.0%	4.9%	4.8%
2017 Hispanic Origin (Any Race)	26.5%	30.6%	29.2%

Persons of Hispanic origin represent 29.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	6,600	53,419	114,880
2010 Households	6,545	52,716	115,123
2017 Total Households	6,626	53,576	117,879
2022 Total Households	6,727	54,515	120,331
2000-2010 Annual Rate	-0.08%	-0.13%	0.02%
2010-2017 Annual Rate	0.17%	0.22%	0.33%
2017-2022 Annual Rate	0.30%	0.35%	0.41%
2017 Average Household Size	2.03	2.14	2.20

The household count in this area has changed from 115,123 in 2010 to 117,879 in the current year, a change of 0.33% annually. The five-year projection of households is 120,331, a change of 0.41% annually from the current year total. Average household size is currently 2.20, compared to 2.18 in the year 2010. The number of families in the current year is 59,125 in the specified area.

Data Note: Income is expressed in current dollars

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



Executive Summary

Craycroft Plaza
 1011 N Craycroft Rd, Tucson, Arizona, 85711
 Rings: 1, 3, 5 mile radii

Andy Seleznov, CCIM
 Latitude: 32.23493
 Longitude: -110.87563

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$35,126	\$37,463	\$39,509
2022 Median Household Income	\$37,850	\$40,163	\$43,113
2017-2022 Annual Rate	1.51%	1.40%	1.76%
Average Household Income			
2017 Average Household Income	\$48,336	\$53,742	\$57,729
2022 Average Household Income	\$54,948	\$60,573	\$65,205
2017-2022 Annual Rate	2.60%	2.42%	2.47%
Per Capita Income			
2017 Per Capita Income	\$24,497	\$25,327	\$25,833
2022 Per Capita Income	\$27,602	\$28,410	\$29,049
2017-2022 Annual Rate	2.42%	2.32%	2.37%

Current median household income is \$39,509 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,113 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,729 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,205 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,833 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,049 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	7,016	57,984	124,190
2000 Owner Occupied Housing Units	3,259	25,905	58,830
2000 Renter Occupied Housing Units	3,341	27,514	56,050
2000 Vacant Housing Units	416	4,565	9,310
2010 Total Housing Units	7,243	59,944	129,317
2010 Owner Occupied Housing Units	2,874	24,376	56,603
2010 Renter Occupied Housing Units	3,671	28,340	58,520
2010 Vacant Housing Units	698	7,228	14,194
2017 Total Housing Units	7,445	61,818	133,698
2017 Owner Occupied Housing Units	2,590	22,424	52,810
2017 Renter Occupied Housing Units	4,036	31,152	65,069
2017 Vacant Housing Units	819	8,242	15,819
2022 Total Housing Units	7,596	63,268	137,055
2022 Owner Occupied Housing Units	2,610	22,634	53,613
2022 Renter Occupied Housing Units	4,117	31,881	66,718
2022 Vacant Housing Units	869	8,753	16,724

Currently, 39.5% of the 133,698 housing units in the area are owner occupied; 48.7%, renter occupied; and 11.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 129,317 housing units in the area - 43.8% owner occupied, 45.3% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 1.49%. Median home value in the area is \$191,659, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.16% annually to \$223,948.

Data Note: Income is expressed in current dollars

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